



450 S. Parish Avenue  
Johnstown, CO 80534  
970-587-4664  
[JohnstownCO.gov](http://JohnstownCO.gov)

**Town Council Regular Meeting**  
**450 S. Parish, Johnstown, CO**  
**Monday, November 17, 2025 at 7:00 PM**

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

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**Agenda**

**Call to Order**

**Pledge of Allegiance**

**Roll Call**

**Agenda Approval**

**Executive Session**

1. An Executive Session to Receive Legal Advice From the Town Attorney Pursuant to C.R.S. Section 24-6-402(4)(b) Regarding the YMCA Forensic Audit

**Special Presentations**

2. Proclamation for Small Business Saturday

**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. November 3, 2025 Town Council Meeting Minutes
4. Resolution No. 2025-33: A Resolution Certifying Various Tax Liens to the Larimer and Weld County Treasurer's Office for Inclusion in the Appropriate Tax Bill
5. October 2025 Financial Statements

**Town Manager's Report**

**Old Business**

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

#### **New Business**

7. Intergovernmental Agreement for the Assessment and Collection of Fire Impact Fees - Loveland Fire Rescue Authority
8. Resolution 2025-34: Approving and Adopting the Realignment of Larimer County Road 3 from Ronald Reagan Blvd to State Highway 34

#### **Public Hearing**

9. Consideration of a Transfer of a Retail Liquor Store License from Northstar Liquors to Timberline Liquors
10. 2026 Proposed Budget
11. Ordinance 2025-279 for Land Use and Development Code Amendments

#### **Council Reports and Comments**

#### **Mayor's Comments**

#### **Informational Items**

12. Informational Items

#### **Executive Session**

13. An executive session to discuss matters subject to negotiations and to instruct negotiators pursuant to C.R.S. Section 24-6-402(4)(e) regarding the Library MOU.

#### **Adjournment**

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#### **Americans with Disabilities Act Notice**

In accordance with the Americans with Disabilities Act and other applicable laws, persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at 970-587-4664 no later than 48 hours before the meeting in order to request such assistance. De conformidad con la Ley de Discapacitados Estadounidenses y otras leyes vigentes, los individuos que necesitan adaptaciones funcionales para asistir o participar en esta reunión deberán comunicarse con la Municipalidad marcando el 970 587- 4664 a lo más tardar 48 horas antes de dicha reunión para solicitarla.

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## *Proclamation in Recognition of Small Business Saturday*

**WHEREAS,** the Town of Johnstown celebrates our local small businesses and the contributions they make to our community, which include providing jobs, boosting the local economy, and preserving our town's unique character; and

**WHEREAS,** small businesses are the backbone of our community, contributing significantly to the growth and vibrancy of Johnstown and representing a vital part of the American economy; and

**WHEREAS,** the Town of Johnstown supports our local businesses and recognizes the importance of Small Business Saturday as a time to encourage residents to shop locally and invest in the success of our neighbors and community; and

**WHEREAS,** according to the U.S. Small Business Administration, there are 36 million small businesses in the United States, and they represent a significant portion of the workforce and economy, helping to drive innovation and community growth; and

**WHEREAS,** Small Business Saturday has been recognized as an annual event across the country to encourage residents to support the small businesses that create jobs, foster economic growth, and enhance the quality of life in our towns and cities.

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

I, Michael Duncan, Mayor of the Town of Johnstown, Colorado, on the 17<sup>th</sup> day of November, 2025, do hereby proclaim November 29, 2025 as:

### *Small Business Saturday*

In the Town of Johnstown and urge the residents of our community, and communities across the country, to support small businesses and merchants on Small Business Saturday and throughout the year.

By: \_\_\_\_\_  
Michael P. Duncan, Mayor

*The Community that Cares*



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## TOWN COUNCIL REGULAR MEETING

450 S. Parish, Johnstown, CO  
Monday, November 3, 2025

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### 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 Molinar  
Mayor Pro Tem Young  
Councilmember Berg  
Mayor Duncan

Absent:

Councilmember Morris

#### **AGENDA APPROVAL**

*Motion by Councilmember Menzies and seconded by Councilmember Paranto to approve the agenda as presented.*

*Upon vote, motion passed unanimously.*

#### **SPECIAL PRESENTATIONS:**

Proclamation Honoring the Coaches of the Youth Football Team: Councilmember Menzies read the proclamation honoring the coaches.

*The Community that Cares*

### New Employee Introductions:

Economic Development Director Sarah Crosthwaite introduced Economic Development Specialist Chris Jackson.

Town Manager Matt LeCerf introduced Executive Administrative Assistant Tina Whalen.

### **PUBLIC COMMENT**

Jane Patterson, 1905 Goldenvue Drive, discussed the road resurfacing on election day and asked for awareness so individuals can get out of the subdivision to vote.

Jim Hatfield, 345 Hickory Lane, shared some comments on the draft Land Use Code. He felt that redevelopment should be further defined and gave examples of storage facilities. He also inquired about the non-functional turf sections and how it impacts residential.

### **CONSENT AGENDA**

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

- October 20, 2025 Town Council Meeting Minutes
- October 2025 List of Bills

*Upon vote, motion passed unanimously.*

### **TOWN MANAGER REPORT**

Town Manager Matt LeCerf provided a report.

### **NEW BUSINESS**

Intergovernmental Agreement – Hick’s Legacy Water Project: Town Manager Matt LeCerf presented the proposed agreement.

*Motion by Councilmember Berg and seconded by Mayor Pro Tem Young to approve the Intergovernmental Agreement as presented and authorize the Town Manager to execute the agreement as presented.*

*Upon vote, motion passed unanimously.*

Resolution 2025-31 Authorizing a Mail Ballot Election for the Town of Johnstown’s Regular Municipal Election Scheduled on April 7, 2026: Town Clerk Meghan Martinez presented the proposed resolution.

*Motion by Mayor Pro Tem Young and seconded by Councilmember Paranto to approved Resolution 2025-31 as presented.*

*Upon vote, motion passed unanimously.*

Intergovernmental Agreement Regarding Use of Special Improvement Districts between the Town of Johnstown, Colorado and the Encore on 24 Metropolitan District Nos. 1-3: Town Attorney Avi Rocklin presented the proposed agreement.

*Motion by Councilmember Paranto and seconded by Councilmember Menzies 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.*

*Upon vote, motion passed unanimously.*

#### **PUBLIC HEARING:**

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

At 7:27 Mayor Duncan opened the public hearing.

Planning and Development Director Jeremy Gleim presented the proposed Change of Zone.

Claire Havelda with Brownstein Hyatt Farber Schreck addressed Council on behalf of the applicant.

Kerry Holle, 2005 Goldenvue Drive, expressed concerns about the lot sizes given that Rolling Hills is estate lots. She also expressed concerns that the applicant had stated they would not have any more neighborhood meetings. She would like to see a buffer zone between the neighborhoods.

Cindy Clark, 2003 Goldenvue Drive, would like to see a compromise and had concerns about the concept plan meeting in February. She would like to see a larger buffer.

Devin Davis, 2007 Goldenvue Drive, appreciated Council looking out for the community's best interests and that they hope to find a compromise of larger lots to mirror the adjacent subdivision and the buffer zone.

Jim Hatfield, 345 Hickory Lane, asked about the differences between SF1 and R1 and why an old code was being utilized.

Town Clerk Meghan Martinez read an online comment into the record from Vicki Yost, 324 Windgate Court, who had concerns about the lot sizes, exits in and out of the neighborhood, and the property values in Rolling Hills Ranch.

At 8:04 Mayor Duncan closed the public hearing.

*Motion by Councilmember Molinar and seconded by Councilmember Berg consistent with the Planning & Zoning Commissions' recommendation, approve Ordinance 2025-277 for Change of Zone Case No. ZON25-0002 on first reading.*

*Upon vote, motion passed 4-2 with Mayor Duncan and Councilmember Menzies voting no.*

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

At 8:07 Mayor Duncan opened the public hearing.

Planner James ShROUT presented the proposed amendment.

The applicants' representatives were present and addressed the Council.

Jerry Jennison, 6423 CR 46, had concerns about the boundary of the development.

Christine Jennison, 6423 CR 46, asked about the oil activity on the property and would like to know what a cottage home is. She also expressed concerns about traffic in the area.

At 8:51 Mayor Duncan closed the public hearing.

*Motion by Councilmember Berg and seconded by Councilmember Molinar consistent with the Planning & Zoning Commissions' recommendation, approve Ordinance 2025-278 for Zoning Case No. ZON24-0007 on first reading.*

*Upon vote, motion failed 3-3 with Mayor Duncan and Councilmember Menzies and Paranto voting no.*

### 2026 Proposed Budget:

At 8:55 Mayor Duncan opened the public hearing.

Finance Director Kristyn Unrein presented the 2026 proposed budget.

At 9:15 Mayor Duncan closed the public hearing and noted that a second public hearing would be held on November 17<sup>th</sup> at 7:00.

There was discussion about the YMCA funding request in the budget and the forensic audit.

*Motion by Councilmember Menzies and seconded by Councilmember Paranto that authorization for purchase of additional equipment in the amount of \$150,000 at the Johnstown Recreation YMCA will be subject to Formal Approval at a Regular Town Council Meeting.*

*Upon vote, motion passed unanimously.*

### **COUNCIL REPORTS AND COMMENTS**

Councilmember Paranto: Nothing at this time.

Councilmember Molinar: The position for the director of the Housing Authority has been posted.

Councilmember Berg: He met with staff on Wreaths Across America. The event will take place on December 13<sup>th</sup> at 10:00am. He also discussed the Veteran's Banner Program.

Councilmember Menzies: She will be attending the affordable housing summit. She also attended the NOCO Rehabilitation Center anniversary. Lastly, she encouraged members of Council and the community to donate to the Weld Food Bank.

Mayor Pro Tem Young: He noted that the presentation screens were not working. He visited the Water Treatment Plant and they will be setting the tanks soon.

**MAYOR COMMENTS:** It's voting season, make sure you get out and exercise your right to vote.

**ADJOURNMENT**

There being no further business for the Town Council, Mayor Duncan adjourned the meeting at 9:38 p.m.

Approved by Town Council:

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Michael P. Duncan, Mayor

Attest:

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Meghan C. Martinez, MMC, Town Clerk



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## Town Council Consent Agenda Communication

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**Agenda Date:** November 17, 2025

**Subject:** Resolution No. 2025-33: A Resolution Certifying Various Tax Liens to the Larimer and Weld County Treasurer's Office for Inclusion in the Appropriate Tax Bill

**Attachments:** 1. Resolution 2025-33 Certifying Tax Liens Larimer and Weld 2025

**Presented by:** Kristyn Unrein, Finance Director

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### Agenda Item Description:

CRS 31–20–105 authorizes municipalities to collect all delinquent charges, assessments or taxes by certifying them to the county treasurer. The Town adopted Sections 7-11, 7-66, and 13-8 of the municipal code by ordinance, that address the rights of the Town to collect utility charges and to collect past due, unpaid balances by placing a lien with the county treasurer to be collected with the real estate taxes.

Each year, Larimer and Weld Counties accept worksheets containing property numbers, and outstanding amounts due from municipalities that wish to have the County Treasurer collect the past due amounts. The county then adds the delinquent charges, assessments or taxes along with a 10% fee for processing to the property tax bill associated with the outstanding debt.

Municipalities take advantage of this opportunity and use it to collect a variety of outstanding debt owed to the City/Town for things such as utility bills, property abatements, special assessments, permits, etc. The Town of Johnstown has used it in the past primarily for utility bill collection and for property abatement collections.

Individual delinquent accounts must have a total more than \$150.00 overdue and be at least 6 months delinquent as per C.R.S. 32-1-1101 (1) (e). Currently, the Town has two utility accounts in Larimer County that are outstanding with a collective balance owing of \$1,459.88 and eight utility accounts in Weld County that are outstanding with a collective balance owing of \$8,141.34. Should customers make payments on their accounts prior to the date required for certification, these figures could change. The Town has no property abatement accounts that are outstanding.

Larimer and Weld County policies require that all municipalities provide a resolution in order to certify liens each year. The Resolution attached was written in response to that policy.

### Strategic Plan Alignment:

*Organizational Excellence & Public Trust*



- Strengthen public trust and confidence

**Legal Advice:**

The Town Attorney has reviewed Resolution 2025-33.

**Financial Advice:**

Certifying the liens to the County Assessors as allowed by Colorado Revised Statutes will allow the Town to collect the cash for amounts owed on outstanding accounts.

**Recommended Action:**

Approve Resolution 2025-33 as presented.

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**Reviewed and Approved for Presentation**



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Town Manager

**TOWN OF JOHNSTOWN, COLORADO  
RESOLUTION NO. 2025-33**

**A RESOLUTION CERTIFYING VARIOUS LIENS TO THE LARIMER AND WELD  
COUNTY TREASURER'S OFFICE FOR INCLUSION IN THE APPROPRIATE TAX BILL**

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

**WHEREAS**, C.R.S. § 31-20-105 allows municipalities to "cause any or all delinquent charges, assessments, or taxes made or levied to be certified to the treasurer of the county and be collected and paid over by the treasurer of the county in the same manner as taxes are authorized" if authorized to do so by ordinance; and

**WHEREAS**, the Town adopted Section 7-11, Section 7-66, and Section 13-8 of the Johnstown Municipal Code by ordinance, addressing the rights of the Town to collect utility charges, hold the owner of the property responsible for unpaid utilities and collect unpaid balances by placing a lien with the county treasurer to be collected with the real estate taxes; and

**WHEREAS**, the Town has utility bills and property abatements that have not been paid and desires to place a lien upon the real estate taxes.

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

Section 1. The Town Council certifies that the accounts submitted to the Larimer and Weld County Treasurer are delinquent and should become as assessment on the property served together with an additional 10% for costs of collection.

Section 2. The Finance Director is authorized to submit the data in any format requested by the Larimer County Treasurer by December 5, 2025 and to the Weld County Treasurer by December 1, 2025.

Section 3. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase or word of this resolution is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining portions of the resolution which shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional were not originally a part of the resolution.

Section 4. Repealer. All resolutions, or parts of the same that are inconsistent with the provisions of this resolution, are hereby repealed to the extent of such inconsistency.

PASSED, SIGNED, APPROVED, AND ADOPTED THIS 17<sup>th</sup> day of November, 2025.

**ATTEST:**

**TOWN OF JOHNSTOWN, COLORADO**

By: \_\_\_\_\_  
Meghan Martinez, Town Clerk

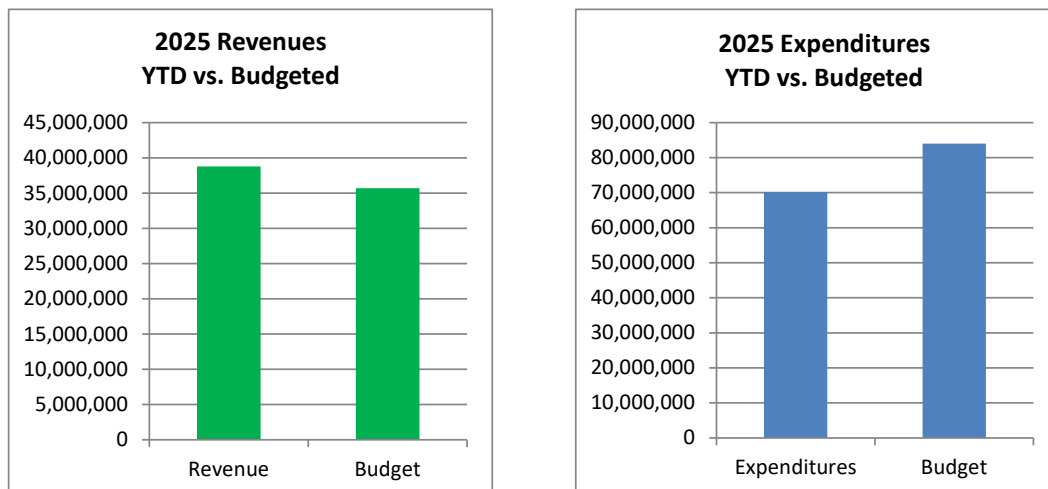
By: \_\_\_\_\_  
Michael P. Duncan, Mayor

Town of Johnstown, Colorado  
Statement of Revenues, Expenditures, and Changes in  
Fund Balances - General Fund  
Period Ending October 31, 2025  
Unaudited

| General Fund                                                                   | 2025<br>Actuals<br>October | 2025<br>Adopted<br>Budget | %<br>Complete |
|--------------------------------------------------------------------------------|----------------------------|---------------------------|---------------|
| Beginning Fund Balance                                                         | \$ 89,374,449              | \$ 89,374,449             |               |
| <b><u>Revenues:</u></b>                                                        |                            |                           |               |
| Taxes & Fees                                                                   | 29,640,989                 | 31,531,138                | 94.0%         |
| Licenses & Permits                                                             | 4,280,549                  | 2,541,100                 | 168.5%        |
| Fines & Forfeitures                                                            | 233,637                    | 275,000                   | 85.0%         |
| Intergovernmental                                                              | 203,790                    | 50,000                    | 407.6%        |
| Earnings on Investment                                                         | 3,118,767                  | 900,000                   | 346.5%        |
| Miscellaneous Revenue                                                          | 1,291,643                  | 400,000                   | 322.9%        |
| <i>Transfers In</i>                                                            | -                          | -                         |               |
| Total Operating Revenues                                                       | 38,769,375                 | 35,697,238                | 108.6%        |
| <b><u>Expenditures:</u></b>                                                    |                            |                           |               |
| Legislative                                                                    | 458,548                    | 3,426,660                 | 13.4%         |
| Town Manager                                                                   | 1,572,123                  | 3,074,535                 | 51.1%         |
| Town Clerk                                                                     | 468,616                    | 671,200                   | 69.8%         |
| Events                                                                         | 117,832                    | 326,120                   | 36.1%         |
| Finance                                                                        | 737,265                    | 997,330                   | 73.9%         |
| Planning                                                                       | 900,337                    | 1,247,545                 | 72.2%         |
| Reimbursements                                                                 | 268,528                    | 350,000                   | 76.7%         |
| Engineering                                                                    | 764,455                    | 1,238,540                 | 61.7%         |
| Police                                                                         | 6,855,809                  | 10,441,960                | 65.7%         |
| Public Works                                                                   | 561,702                    | 854,900                   | 65.7%         |
| Buildings                                                                      | 1,973,579                  | 5,394,200                 | 36.6%         |
| <i>Transfers Out</i>                                                           | 55,550,218                 | 55,978,124                | 99.2%         |
| Total Expenditures                                                             | 70,229,013                 | 84,001,114                | 83.6%         |
| <b>Excess (Deficiency) of Revenues and<br/>Other Sources over Expenditures</b> | <b>(31,459,638)</b>        | <b>(48,303,876)</b>       |               |
| Prior Period Adjustment                                                        |                            |                           |               |
| <b>Ending Fund Balance*</b>                                                    | <b>\$ 57,914,811</b>       | <b>\$ 41,070,573</b>      |               |

\* - Unaudited

83% of the fiscal year has elapsed

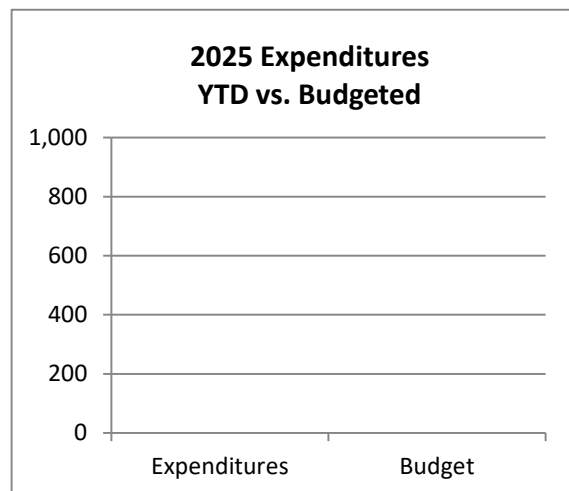
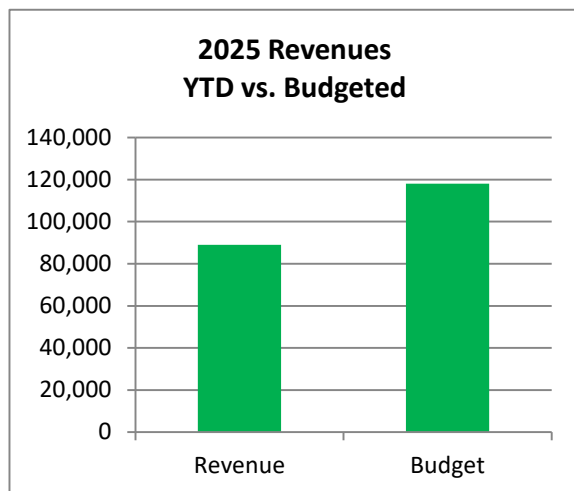


Town of Johnstown, Colorado  
Statement of Revenues, Expenditures, and Changes in  
Fund Balances - Conservation Trust Fund  
Period Ending October 31, 2025  
Unaudited

| <b>Conservation Trust Fund</b>                                                 | 2025<br>Actuals<br>October | 2025<br>Adopted<br>Budget | %        |
|--------------------------------------------------------------------------------|----------------------------|---------------------------|----------|
|                                                                                |                            |                           | Complete |
| Beginning Fund Balance                                                         | \$ 25,541                  | \$ 25,541                 |          |
| <b><u>Revenues:</u></b>                                                        |                            |                           |          |
| Intergovernmental                                                              | 82,593                     | 115,000                   | 71.8%    |
| Earnings on Investment                                                         | 6,454                      | 3,000                     | 215.1%   |
| <i>Transfers In</i>                                                            | -                          | -                         |          |
| Total Operating Revenues                                                       | <u>89,047</u>              | <u>118,000</u>            | 75.5%    |
| <b><u>Expenditures:</u></b>                                                    |                            |                           |          |
| Operations                                                                     | -                          | -                         |          |
| Capital Outlay                                                                 | -                          | -                         |          |
| <i>Transfers Out</i>                                                           | -                          | -                         |          |
| Total Expenditures                                                             | <u>-</u>                   | <u>-</u>                  |          |
| <b>Excess (Deficiency) of Revenues and<br/>Other Sources over Expenditures</b> | <u><b>89,047</b></u>       | <u><b>118,000</b></u>     |          |
| <b>Ending Fund Balance*</b>                                                    | <u><b>\$ 114,588</b></u>   | <u><b>\$ 143,541</b></u>  |          |

\* - Unaudited

83% of the fiscal year has elapsed

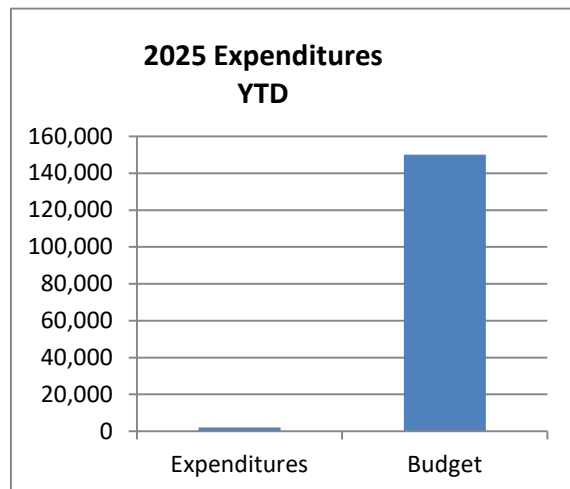
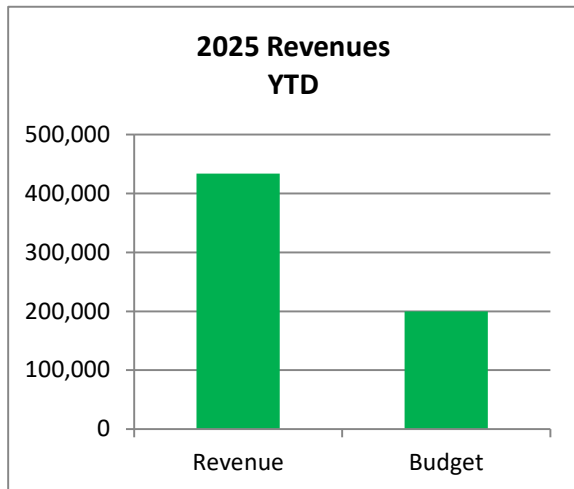


Town of Johnstown, Colorado  
Statement of Revenues, Expenditures, and Changes in  
Fund Balances - Arts and Culture Fund  
Period Ending October 31, 2025  
Unaudited

| Arts & Culture Fund                                                            | 2025<br>Actuals<br>October | 2025<br>Adopted<br>Budget | %        |
|--------------------------------------------------------------------------------|----------------------------|---------------------------|----------|
|                                                                                |                            |                           | Complete |
| Beginning Fund Balance                                                         | \$ 434,168                 | \$ 434,168                |          |
| <b><u>Revenues:</u></b>                                                        |                            |                           |          |
| Intergovernmental                                                              | 427,872                    | 200,000                   | 213.9%   |
| Earnings on Investment                                                         | 5,586                      | -                         |          |
| Total Operating Revenues                                                       | <u>433,458</u>             | <u>200,000</u>            | 216.7%   |
| <b><u>Expenditures:</u></b>                                                    |                            |                           |          |
| Operations                                                                     | -                          | -                         |          |
| Capital Outlay                                                                 | 2,056                      | 150,000                   | 1.4%     |
| Total Expenditures                                                             | <u>2,056</u>               | <u>150,000</u>            | 1.4%     |
| <b>Excess (Deficiency) of Revenues and<br/>Other Sources over Expenditures</b> | <u><b>431,402</b></u>      | <u><b>50,000</b></u>      |          |
| <b>Ending Fund Balance*</b>                                                    | <u><b>\$ 865,570</b></u>   | <u><b>\$ 484,168</b></u>  |          |

\* - Unaudited

83% of the fiscal year has elapsed

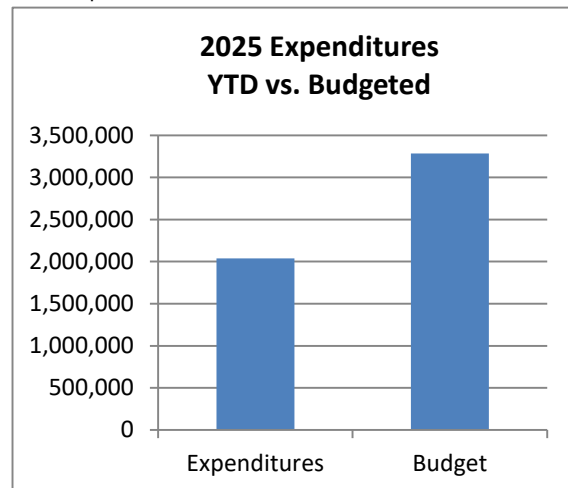
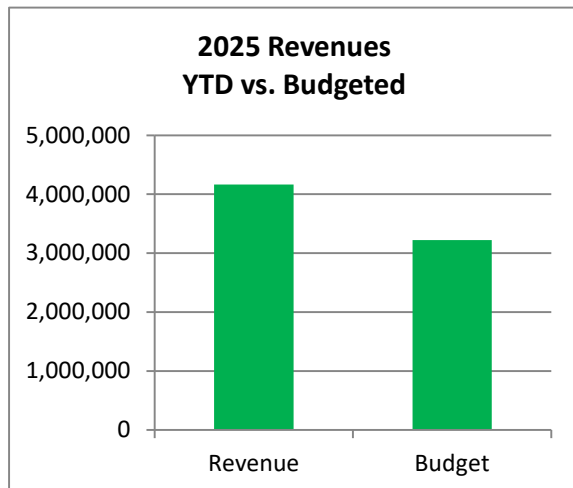


Town of Johnstown, Colorado  
Statement of Revenues, Expenditures, and Changes in  
Fund Balances - Parks and Open Space Fund  
Period Ending October 31, 2025  
Unaudited

| <b>Parks and Open Space Fund</b>                                               | 2025<br>Actuals<br>October  | 2025<br>Adopted<br>Budget  | %<br>Complete |
|--------------------------------------------------------------------------------|-----------------------------|----------------------------|---------------|
| Beginning Fund Balance                                                         | \$ 8,951,899                | \$ 8,951,899               |               |
| <b><u>Revenues:</u></b>                                                        |                             |                            |               |
| Taxes & Fees                                                                   | 1,839,797                   | 968,482                    | 190.0%        |
| License & Permit                                                               | 1,145                       | 500                        | 229.0%        |
| Earnings on Investment                                                         | 105,714                     | 75,000                     | 141.0%        |
| Miscellaneous Revenue                                                          | 80,714                      | 40,000                     | 201.8%        |
| <i>Transfers In</i>                                                            | <u>2,140,000</u>            | <u>2,140,000</u>           | 100.0%        |
| Total Operating Revenues                                                       | <u>4,167,369</u>            | <u>3,223,982</u>           | 129.3%        |
| <b><u>Expenditures:</u></b>                                                    |                             |                            |               |
| Operations                                                                     | 920,842                     | 1,272,140                  | 72.4%         |
| Capital Outlay                                                                 | 1,116,055                   | 2,011,600                  | 55.5%         |
| <i>Transfers Out</i>                                                           | <u>-</u>                    | <u>-</u>                   |               |
| Total Expenditures                                                             | <u>2,036,897</u>            | <u>3,283,740</u>           | 62.0%         |
| <b>Excess (Deficiency) of Revenues and<br/>Other Sources over Expenditures</b> | <u><b>2,130,471</b></u>     | <u><b>(59,758)</b></u>     |               |
| <b>Ending Fund Balance*</b>                                                    | <u><b>\$ 11,082,370</b></u> | <u><b>\$ 8,892,141</b></u> |               |

\* - Unaudited

83% of the fiscal year has elapsed

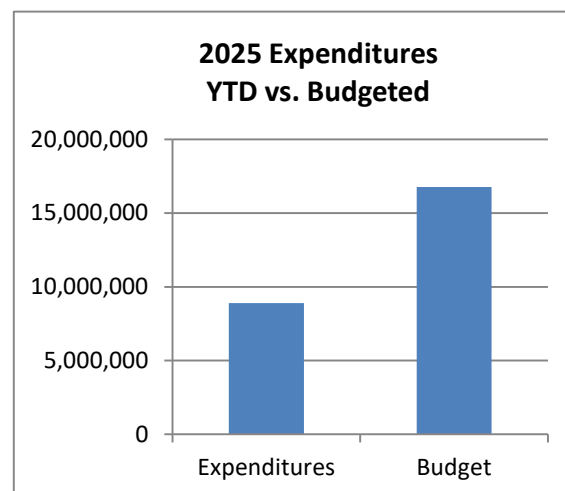
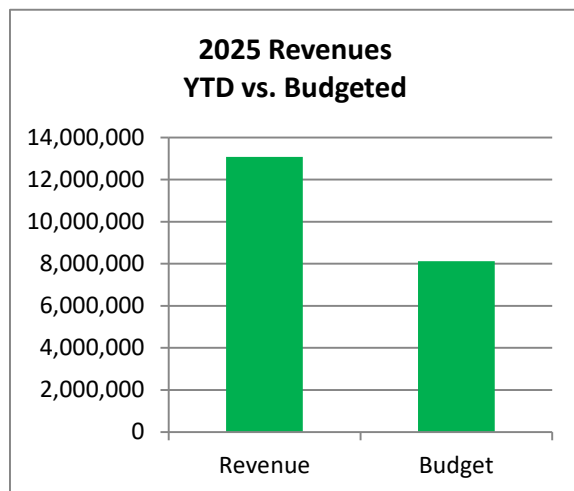


Town of Johnstown, Colorado  
Statement of Revenues, Expenditures, and Changes in  
Fund Balances - Street and Alley Fund  
Period Ending October 31, 2025  
Unaudited

| Street and Alley Fund                                                          | 2025<br>Actuals<br>October  | 2025<br>Adopted<br>Budget   | %        |
|--------------------------------------------------------------------------------|-----------------------------|-----------------------------|----------|
|                                                                                |                             |                             | Complete |
| Beginning Fund Balance                                                         | \$ 26,960,362               | \$ 26,960,362               |          |
| <b><u>Revenues:</u></b>                                                        |                             |                             |          |
| Taxes & Fees                                                                   | 5,747,803                   | 5,603,000                   | 102.6%   |
| Intergovernmental                                                              | 184,240                     | 130,000                     | 141.7%   |
| Charges for Services                                                           | 931,026                     | 1,050,000                   | 88.7%    |
| Capital Investment Fees                                                        | 2,862,371                   | 1,020,940                   | 280.4%   |
| Earnings on Investment                                                         | 926,750                     | 100,000                     | 926.7%   |
| Miscellaneous Revenues                                                         | 2,427,953                   | 225,000                     | 1079.1%  |
| Transfers In                                                                   | -                           | -                           |          |
| Total Operating Revenues                                                       | <u>13,080,142</u>           | <u>8,128,940</u>            | 160.9%   |
| <b><u>Expenditures:</u></b>                                                    |                             |                             |          |
| Operations & Maintenance                                                       | 3,305,945                   | 5,875,260                   | 56.3%    |
| Capital                                                                        | <u>5,581,658</u>            | <u>10,889,500</u>           | 51.3%    |
| Total Expenditures                                                             | <u>8,887,603</u>            | <u>16,764,760</u>           | 53.0%    |
| <b>Excess (Deficiency) of Revenues and<br/>Other Sources over Expenditures</b> | <u><b>4,192,538</b></u>     | <u><b>(8,635,820)</b></u>   |          |
| <b>Ending Fund Balance*</b>                                                    | <u><b>\$ 31,152,900</b></u> | <u><b>\$ 18,324,542</b></u> |          |

\* - Unaudited

83% of the fiscal year has elapsed

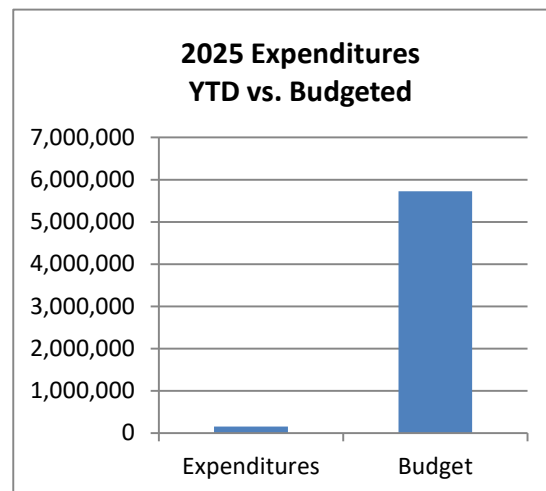
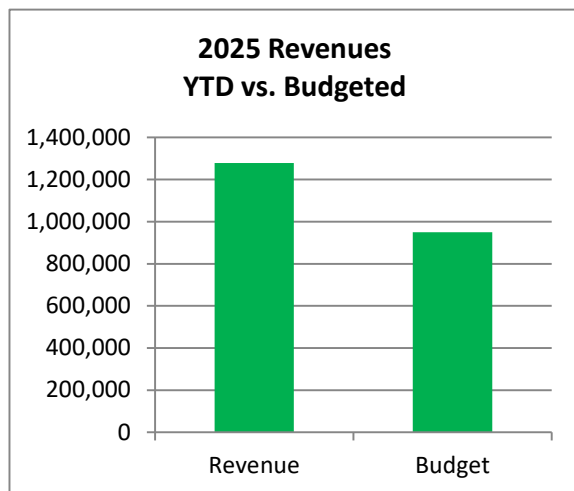


Town of Johnstown, Colorado  
Statement of Revenues, Expenditures, and Changes in  
Fund Balances - Capital Projects Fund  
Period Ending October 31, 2025  
Unaudited

|                                                                                | 2025<br>Actuals<br>October  | 2025<br>Adopted<br>Budget  | %<br>Complete |
|--------------------------------------------------------------------------------|-----------------------------|----------------------------|---------------|
| <b>Capital Projects Fund</b>                                                   |                             |                            |               |
| Beginning Fund Balance                                                         | \$ 13,136,992               | \$ 13,136,992              |               |
| <b><u>Revenues:</u></b>                                                        |                             |                            |               |
| Taxes and Fees                                                                 | 1,036,197                   | 850,000                    | 121.9%        |
| Miscellaneous Revenue                                                          | -                           | -                          |               |
| Interest                                                                       | 242,273                     | 100,000                    | 242.3%        |
| <i>Transfers In</i>                                                            | -                           | -                          |               |
| Total Operating Revenues                                                       | <u>1,278,470</u>            | <u>950,000</u>             | 134.6%        |
| <b><u>Expenditures:</u></b>                                                    |                             |                            |               |
| Capital Outlay                                                                 | 154,696                     | 5,723,000                  | 2.7%          |
| <i>Transfers Out</i>                                                           | -                           | -                          |               |
| Total Expenditures                                                             | <u>154,696</u>              | <u>5,723,000</u>           | 2.7%          |
| <b>Excess (Deficiency) of Revenues and<br/>Other Sources over Expenditures</b> | <u><b>1,123,774</b></u>     | <u><b>(4,773,000)</b></u>  |               |
| <b>Ending Fund Balance*</b>                                                    | <u><b>\$ 14,260,766</b></u> | <u><b>\$ 8,363,992</b></u> |               |

\* - Unaudited

83% of the fiscal year has elapsed



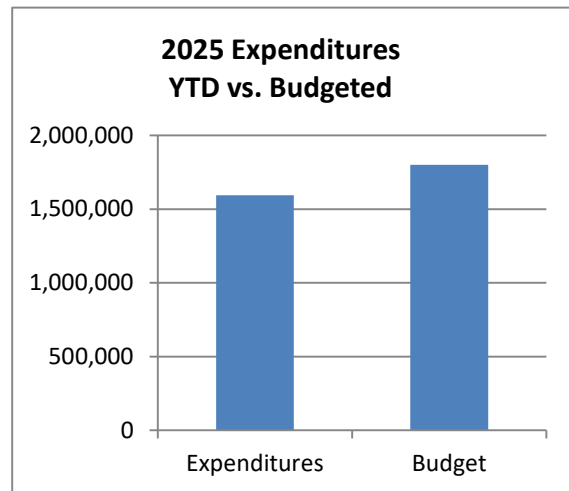
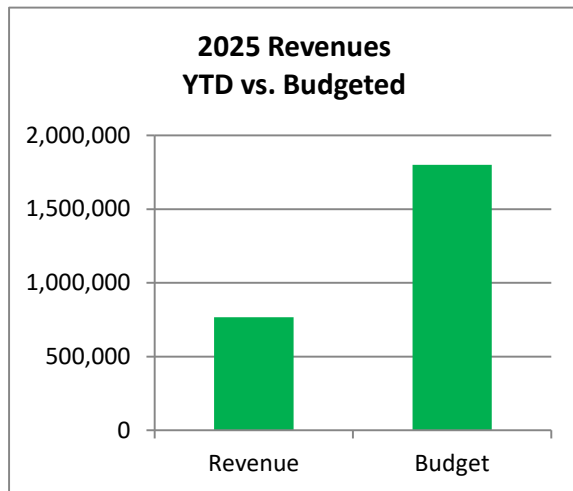


Town of Johnstown, Colorado  
Statement of Revenues, Expenditures, and Changes in  
Fund Balances - Tax Allocation Fund  
Period Ending October 31, 2025  
Unaudited

| <b>Tax Allocation Fund</b>                                                     | 2025<br>Actuals<br>October | 2025<br>Adopted<br>Budget | %<br>Complete |
|--------------------------------------------------------------------------------|----------------------------|---------------------------|---------------|
| Beginning Fund Balance                                                         | \$ 41,435                  | \$ 41,435                 |               |
| <b><u>Revenues:</u></b>                                                        |                            |                           |               |
| Taxes & Fees                                                                   | 766,250                    | 1,800,000                 | 42.6%         |
| Earnings on Investment                                                         | -                          | -                         |               |
| Total Operating Revenues                                                       | 766,250                    | 1,800,000                 | 42.6%         |
| <b><u>Expenditures:</u></b>                                                    |                            |                           |               |
| Miscellaneous                                                                  | 1,593,738                  | 1,800,000                 | 88.5%         |
| Total Expenditures                                                             | 1,593,738                  | 1,800,000                 | 88.5%         |
| <b>Excess (Deficiency) of Revenues and<br/>Other Sources over Expenditures</b> | <b>(827,488)</b>           | <b>-</b>                  |               |
| <b>Ending Fund Balance</b>                                                     | <b>\$ (786,053)</b>        | <b>\$ 41,435</b>          |               |

\* - Unaudited

83% of the fiscal year has elapsed

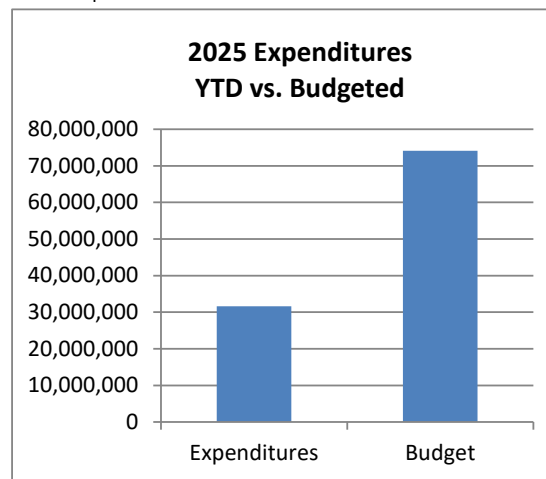
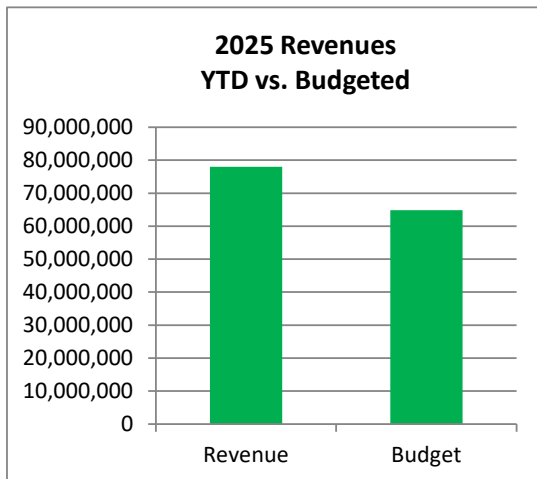


Town of Johnstown, Colorado  
Statement of Revenues, Expenditures, and Changes in  
Fund Balances - Water Fund  
Period Ending October 31, 2025  
Unaudited

| Water Fund                                                                 | 2025<br>Actuals<br>October | 2025<br>Adopted<br>Budget | %        |
|----------------------------------------------------------------------------|----------------------------|---------------------------|----------|
|                                                                            |                            |                           | Complete |
| Beginning Cash Balance                                                     | \$ 98,930,708              | \$ 98,930,708             |          |
| <b><u>Revenues:</u></b>                                                    |                            |                           |          |
| Charges for Services                                                       | 8,955,754                  | 7,815,250                 | 114.6%   |
| Total Operating Revenues                                                   | 8,955,754                  | 7,815,250                 | 114.6%   |
| <b><u>Expenses:</u></b>                                                    |                            |                           |          |
| Administration                                                             | 262,217                    | 358,050                   | 73.2%    |
| Operations                                                                 | 3,711,779                  | 4,895,920                 | 75.8%    |
| Capital Outlay                                                             | 25,104,948                 | 62,859,000                | 39.9%    |
| Depreciation                                                               | 932,584                    | 1,200,000                 | 77.7%    |
| Debt Service                                                               | 1,616,500                  | 4,790,750                 | 33.7%    |
| Total Operating Expenses                                                   | 31,628,028                 | 74,103,720                | 42.7%    |
| Operating Income (Loss)                                                    | (22,672,274)               | (66,288,470)              |          |
| <b><u>Non-Operating Revenues (Expenses)</u></b>                            |                            |                           |          |
| Tap Fees                                                                   | 3,756,971                  | 2,230,000                 | 168.5%   |
| Capital Investment Fees                                                    | 3,546,778                  | 2,125,000                 | 166.9%   |
| Misc. Revenues                                                             | 8,202,963                  | 791,000                   | 1037.0%  |
| Interest                                                                   | 2,852,492                  | 1,200,000                 | 237.7%   |
| Transfers In/(Out)                                                         | 50,700,000                 | 50,700,000                | 100.0%   |
| Total Non-Operating Revenues (Expenses)                                    | 69,059,203                 | 57,046,000                | 121.1%   |
| <b>Excess (Deficiency) of Revenues and<br/>Other Sources over Expenses</b> | <b>46,386,929</b>          | <b>(9,242,470)</b>        |          |
| <b>Ending Cash Balance*</b>                                                | <b>\$ 145,317,637</b>      | <b>\$ 89,688,238</b>      |          |

\* - Unaudited

83% of the fiscal year has elapsed

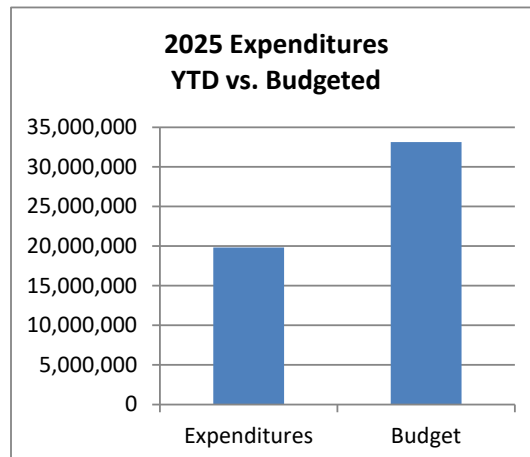
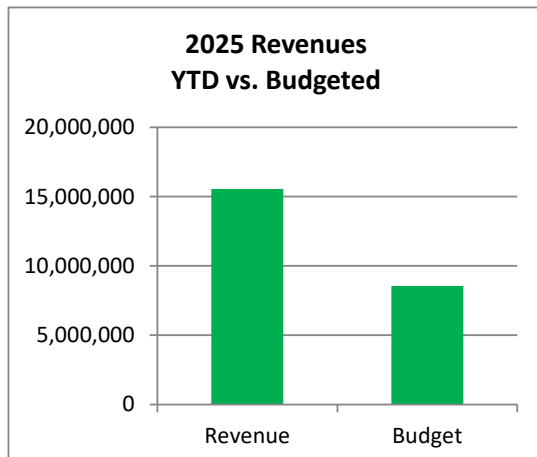


Town of Johnstown, Colorado  
Statement of Revenues, Expenditures, and Changes in  
Fund Balances - Sewer Fund  
Period Ending October 31, 2025  
Unaudited

| Sewer Fund                                                                 | 2025<br>Actuals<br>October | 2025<br>Adopted<br>Budget | %<br>Complete |
|----------------------------------------------------------------------------|----------------------------|---------------------------|---------------|
| Beginning Cash Balance                                                     | \$ 48,113,505              | \$ 48,113,505             |               |
| <b><u>Revenues:</u></b>                                                    |                            |                           |               |
| Charges for Services                                                       | 4,407,397                  | 4,364,250                 | 101.0%        |
| Total Operating Revenues                                                   | 4,407,397                  | 4,364,250                 | 101.0%        |
| <b><u>Expenses:</u></b>                                                    |                            |                           |               |
| Administration                                                             | 213,919                    | 266,900                   | 80.1%         |
| Operations                                                                 | 1,745,416                  | 2,871,200                 | 60.8%         |
| Capital Outlay                                                             | 16,280,251                 | 25,814,000                | 63.1%         |
| Depreciation                                                               | 670,610                    | 1,400,000                 | 47.9%         |
| Debt Service                                                               | 934,950                    | 2,769,900                 | 33.8%         |
|                                                                            | -                          | -                         |               |
| Total Operating Expenses                                                   | 19,845,146                 | 33,122,000                | 59.9%         |
| Operating Income (Loss)                                                    | (15,437,749)               | (28,757,750)              |               |
| <b><u>Non-Operating Revenues (Expenses)</u></b>                            |                            |                           |               |
| Capital Improvement Fees                                                   | 9,199,370                  | 3,860,213                 | 238.3%        |
| Misc. Revenues                                                             | 10,965                     | 25,000                    | 43.9%         |
| Interest                                                                   | 1,937,647                  | 1,300,000                 | 149.0%        |
| Transfers In/(Out)                                                         | -                          | (1,000,000)               |               |
| Total Non-Operating Revenues (Expenses)                                    | 11,147,982                 | 4,185,213                 | 266.4%        |
| <b>Excess (Deficiency) of Revenues and<br/>Other Sources over Expenses</b> | <b>(4,289,767)</b>         | <b>(24,572,537)</b>       |               |
| <b>Ending Cash Balance*</b>                                                | <b>\$ 43,823,738</b>       | <b>\$ 23,540,968</b>      |               |

\* - Unaudited

83% of the fiscal year has elapsed

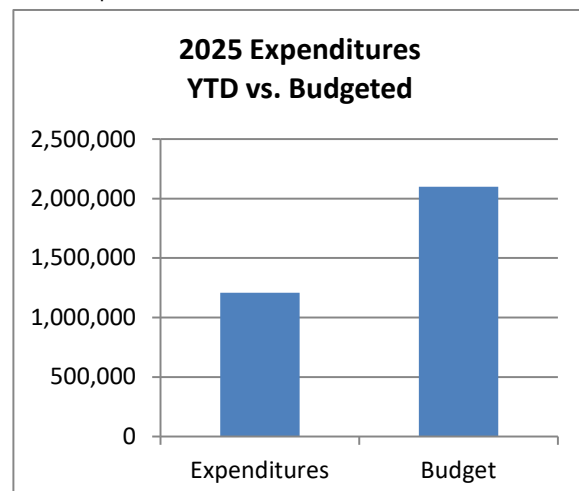
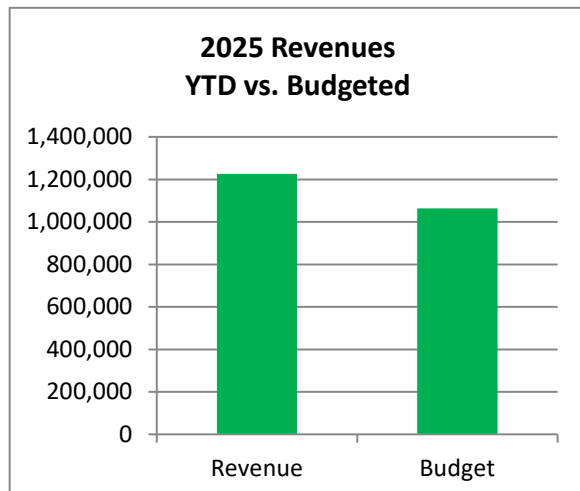


Town of Johnstown, Colorado  
Statement of Revenues, Expenditures, and Changes in  
Fund Balances - Drainage Fund  
Period Ending October 31, 2025  
Unaudited

| Drainage Fund                                                              | 2025<br>Actuals<br>October | 2025<br>Adopted<br>Budget | %        |
|----------------------------------------------------------------------------|----------------------------|---------------------------|----------|
|                                                                            |                            |                           | Complete |
| Beginning Cash Balance                                                     | \$ 4,908,349               | \$ 4,908,349              |          |
| <b><u>Revenues:</u></b>                                                    |                            |                           |          |
| Charges for Services                                                       | 491,195                    | 560,000                   | 87.7%    |
| Total Operating Revenues                                                   | 491,195                    | 560,000                   | 87.7%    |
| <b><u>Expenses:</u></b>                                                    |                            |                           |          |
| Administration                                                             | 95,219                     | 96,550                    | 98.6%    |
| Operations                                                                 | 203,105                    | 747,900                   | 27.2%    |
| Capital Improvements                                                       | 910,578                    | 1,254,200                 | 72.6%    |
| Transfer Out                                                               | -                          | -                         |          |
| Total Operating Expenses                                                   | 1,208,901                  | 2,098,650                 | 57.6%    |
| Operating Income (Loss)                                                    | (717,706)                  | (1,538,650)               |          |
| <b><u>Non-Operating Revenues (Expenses)</u></b>                            |                            |                           |          |
| Capital Revenues                                                           | 445,215                    | 250,000                   | 178.1%   |
| Misc. Revenues                                                             | 190,222                    | 228,780                   | 83.1%    |
| Interest                                                                   | 99,333                     | 25,000                    | 397.3%   |
| Total Non-Operating Revenues (Expenses)                                    | 734,771                    | 503,780                   | 145.9%   |
| <b>Excess (Deficiency) of Revenues and<br/>Other Sources over Expenses</b> | <b>17,065</b>              | <b>(1,034,870)</b>        |          |
| <b>Ending Cash Balance*</b>                                                | <b>\$ 4,925,413</b>        | <b>\$ 3,873,479</b>       |          |

\* - Unaudited

83% of the fiscal year has elapsed

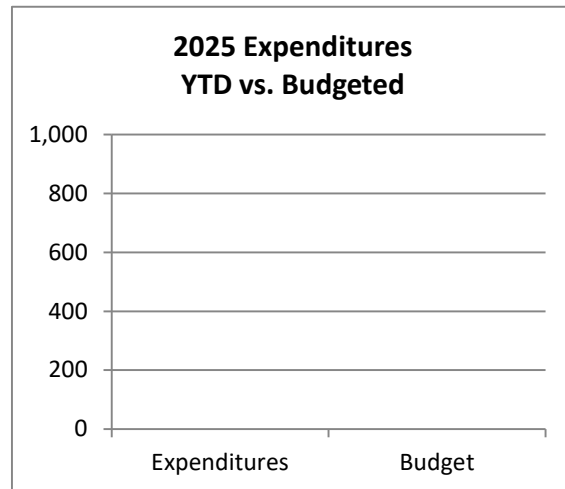
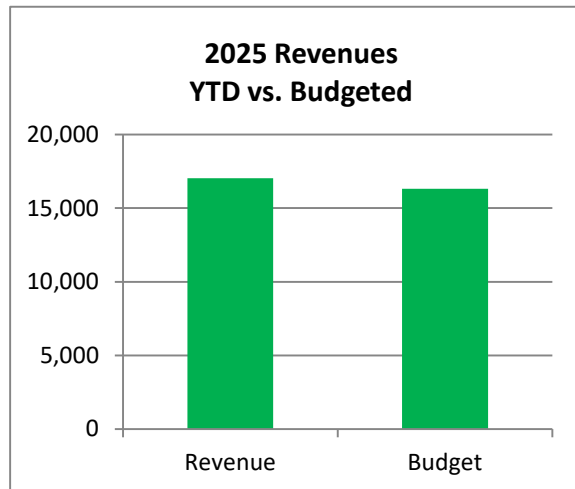


Town of Johnstown, Colorado  
Statement of Revenues, Expenditures, and Changes in  
Fund Balances - Cemetery Perpetual Fund  
Period Ending October 31, 2025  
Unaudited

| Cemetery Perpetual Fund                                                        | 2025<br>Actuals<br>October | 2025<br>Adopted<br>Budget | %        |
|--------------------------------------------------------------------------------|----------------------------|---------------------------|----------|
|                                                                                |                            |                           | Complete |
| Beginning Fund Balance                                                         | \$ 207,771                 | \$ 207,771                |          |
| <b><u>Revenues:</u></b>                                                        |                            |                           |          |
| Miscellaneous Revenue                                                          | 12,197                     | 12,560                    | 97.1%    |
| Earnings on Investment                                                         | 4,828                      | 3,750                     | 128.7%   |
| Total Operating Revenues                                                       | <u>17,024</u>              | <u>16,310</u>             | 104.4%   |
| <b><u>Expenditures:</u></b>                                                    |                            |                           |          |
| Operations & Maintenance                                                       | -                          | -                         |          |
| Capital Outlay                                                                 | -                          | -                         |          |
| Transfers Out                                                                  | -                          | -                         |          |
| Total Expenditures                                                             | <u>-</u>                   | <u>-</u>                  |          |
| <b>Excess (Deficiency) of Revenues and<br/>Other Sources over Expenditures</b> | <u><b>17,024</b></u>       | <u><b>16,310</b></u>      |          |
| <b>Ending Fund Balance*</b>                                                    | <u><b>\$ 224,795</b></u>   | <u><b>\$ 224,081</b></u>  |          |

\* - Unaudited

83% of the fiscal year has elapsed

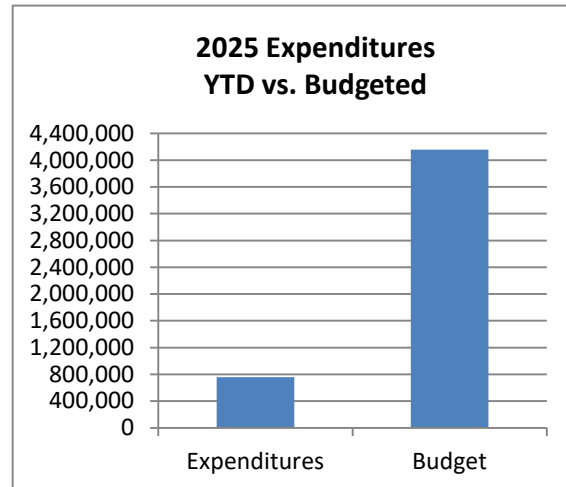
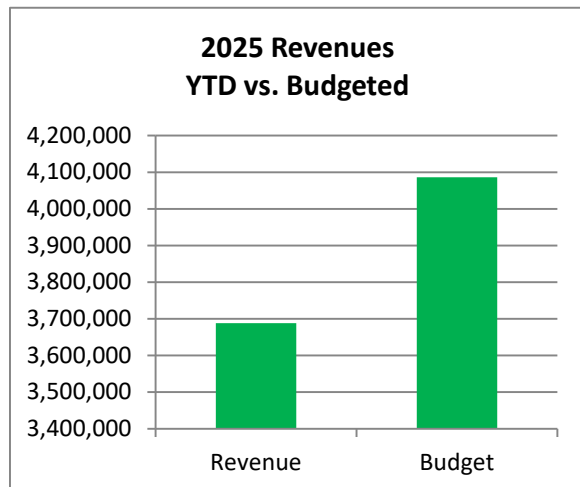


Town of Johnstown, Colorado  
Statement of Revenues, Expenditures, and Changes in  
Fund Balances - Library Fund  
Period Ending October 31, 2025  
Unaudited

| Library Fund                                                                   | 2025<br>Actuals<br>October  | 2025<br>Adopted<br>Budget   | %<br>Complete |
|--------------------------------------------------------------------------------|-----------------------------|-----------------------------|---------------|
| Beginning Fund Balance                                                         | \$ 13,997,553               | \$ 13,997,553               |               |
| <b><u>Revenues:</u></b>                                                        |                             |                             |               |
| Intergovernmental                                                              | 1,452,378                   | 1,375,300                   | 105.6%        |
| Miscellaneous Revenue                                                          | 3,254                       | 13,500                      | 24.1%         |
| Capital Investment Fees                                                        | 1,071,282                   | 373,950                     | 286.5%        |
| Interest                                                                       | 284,497                     | 500,000                     | 56.9%         |
| <i>Transfers In</i>                                                            | <u>876,575</u>              | <u>1,823,124</u>            | 48.1%         |
| Total Operating Revenues                                                       | <u>3,687,985</u>            | <u>4,085,874</u>            | 90.3%         |
| <b><u>Expenditures:</u></b>                                                    |                             |                             |               |
| Operations                                                                     | 519,007                     | 1,959,000                   | 26.5%         |
| Capital Outlay                                                                 | <u>239,578</u>              | <u>2,200,000</u>            |               |
| Total Expenditures                                                             | <u>758,585</u>              | <u>4,159,000</u>            | 18.2%         |
| <b>Excess (Deficiency) of Revenues and<br/>Other Sources over Expenditures</b> | <u><b>2,929,400</b></u>     | <u><b>(73,126)</b></u>      |               |
| <b>Ending Fund Balance*</b>                                                    | <u><b>\$ 16,926,953</b></u> | <u><b>\$ 13,924,427</b></u> |               |

\* - Unaudited

83% of the fiscal year has elapsed

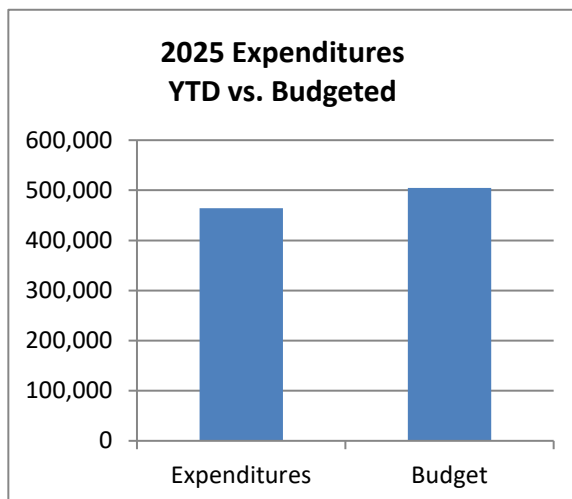
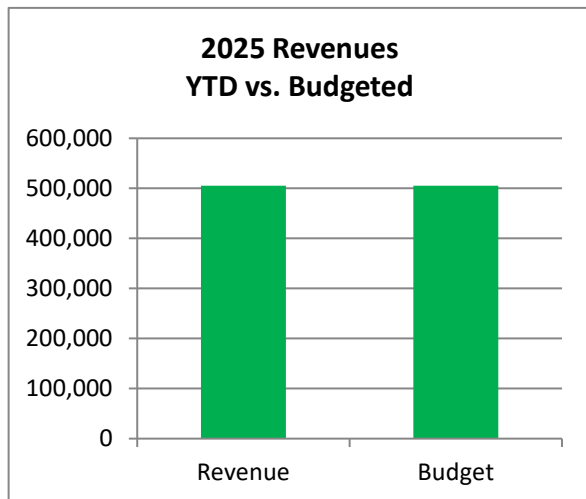


Town of Johnstown, Colorado  
Statement of Revenues, Expenditures, and Changes in  
Fund Balances - Recreation Center Fund  
Period Ending October 31, 2025  
Unaudited

|                                                                                | 2025<br>Actuals<br>October | 2025<br>Adopted<br>Budget | %<br>Complete |
|--------------------------------------------------------------------------------|----------------------------|---------------------------|---------------|
| <b>Recreation Center Fund</b>                                                  |                            |                           |               |
| Beginning Fund Balance                                                         | \$ 163,944                 | \$ 163,944                |               |
| <b><u>Revenues:</u></b>                                                        |                            |                           |               |
| State Grants                                                                   | -                          | -                         |               |
| Transfers In                                                                   | 505,000                    | 505,000                   | 100.0%        |
| Earnings on Investment                                                         | -                          | -                         |               |
| Total Operating Revenues                                                       | 505,000                    | 505,000                   | 100.0%        |
| <b><u>Expenditures:</u></b>                                                    |                            |                           |               |
| Operations & Maintenance                                                       | 464,261                    | 505,000                   | 91.9%         |
| Capital Outlay                                                                 | -                          | -                         |               |
| Total Expenditures                                                             | 464,261                    | 505,000                   | 91.9%         |
| <b>Excess (Deficiency) of Revenues and<br/>Other Sources over Expenditures</b> | <b>40,739</b>              | <b>-</b>                  |               |
| <b>Ending Fund Balance*</b>                                                    | <b>\$ 204,683</b>          | <b>\$ 163,944</b>         |               |

\* - Unaudited

83% of the fiscal year has elapsed





450 S. Parish Avenue  
Johnstown, CO 80534  
970-587-4664  
[JohnstownCO.gov](http://JohnstownCO.gov)

## Town Council Agenda Communication

---

**Agenda Date:** November 17, 2025

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

**Attachments:**

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

**Presented by:** Jeremy Gleim, Planning and Development Director

---

### Agenda Item Description:

#### TOWN COUNCIL MEETING - NOVEMBER 3, 2025

Ordinance 2025-278 was introduced on first reading at the Town Council's regular meeting on November 3, 2025. A public hearing was opened, and after due consideration of the staff report, presentations, and public testimony, the public hearing was closed. No deliberation amongst council members occurred after the public hearing was closed. A motion was made to approve the ordinance, which was followed by a second. The motion failed on a 3/3 vote.

No alternative motion was made, nor was there any further discussion regarding the dissenting votes. Staff's interpretation is that Ordinance 2025-278 did not receive a passing motion, either for or against, and therefore no formal decision has been made.

Staff is requesting that the Town Council continue deliberating on the project to attempt to reach a motion that passes, either for or against. Alternatively, the Town Council may also choose to re-open the public hearing so the applicant can provide additional relevant information pursuant to the request. There are several motions listed in this report to accommodate these actions.

### 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 conferred on this request.

**Financial Advice:**

N/A

**Recommended Action:**

Staff recommends that the Town Council continue deliberation on Ordinance 2025-278.

---

**Suggested Motions:**

Motion to Re-Open the Public Hearing: I move to re-open the public hearing for Ordinance 2025-278.

Motion to Reconsider Motion to Approve - Must be made by Mayor Duncan, Councilmember Paranto, or Councilmember Menzies: I move to reconsider the Motion to Approve Ordinance 2025-278.

If that motion passes and after deliberation, if desired, I move to approve Ordinance 2025-278.

Motion to Approve with Conditions: I move to approve Ordinance 2025-278, with the following conditions...

Motion to Deny: I move to deny Ordinance 2025-278, based on the following findings...

**Reviewed and Approved for Presentation**

---

Town Manager



450 S. Parish Avenue  
Johnstown, CO 80534  
970-587-4664  
[JohnstownCO.gov](http://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.

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**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 6<sup>TH</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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                                                              |                                                                            |
|---------------------------------------------------------------|---------------------------------------------------------------|----------------------------------------------------------------------------|----------------------------------------------------------------------------|
| <input type="checkbox"/> Annexation & Establishment of Zoning | <input type="checkbox"/> Major Subdivision & Development Plan | <input type="checkbox"/> Wireless Communication Facility (WCF)             | <input type="checkbox"/> Stand-alone Public Improvement/Utility/Road Plans |
| <input type="checkbox"/> Change of Zone                       | <input type="checkbox"/> Preliminary                          | <input type="checkbox"/> Small Cell                                        | <input type="checkbox"/> Home Model Review                                 |
| <input checked="" type="checkbox"/> Planned Development       | <input type="checkbox"/> Final                                | <input type="checkbox"/> EFR or Base Station                               | <input type="checkbox"/> C-LOMR Review                                     |
| <input type="checkbox"/> Site Development Plan                | <input type="checkbox"/> Combined                             | <input type="checkbox"/> Mt. Tower Structure                               | <input type="checkbox"/> Floodplain Development Permit                     |
| <input type="checkbox"/> Use by Special Review (USR)          | <input type="checkbox"/> Minor Subdivision                    | <input type="checkbox"/> Tower/Other - USR                                 | <input type="checkbox"/> Alternative Compliance                            |
| <input type="checkbox"/> 17-10-3 Facility - USR               | <input checked="" type="checkbox"/> Major Amendment           | <input type="checkbox"/> Variance                                          | <input type="checkbox"/> Appeal of Administrative Decision                 |
| <input type="checkbox"/> Amendment/Conversion                 | <input type="checkbox"/> Minor Amendment                      | <input type="checkbox"/> Permit, Home Occupation, Compliance Review, Other |                                                                            |

### Property Information:

|                      |                                                                                          |         |                                                                                      |
|----------------------|------------------------------------------------------------------------------------------|---------|--------------------------------------------------------------------------------------|
| Parcel Number(s):    | 105907307019, 105907312012, 105907312013                                                 | County: | Larimer <input checked="" type="checkbox"/> Weld <input checked="" type="checkbox"/> |
| 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



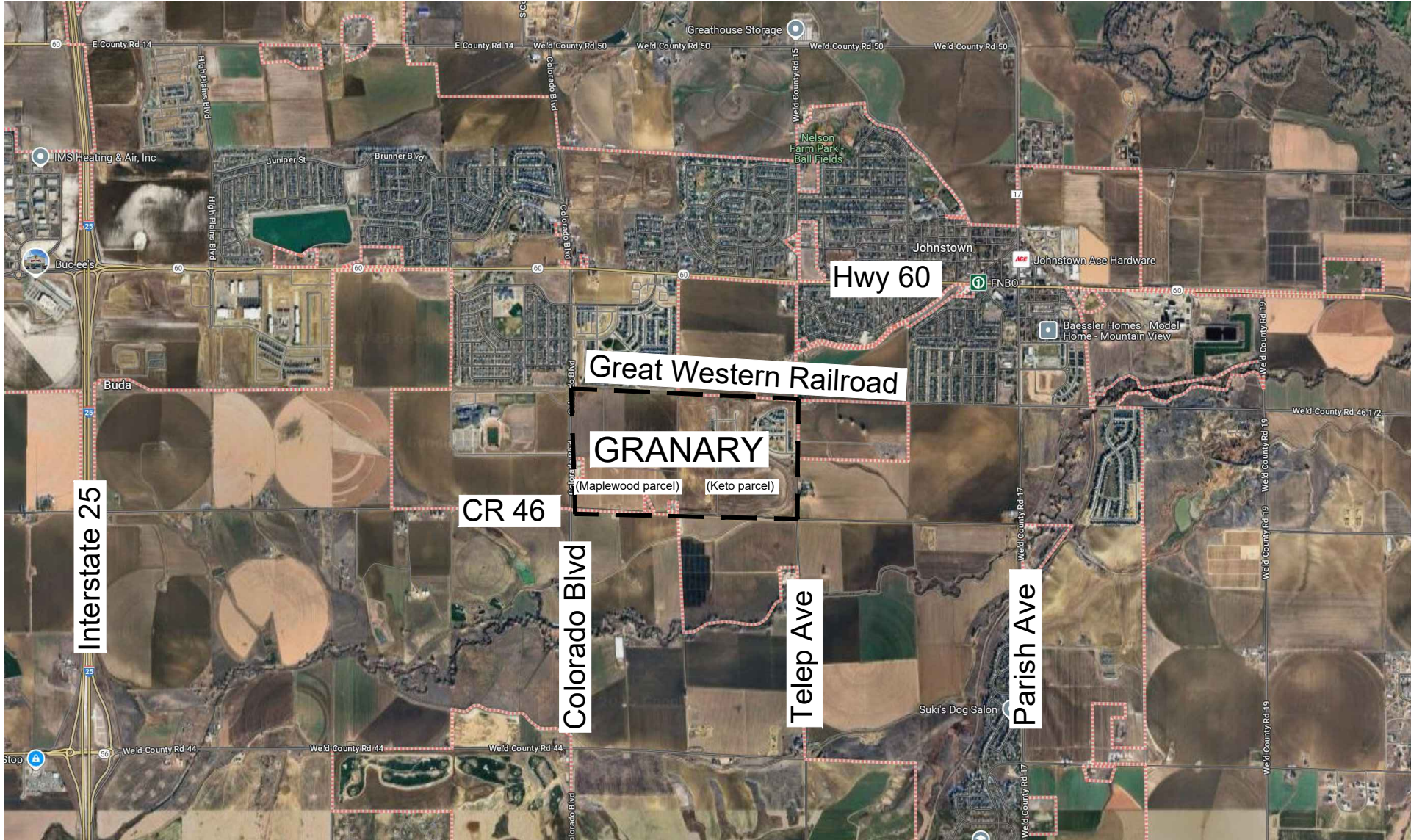
**Galloway**  
5235 Ronald Reagan Blvd.  
Suite 200  
Johnstown, CO 80534  
970.800.3300

### 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

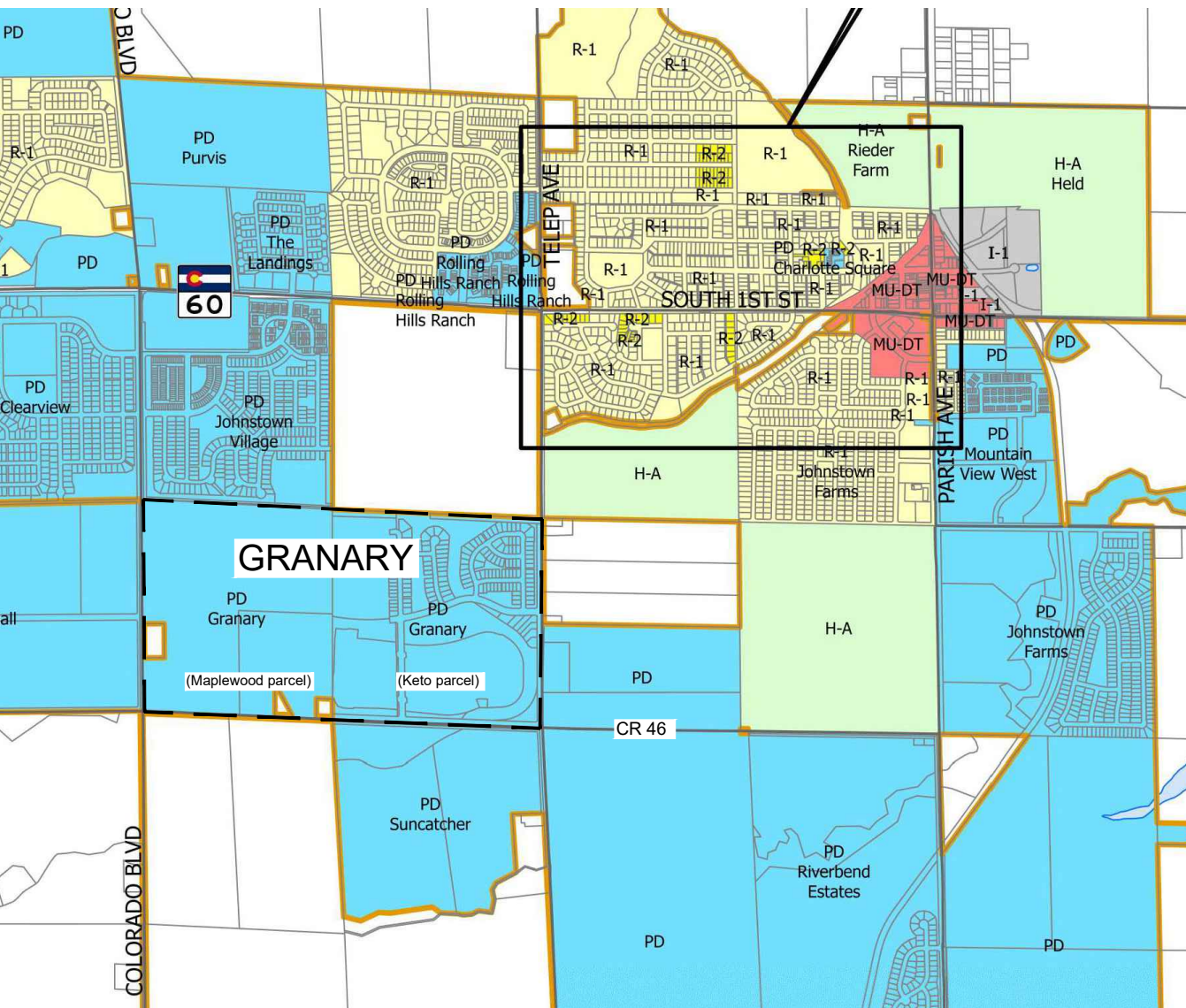
The ODP/PD for Granary is requesting an amendment to the current plans in order to address changing market conditions and costs since its original recording. As housing costs have risen across the Front Range new and innovative products types are needed in order to bring a naturally more affordable and 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 |
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OUTLINE  
DEVELOPMENT  
PLAN  
AMENDMENT 01

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Drawn By: SL  
Checked By: CR

COVER SHEET  
Sheet  
ODP 1





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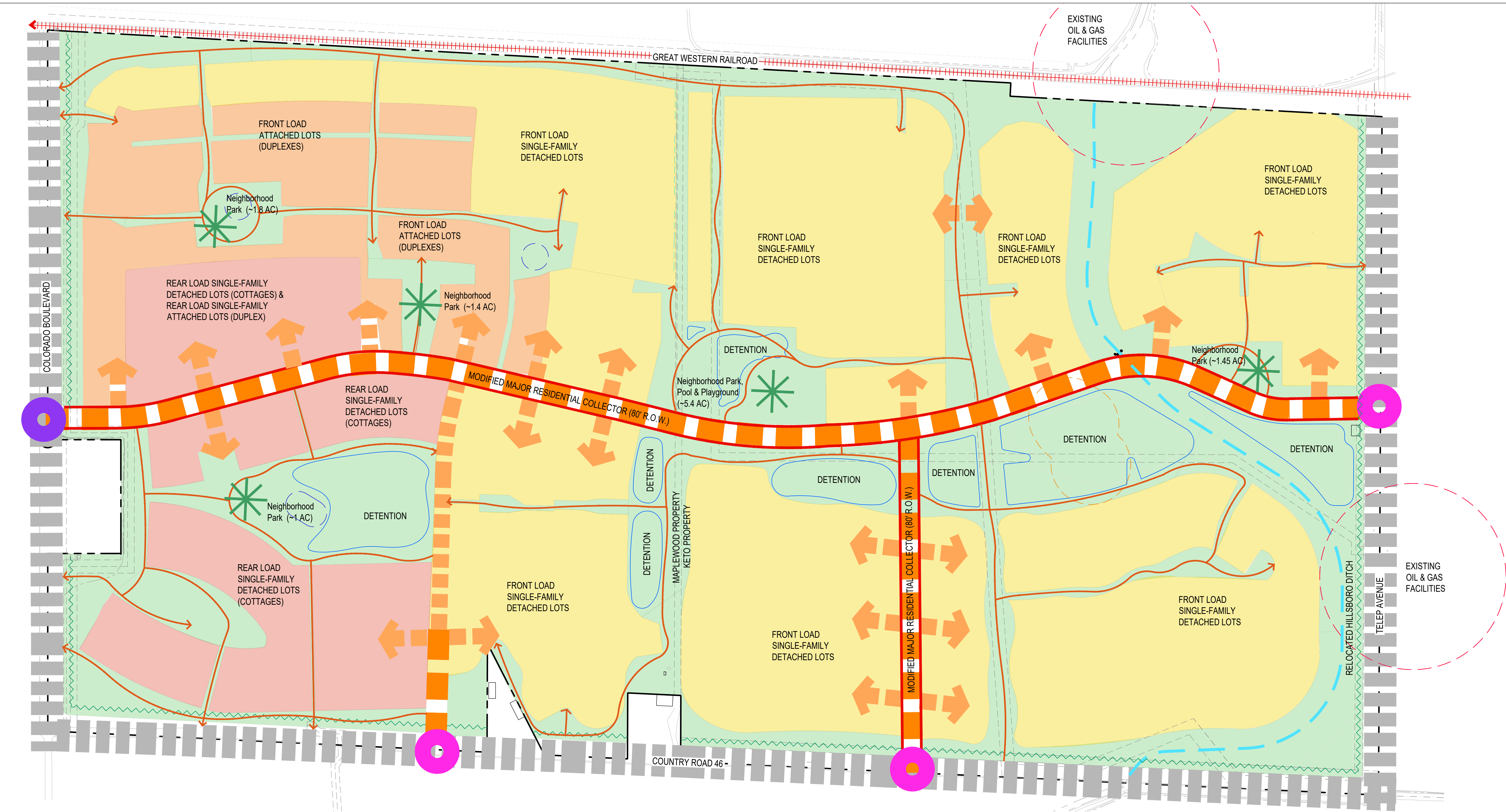
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AMENDMENT 01

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.





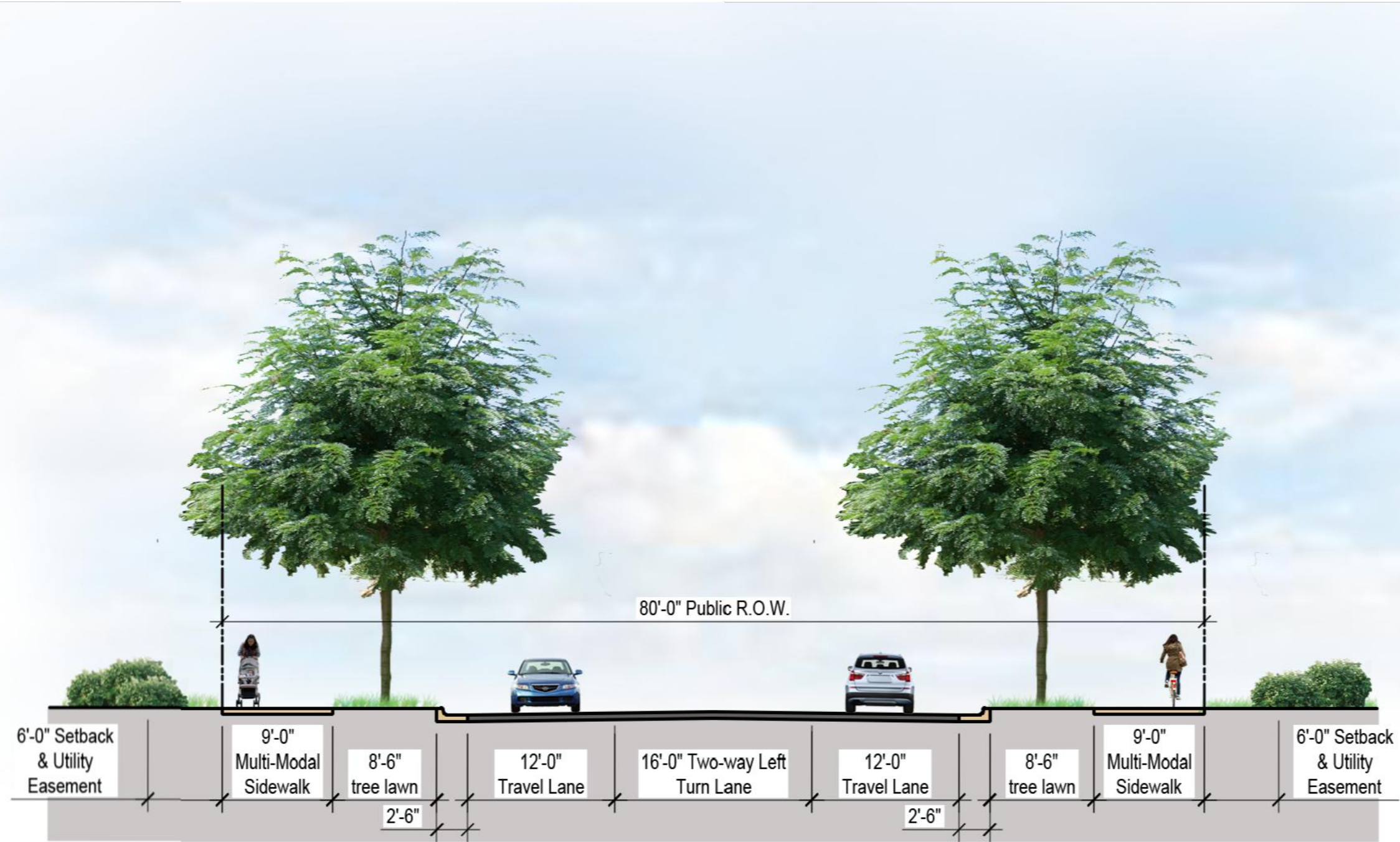


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OUTLINE  
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PLAN  
AMENDMENT 01

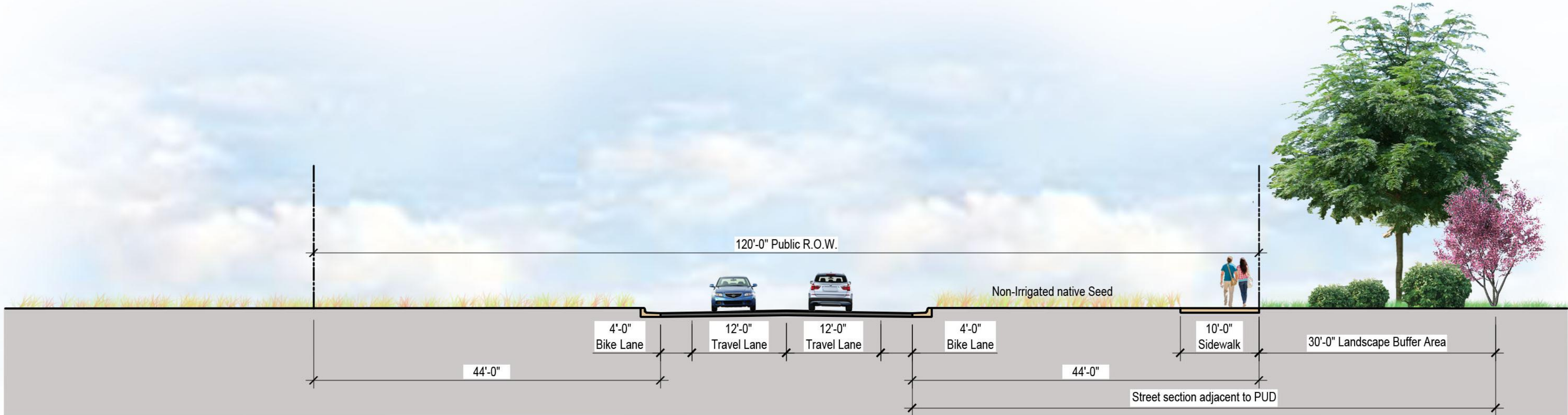
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Drawn By: SL, JJ  
Checked By: CR

Framework Plan -  
Streets and  
Development Standards  
Sheet



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.

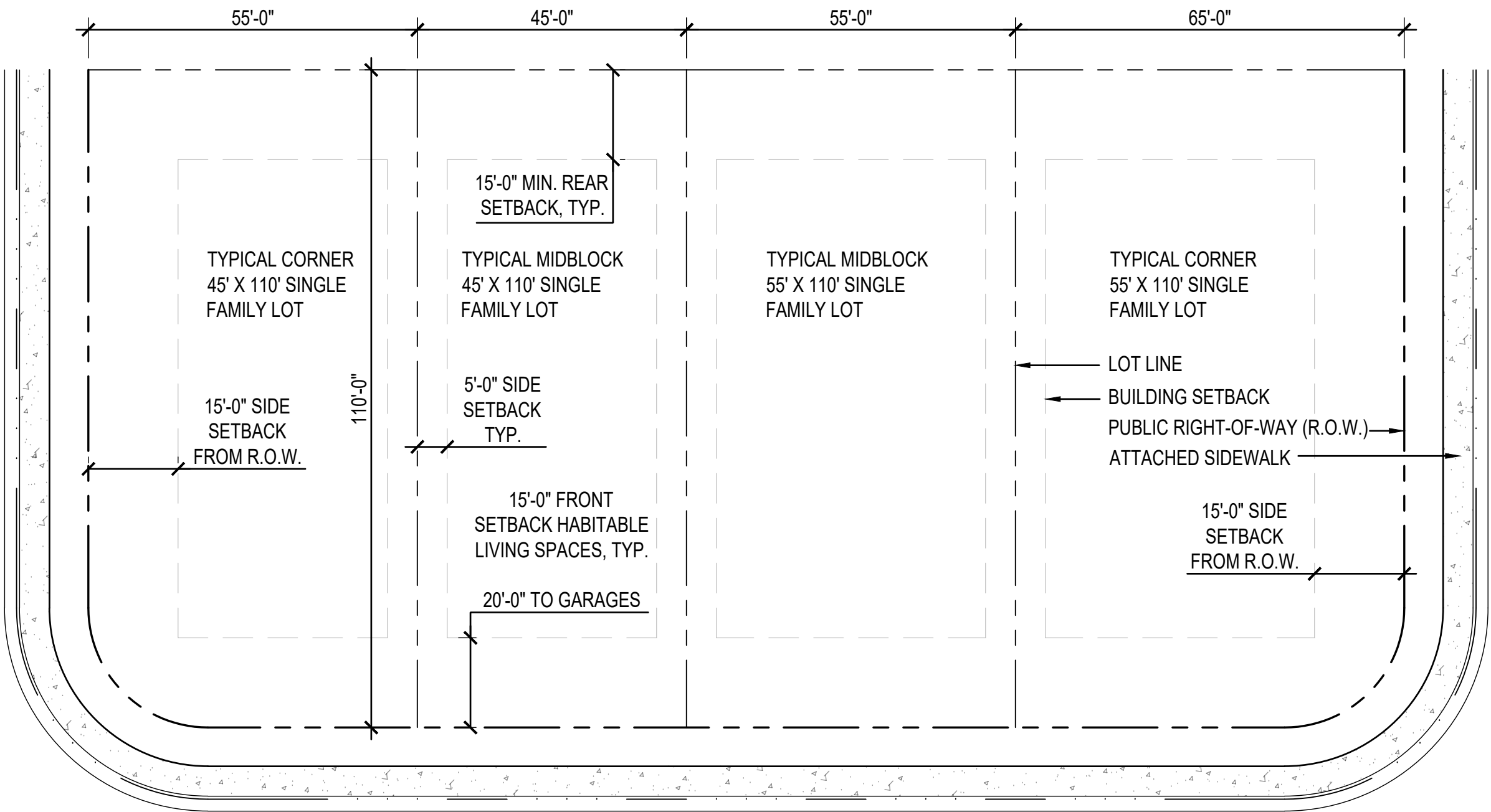
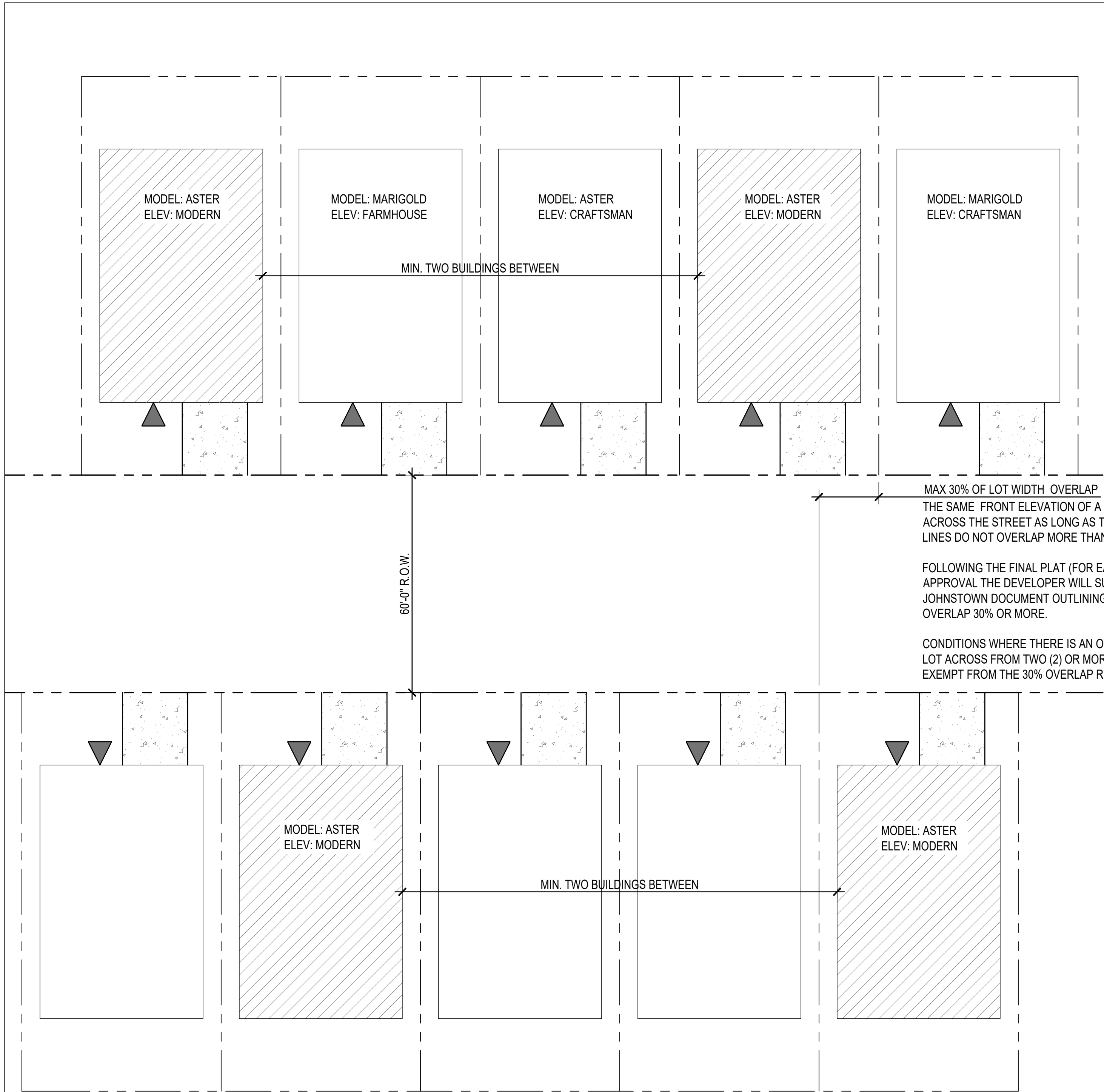
Within the Granary PD, side yard use easements may be designed and used within a series of adjacent lots for review and approval at the time of final plot plan. side yard use easements may be used on all detached single family lot types. The following restrictions apply to the side yard use easements:

- 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.





TYPICAL FRONT LOAD SINGLE-FAMILY DETACHED LOT SETBACKS

| FRONT LOAD SINGLE-FAMILY DETACHED MIN. SETBACKS                                                         |                                           |
|---------------------------------------------------------------------------------------------------------|-------------------------------------------|
| Front Yard                                                                                              | 15' Habitable Living Area / 20' to Garage |
| Side Yard                                                                                               | 5' to interior lot line                   |
| Street Side Yard                                                                                        | 15' to R.O.W.                             |
| Rear Yard                                                                                               | 15'                                       |
| 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'                                                             |                                           |

FRONT LOAD SINGLE-FAMILY DETACHED ARCHITECTURAL DIVERSITY DIAGRAM

INCLUDES : 45'X110' AND 55'X110' SINGLE FAMILY DETACHED LOTS

FRONT LOAD SINGLE-FAMILY DETACHED STANDARDS AND DIVERSITY REQUIREMENTS

- Front Load Single Family Detached lots:
  - A minimum of three (3) 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 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 less than 120 SF shall be allowed on single-family detached 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:
  - 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.
- ADUs are permitted per Town LUDC.

INDICATES FRONT ELEVATION



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OUTLINE  
DEVELOPMENT  
PLAN  
AMENDMENT 01

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

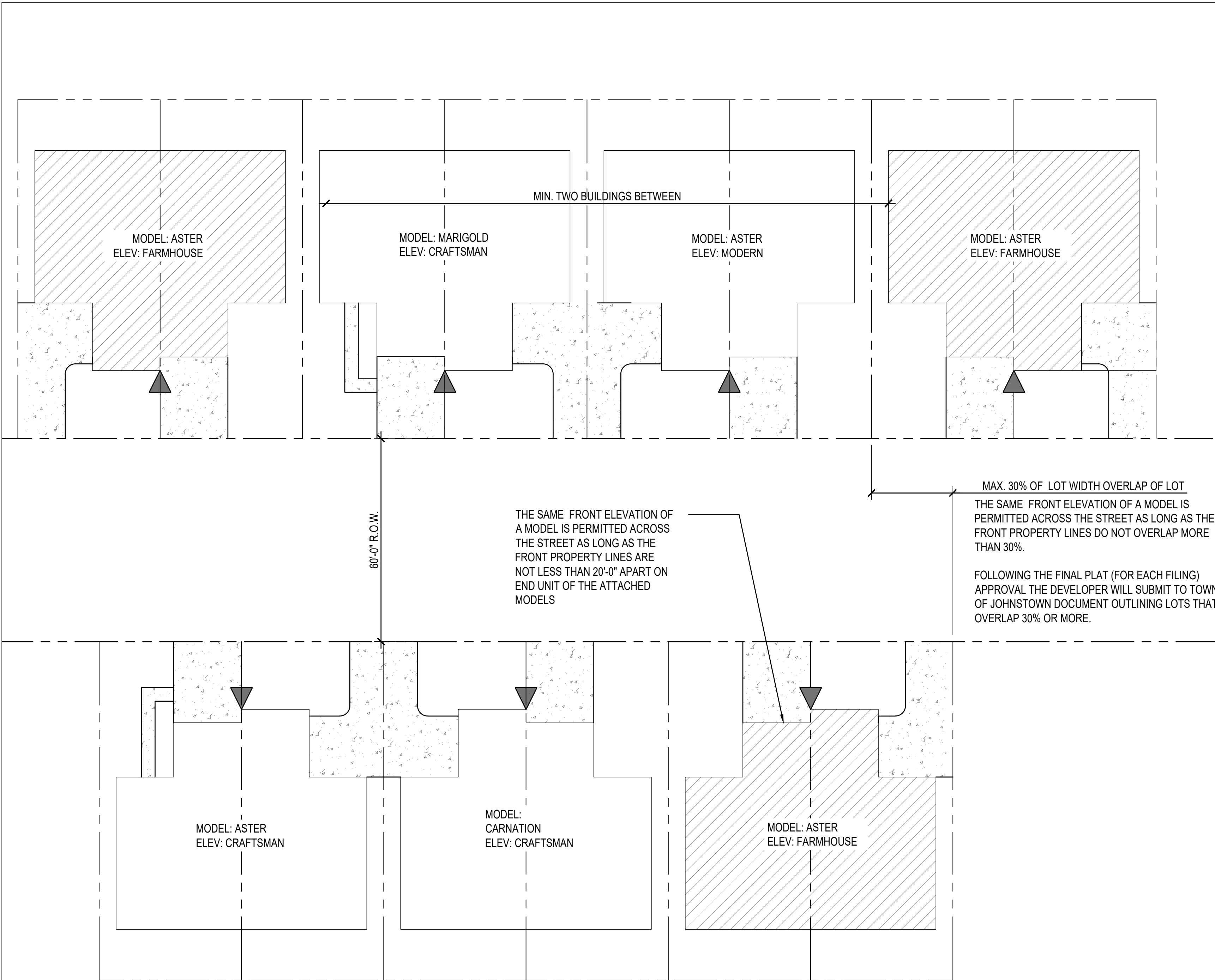
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Johnstown, Colorado





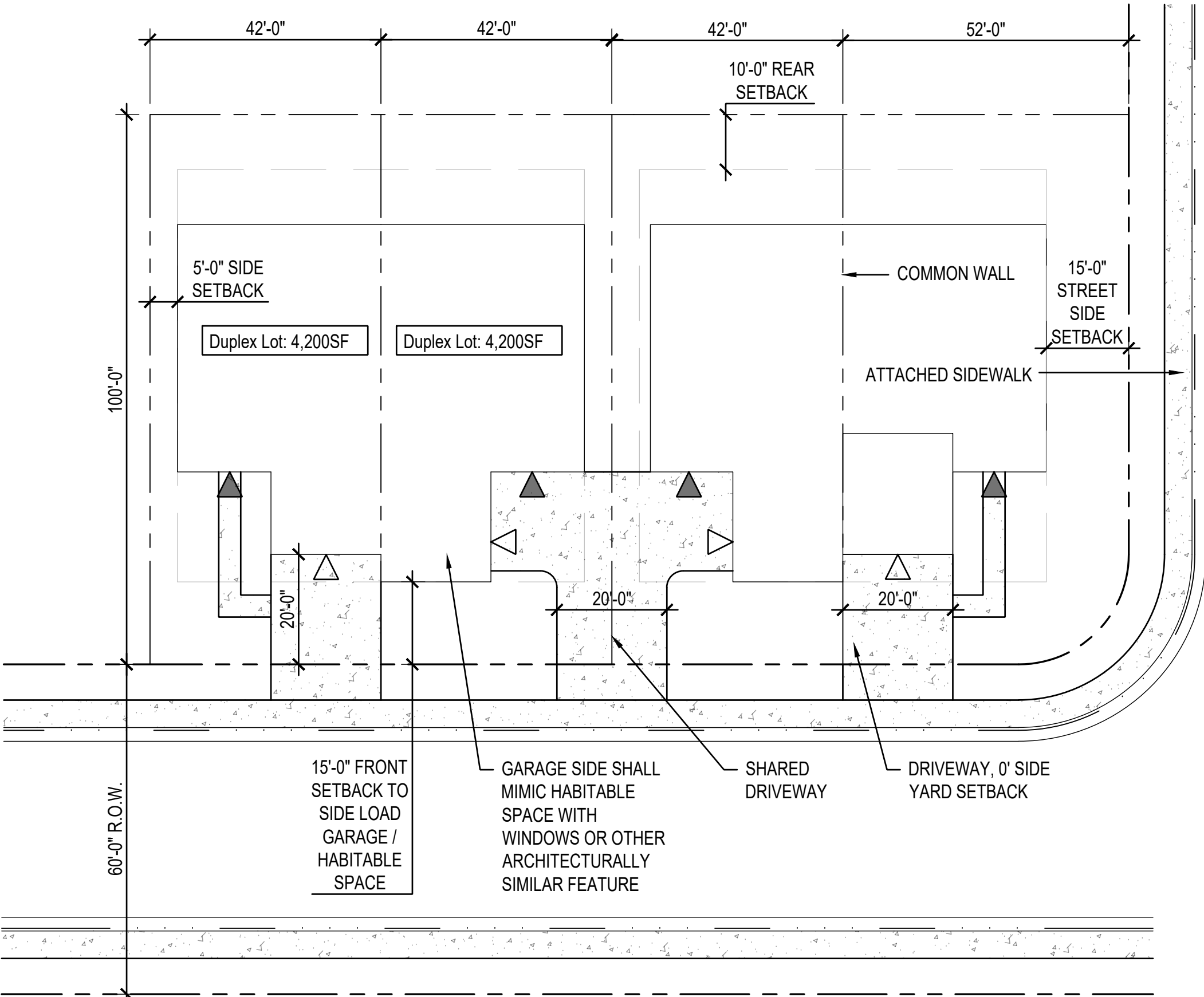
FRONT LOAD SINGLE-FAMILY ATTACHED (DUPLEX) ARCHITECTURAL DIVERSITY DIAGRAM

INCLUDES : MINIMUM 40'X100' SINGLE FAMILY ATTACHED LOTS

▲ INDICATES FRONT ELEVATION

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.



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'                                                             |                                                                                                       |



GRANARY

Johnstown, Colorado

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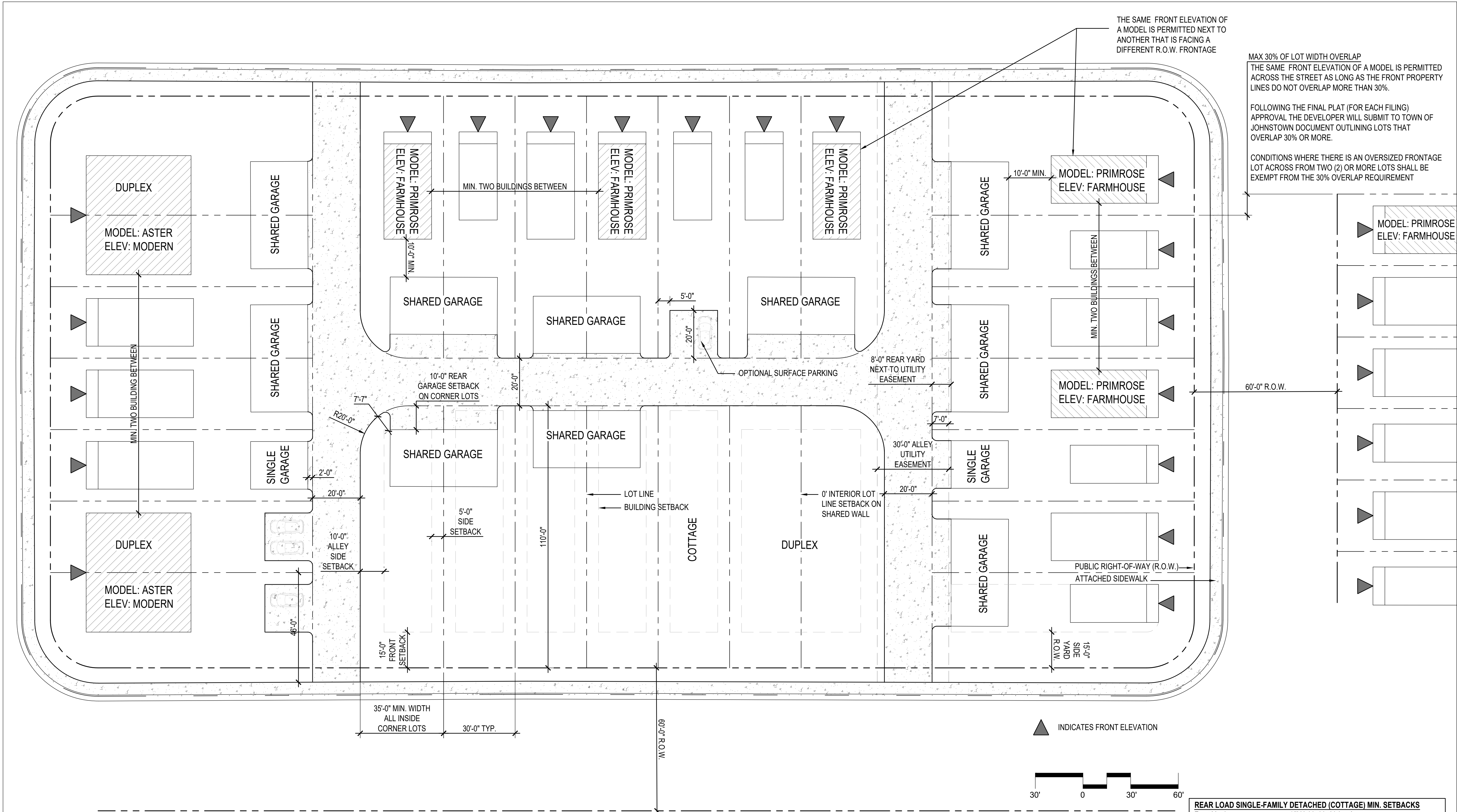
OUTLINE  
DEVELOPMENT  
PLAN  
AMENDMENT 01

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

Regulating Plan -  
Lot Typicals and  
Architectural Diversity  
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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. 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. 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<br>0' interior side yard lot line for shared garages |
| Rear Yard*                                                                                                                                                                                     | 10' for detached garages on inside corner lots<br>2' for detached garages on interior lots                  |
| SETBACK ENCROACHMENTS                                                                                                                                                                          |                                                                                                             |
| Porches may extend up to utility easement (Eaves may not overhang into easement)<br>Window wells may extend into setback area up to 3'<br>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<br>0' interior side yard lot line for shared garages                                |
| Rear Yard*                                                                                                                                                                                                   | 10' for detached garages on inside corner lots<br>8' for detached garages with alley utilities<br>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)<br>Window wells may extend into setback area up to 3'<br>Eaves may extend into setback area up to 3' |                                                                                                                                            |

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

GRANARY

Johnstown, Colorado

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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





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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

OPEN SPACE

15'-0"  
STREET  
SIDE  
SETBACK

15'-0"  
STREET  
SIDE  
SETBACK

MODEL: PRIMROSE  
ELEV: FARMHOUSE

MODEL: PRIMROSE  
ELEV: FARMHOUSE

MODEL: PRIMROSE  
ELEV: FARMHOUSE

MIN. TWO BUILDINGS BETWEEN

SHARED GARAGE

SHARED GARAGE

5'-0"  
20'-0"

OPTIONAL SURFACE PARKING

30'-0"  
UTILITY  
EASEMENT

8'-0" REAR  
SETBACK

24'-0"

5'-0"  
SIDE  
SETBACK

110'-0"

LOT LINE  
BUILDING SETBACK

DUPLEX

0' INTERIOR LOT  
LINE SETBACK ON  
SHARED WALL

15'-0"  
FRONT  
SETBACK

40'-0"

30'-0" TYP.

60'-0" R.O.W.

INDICATES FRONT ELEVATION

30' 0 30' 60'

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.

# GRANARY

## Johnstown, Colorado



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### 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.



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OUTLINE  
DEVELOPMENT  
PLAN  
AMENDMENT 01

Date: 08.22.2025

Drawn By: SL

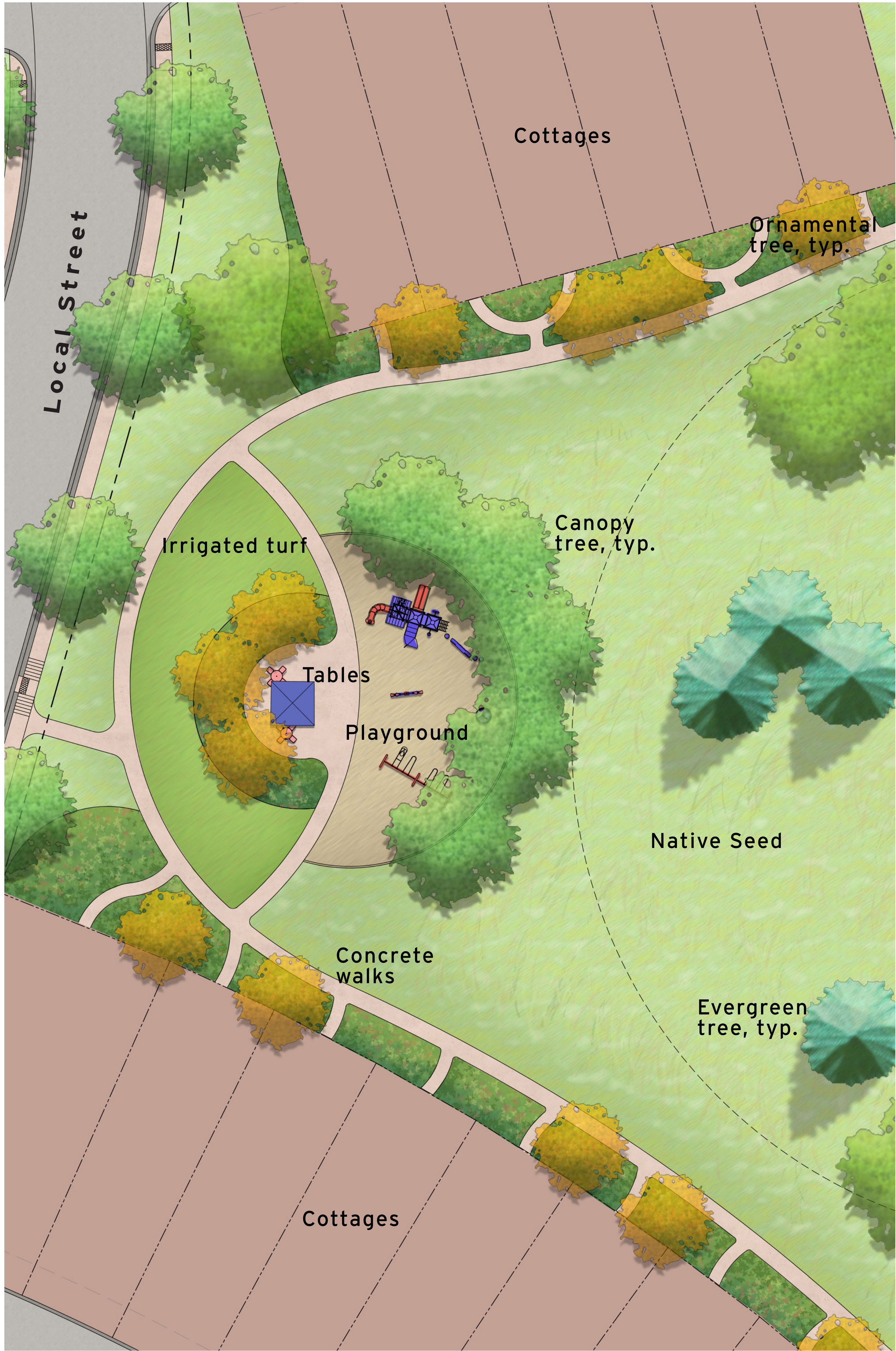
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Concept Plan -  
Parks

Sheet

ODP 9





South Park



East Park

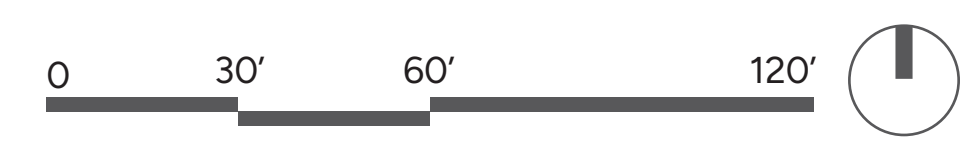
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Central Park



CONCEPT NOTE:  
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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.



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OUTLINE  
DEVELOPMENT  
PLAN  
AMENDMENT 01

Date: 08.22.2025  
Drawn By: SL  
Checked By: CR

Concept Plan -  
Entry Feature





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OUTLINE  
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PLAN  
AMENDMENT 01

Date: 08.22.2025

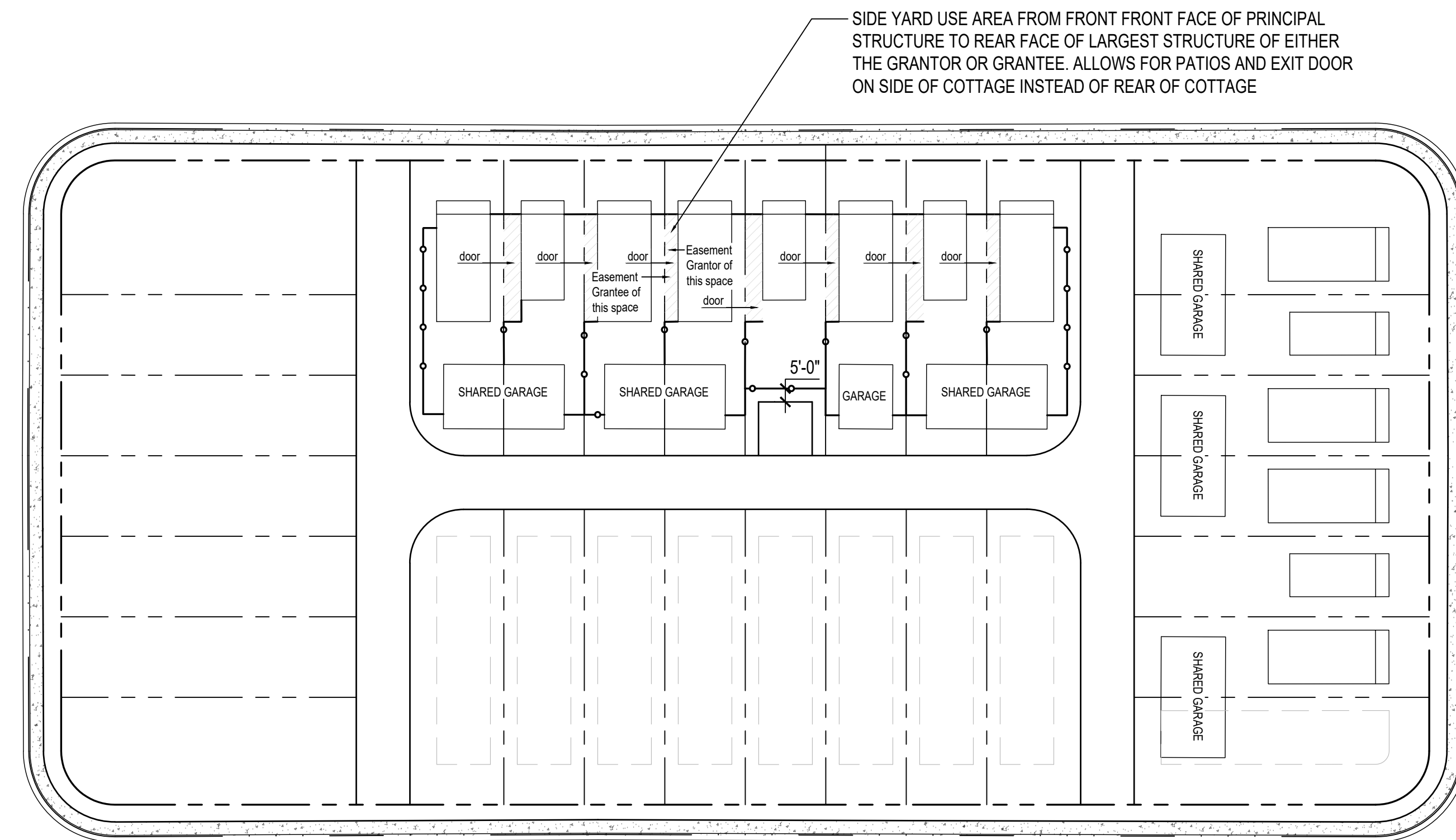
Drawn By: SL, LJ

Checked By: CR

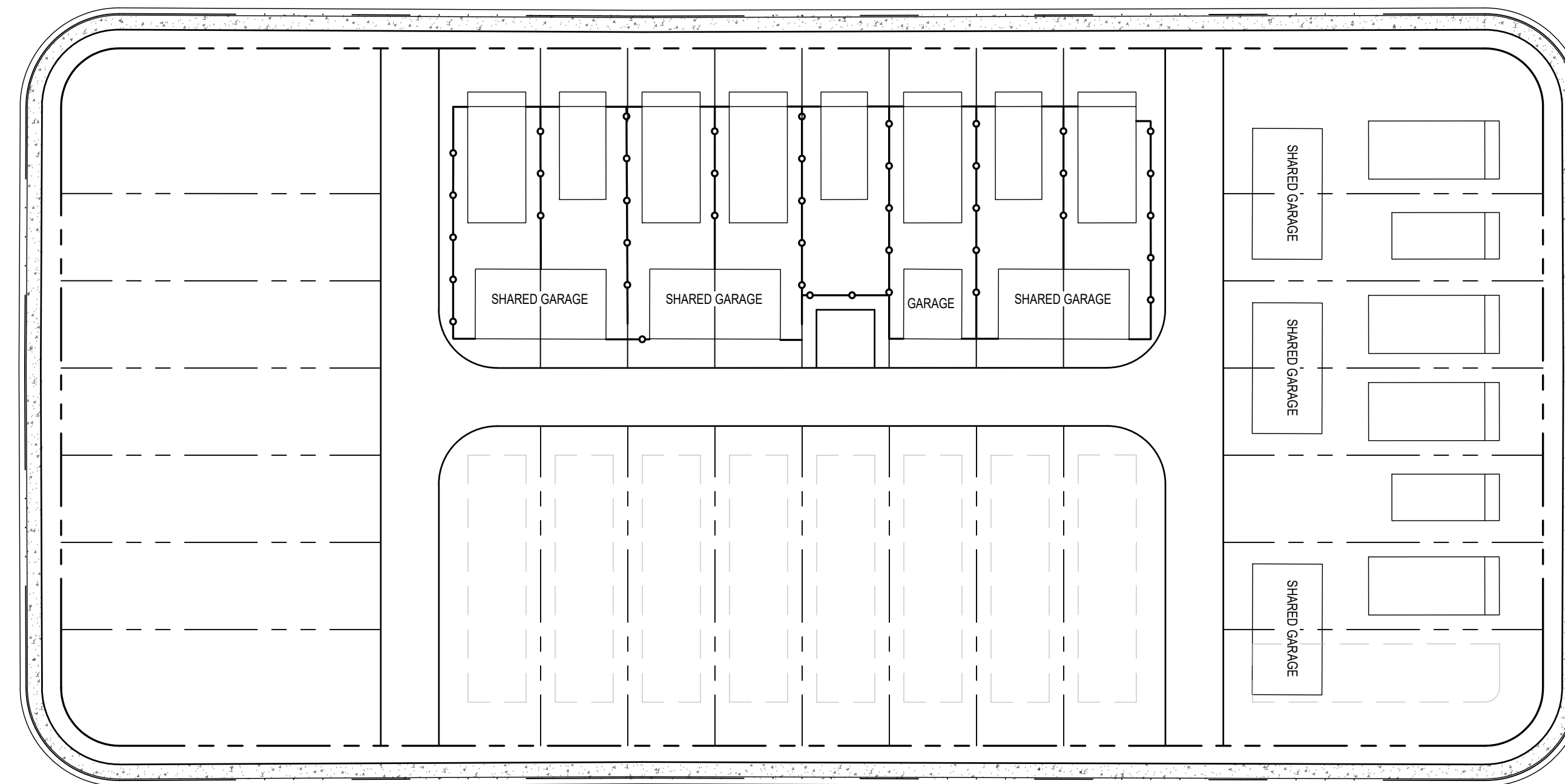
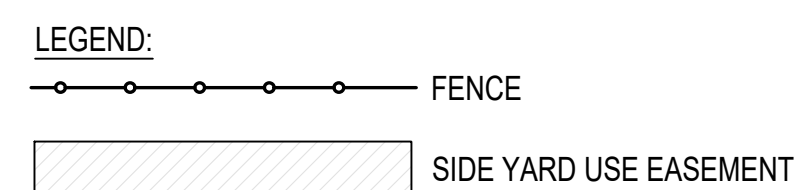
Side Use Easement  
and  
Fencing Plans

Sheet

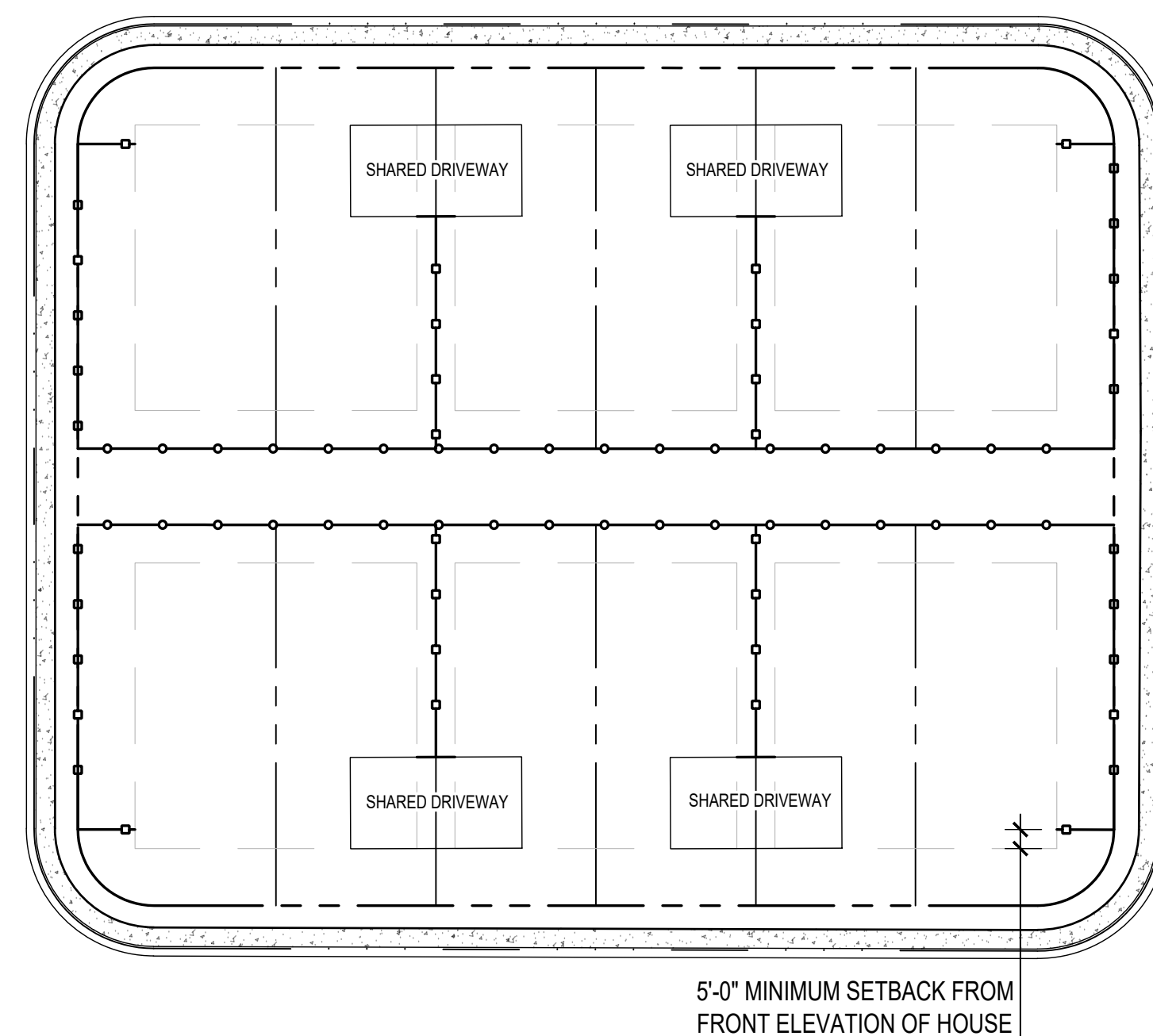
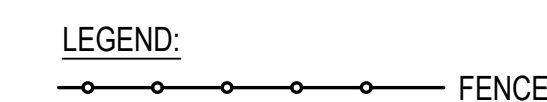
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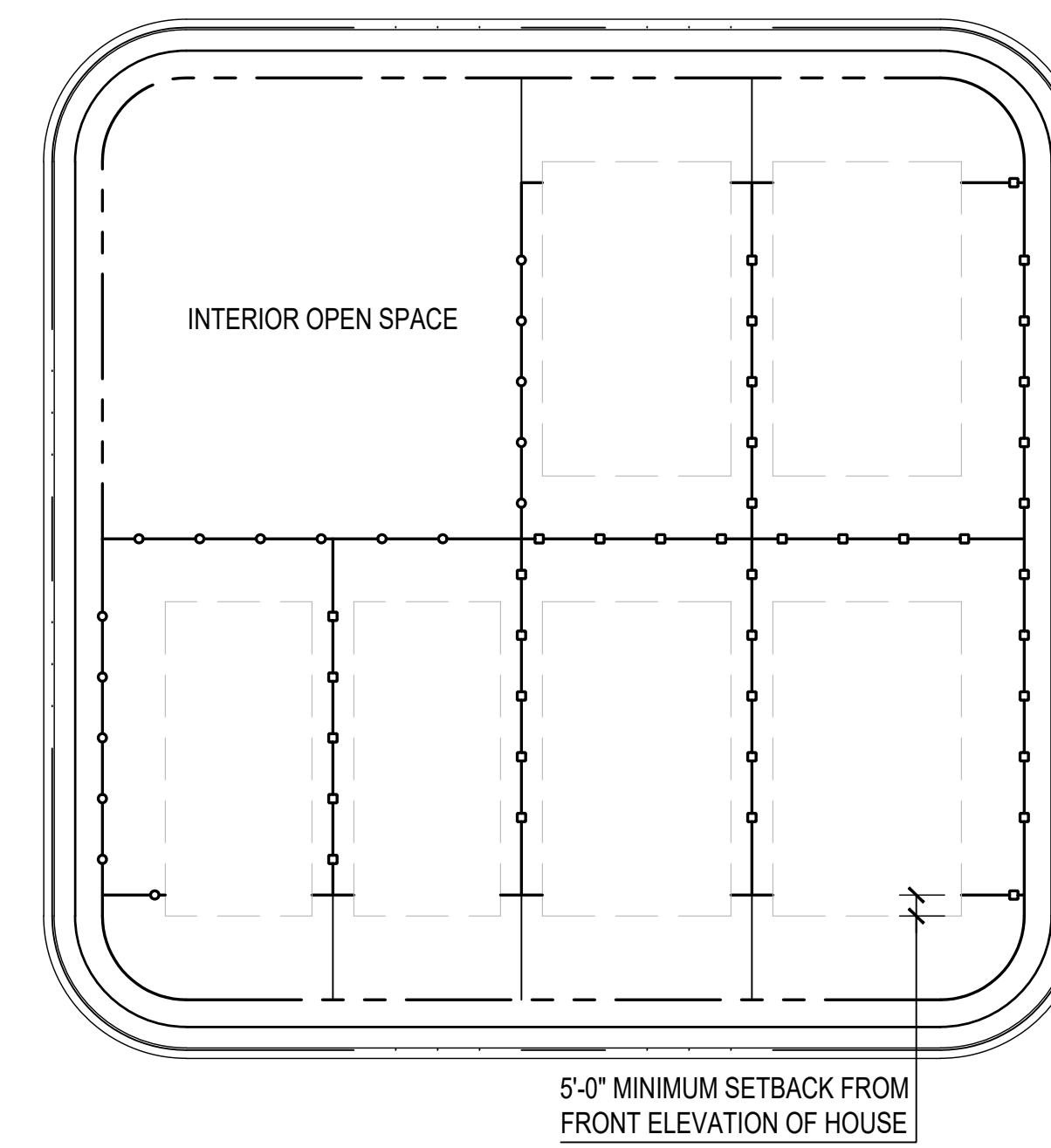
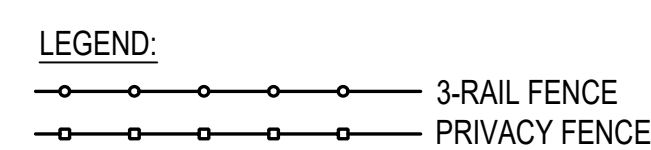
Side Yard Use Easement (SYUE) Diagram:  
Rear Load Single-Family Detached (Cottage)



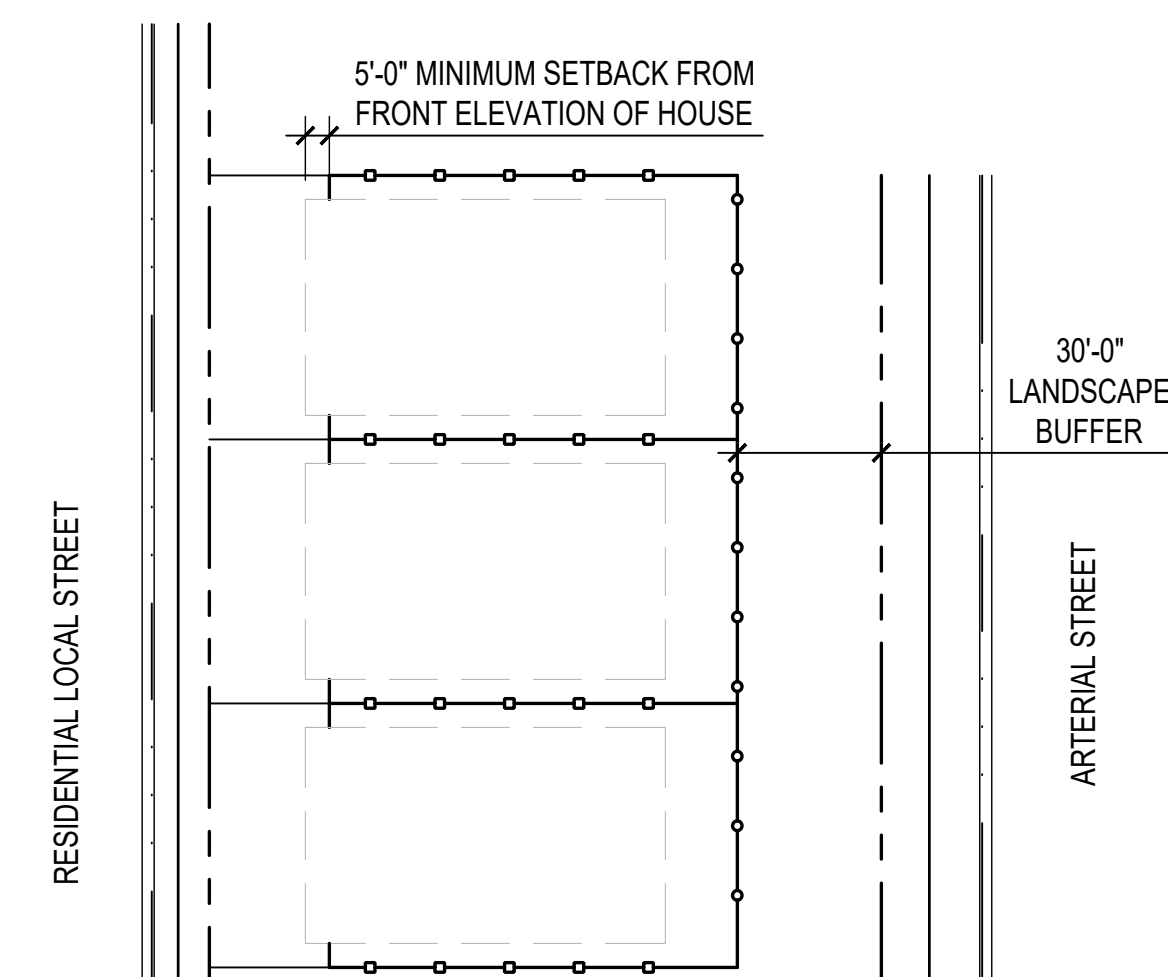
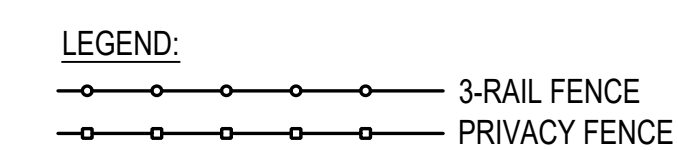
Conceptual Fence Location Diagram:  
Rear Load Single-Family Detached (Cottage)



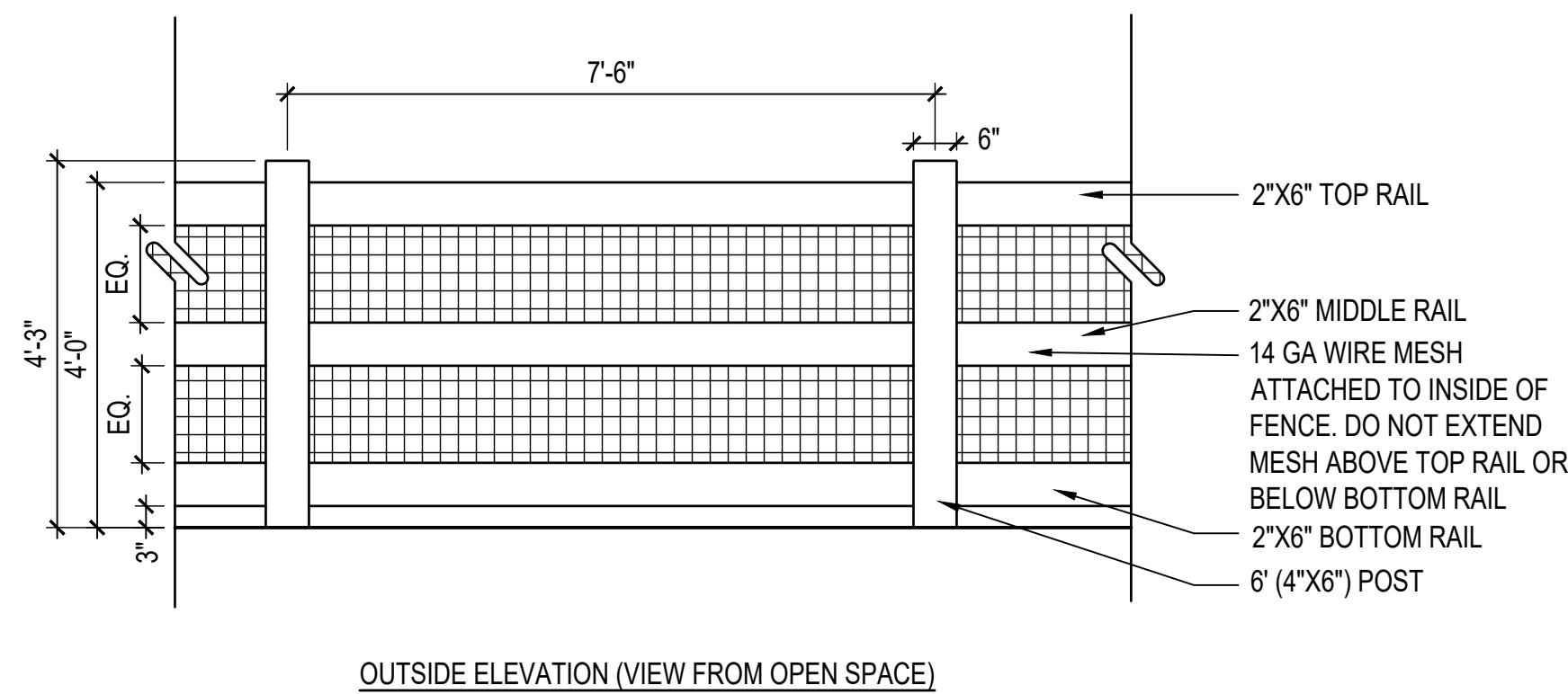
Conceptual Fence Type Location Diagram:  
Front Load Single-Family Attached Duplex



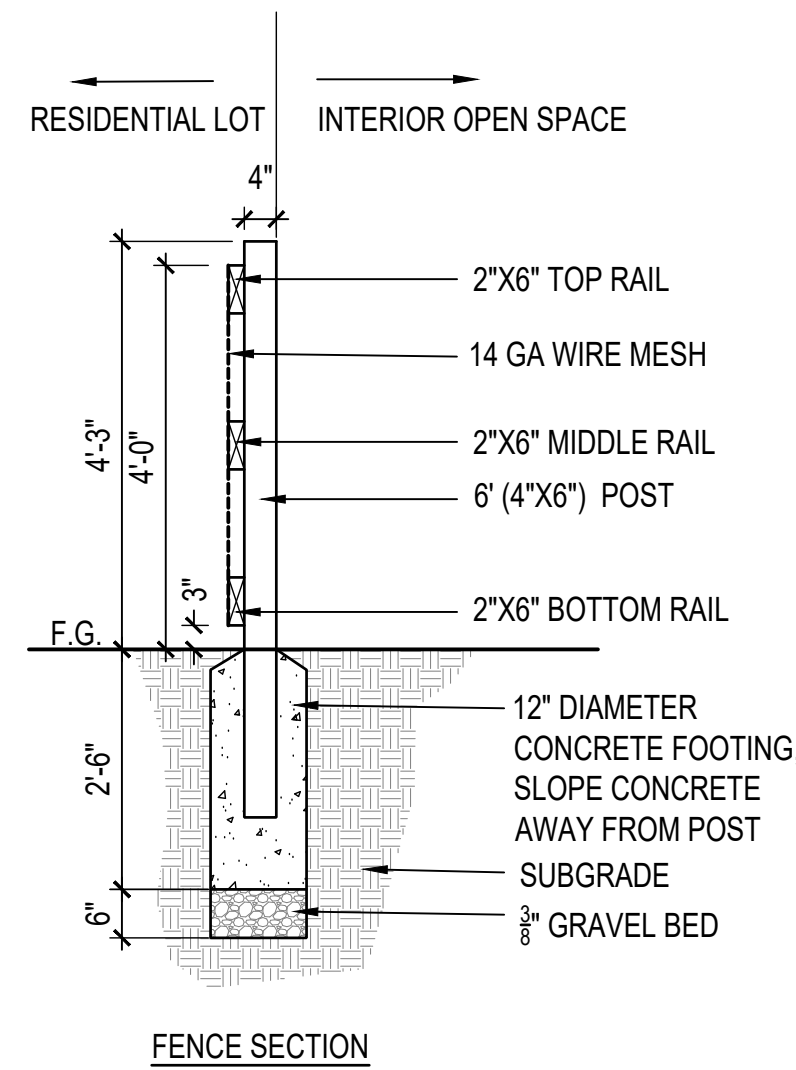
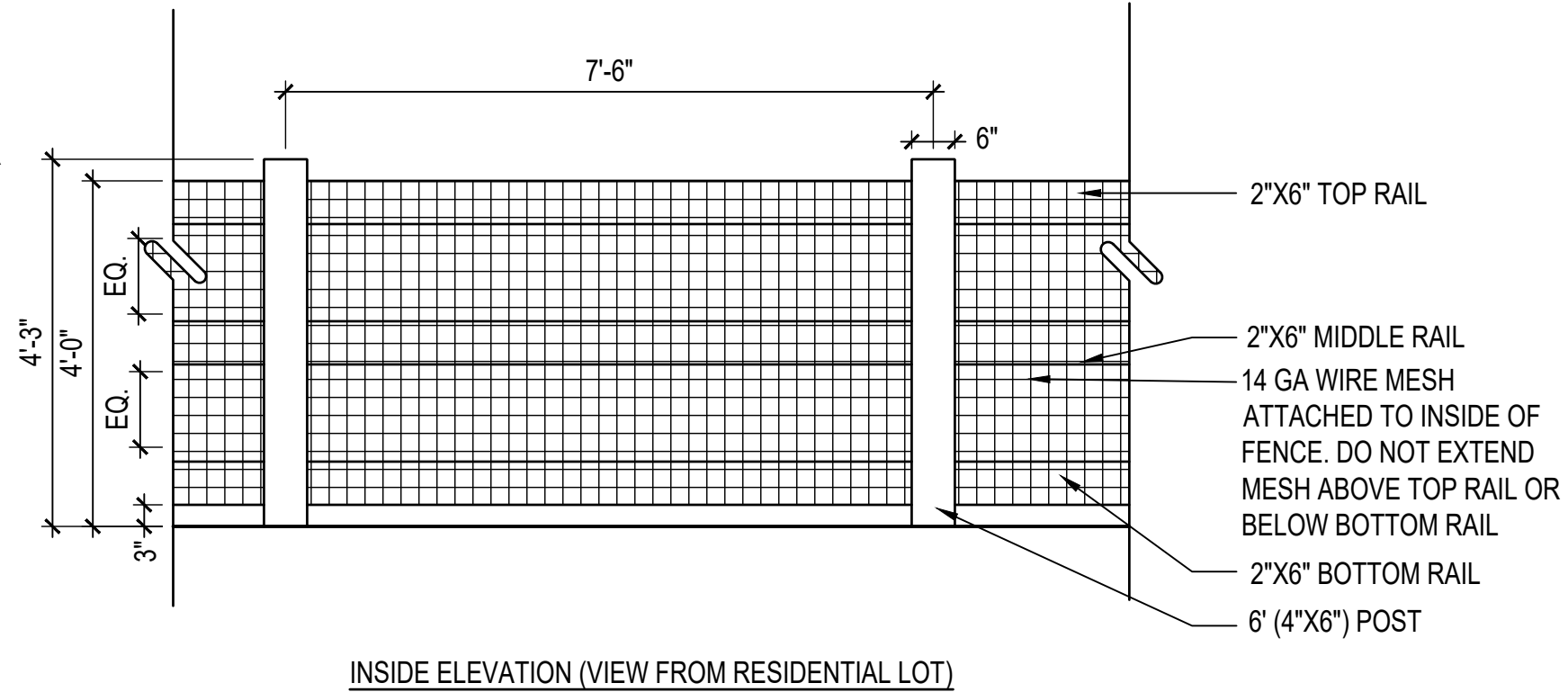
Conceptual Fence Type Location Diagram:  
Front Load Single-Family Detached







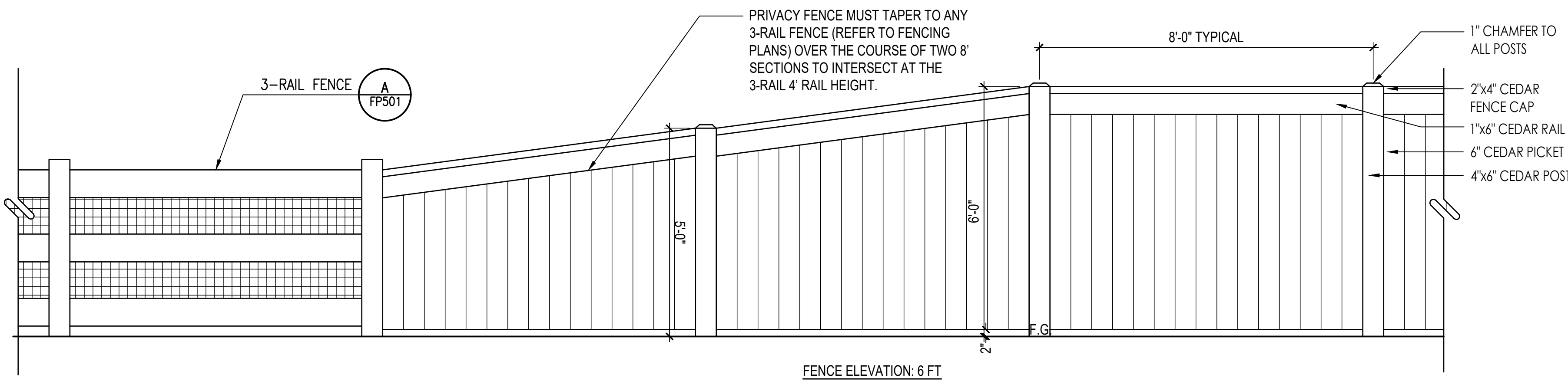
- NOTES:
1. ALL FENCING MATERIALS SHALL BE CEDAR PRESSURE TREATED LUMBER #1 GRADE.
  2. ALL FENCING TO BE STAINED WITH SHERWIN WILLIAMS
  3. DEVELOPER'S STRUCTURAL ENGINEER TO APPROVE ALL COLUMN FOOTINGS.
  4. WIRE MESH IS AN OPTIONAL FEATURE THAT MAY BE INSTALLED BY INDIVIDUAL HOMEOWNERS.
  5. 36" HEIGHT FENCE MAY USED AT DEVELOPER'S DISCRETION.



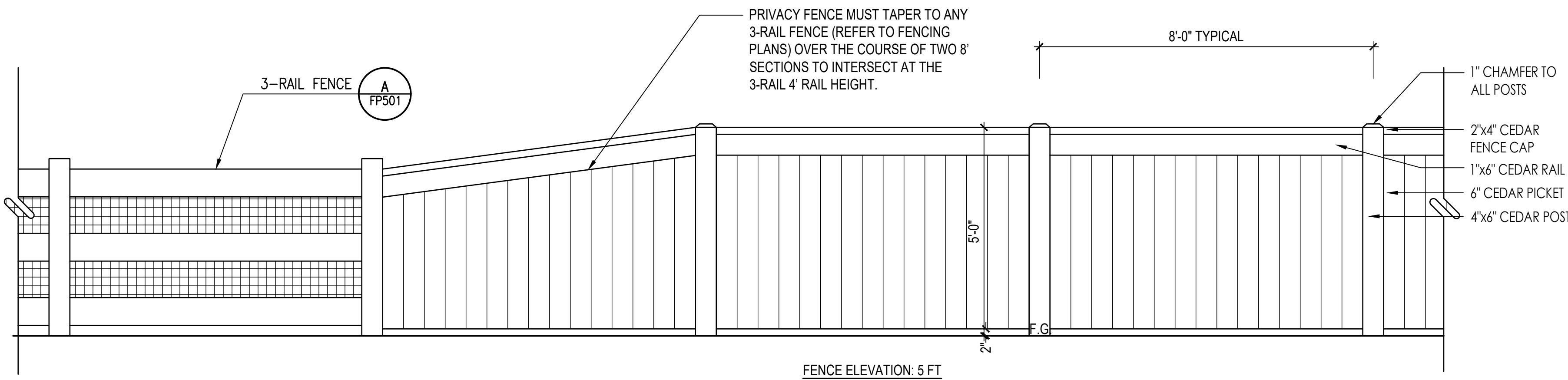
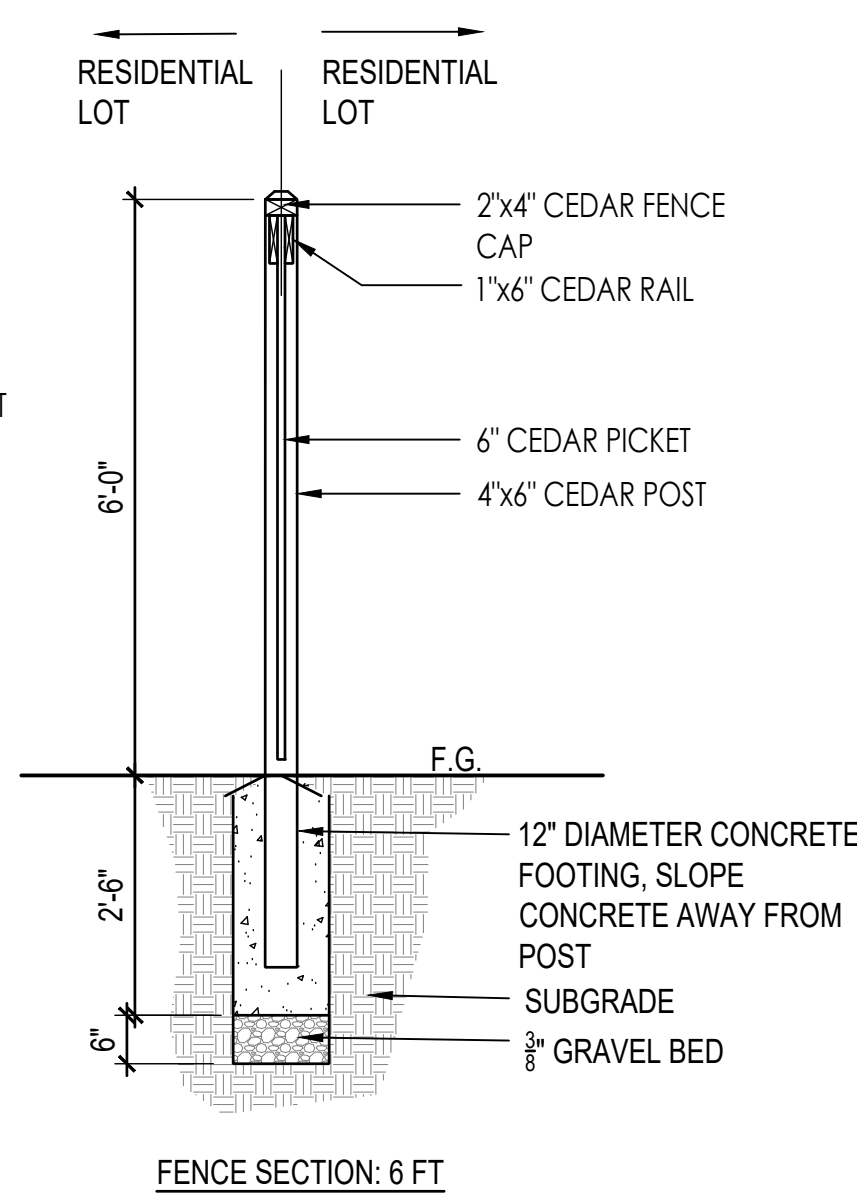
### A 3 RAIL FENCE

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

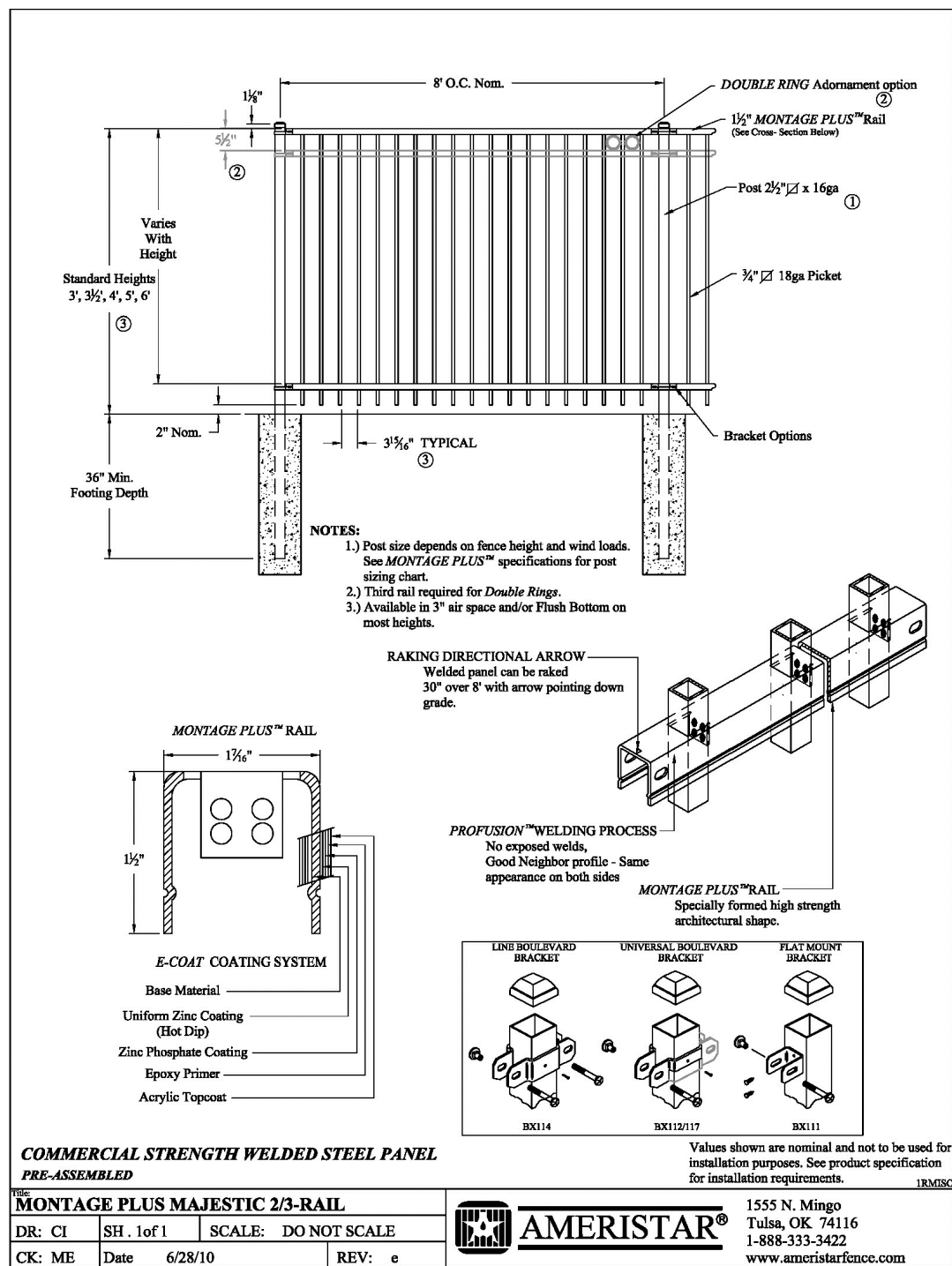
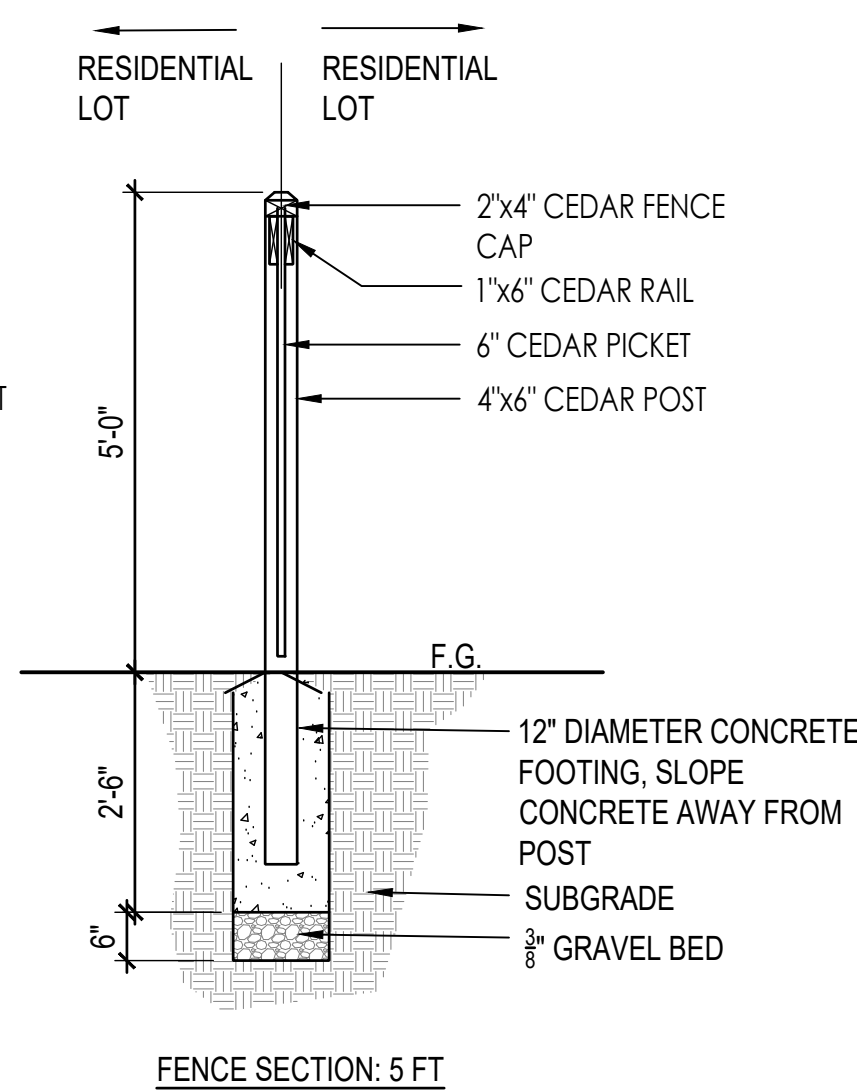
DT-FENC-FILING ONE



- NOTES:
1. REFER TO FENCING PLANS FOR LOCATIONS OF PRIVACY FENCE.
  2. PRIVACY FENCE MUST TAPER TO ANY 3-RAIL FENCE (REFER TO FENCING PLANS) OVER THE COURSE OF TWO 8' SECTIONS TO INTERSECT AT THE 3-RAIL 4' RAIL HEIGHT.
  3. ALL FENCING MATERIALS SHALL BE CEDAR OR PRESSURE TREATED LUMBER #1 GRADE.
  4. DEVELOPER'S STRUCTURAL ENGINEER TO APPROVE ALL COLUMN FOOTINGS.



- NOTES:
1. REFER TO FENCING PLANS FOR LOCATIONS OF PRIVACY FENCE.
  2. PRIVACY FENCE MUST TAPER TO ANY 3-RAIL FENCE (REFER TO FENCING PLANS) OVER THE COURSE OF TWO 8' SECTIONS TO INTERSECT AT THE 3-RAIL 4' RAIL HEIGHT.
  3. ALL FENCING MATERIALS SHALL BE CEDAR OR PRESSURE TREATED LUMBER #1 GRADE.
  4. DEVELOPER'S STRUCTURAL ENGINEER TO APPROVE ALL COLUMN FOOTINGS.



COMPANY: AMERI STAR FENCING  
MODEL: MONTAGE PLUS POOL, PET & PLAY  
STYLE: MAJESTIC, WITH FLUSH BOTTOM RAIL  
GATES: 4' WIDE TO MATCH  
COLOR: BLACK  
HEIGHT: 6 FT.  
CONTACT: 1-888-333-3422 (WWW.AMERISTARFENCE.COM)  
INSTALL PER MANUFACTURER REQUIREMENTS AND SPECIFICATIONS.

### B POOL PERIMETER FENCE

SCALE: NTS

DT-FENC-POOL

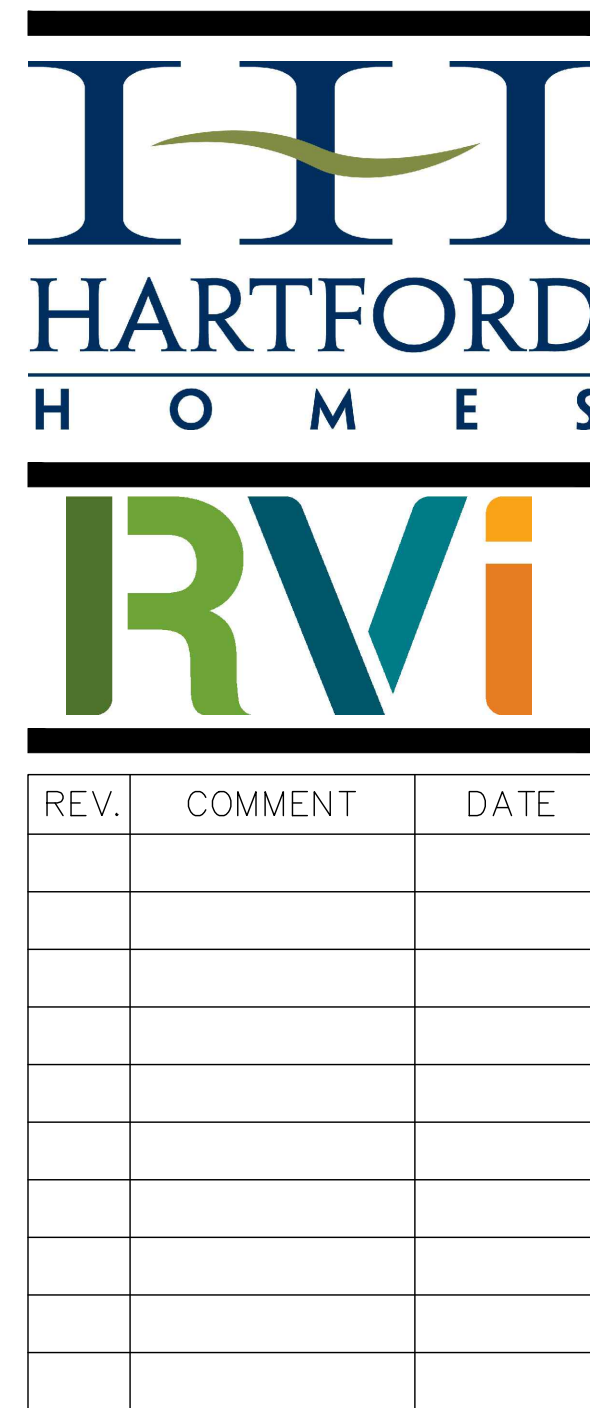
### C PRIVACY FENCE

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

DT-FENC-SCRN-6FT

GRANARY

Johnstown, Colorado



### OUTLINE DEVELOPMENT PLAN AMENDMENT 01

Date: 08.22.2025

Drawn By: SL, LJ

Checked By: CR

Fencing Details

Sheet

ODP 14





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OUTLINE  
DEVELOPMENT  
PLAN  
AMENDMENT 01

Date: 08.22.2025

Drawn By: SL, LJ

Checked By: CR

Signed Ordinance

Sheet

ODP 15



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

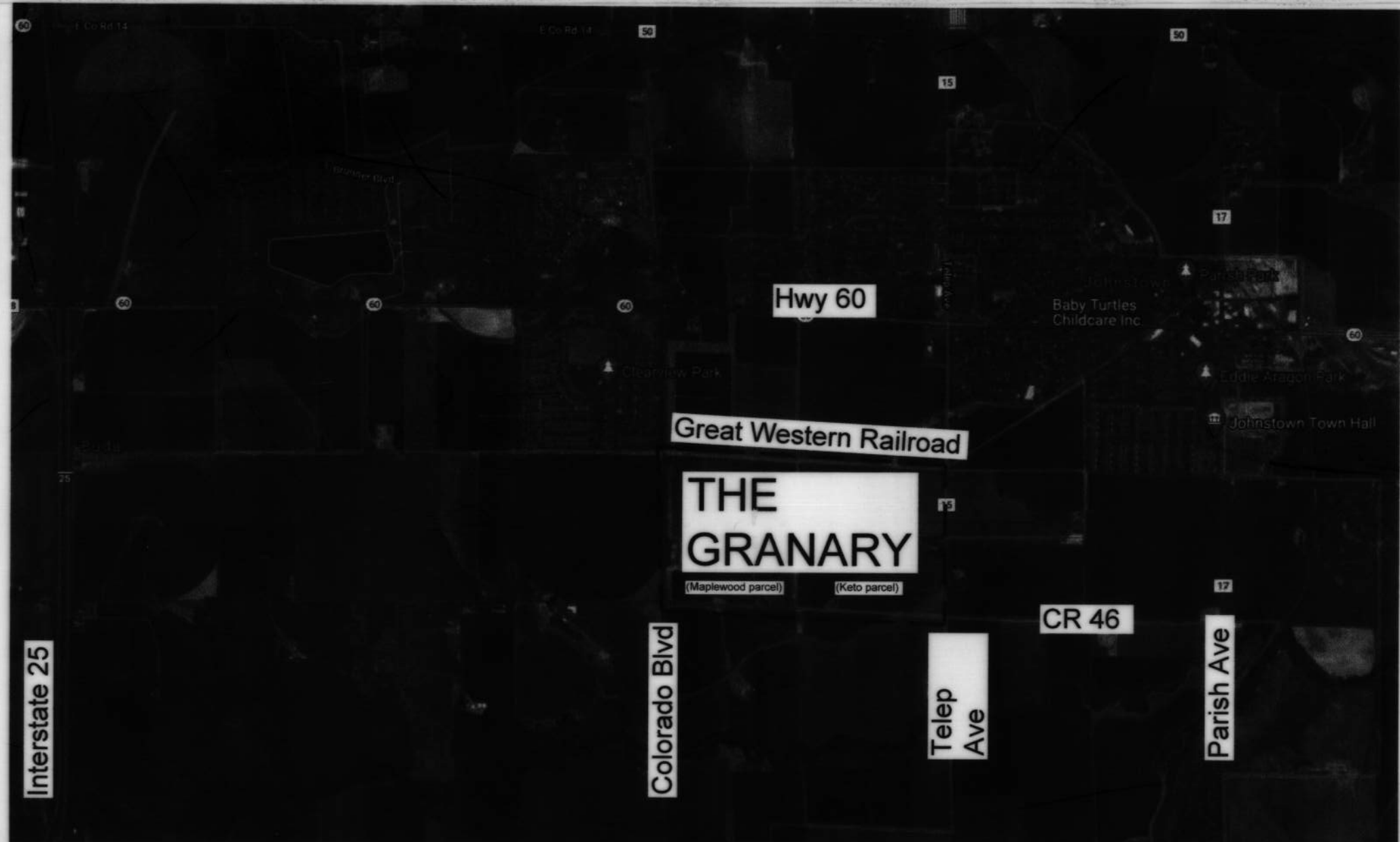
- Water: Town of Johnstown
Sewer: Town of Johnstown
Refuse Collection: Town of Johnstown
Electric: Xcel Energy
Natural gas: Xcel Energy
Schools: Weld County School District re 5-J, Aims Junior College District
Police: Town of Johnstown Police Department
Fire Protection: Front Range Fire Rescue
Library: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

APPROVALS

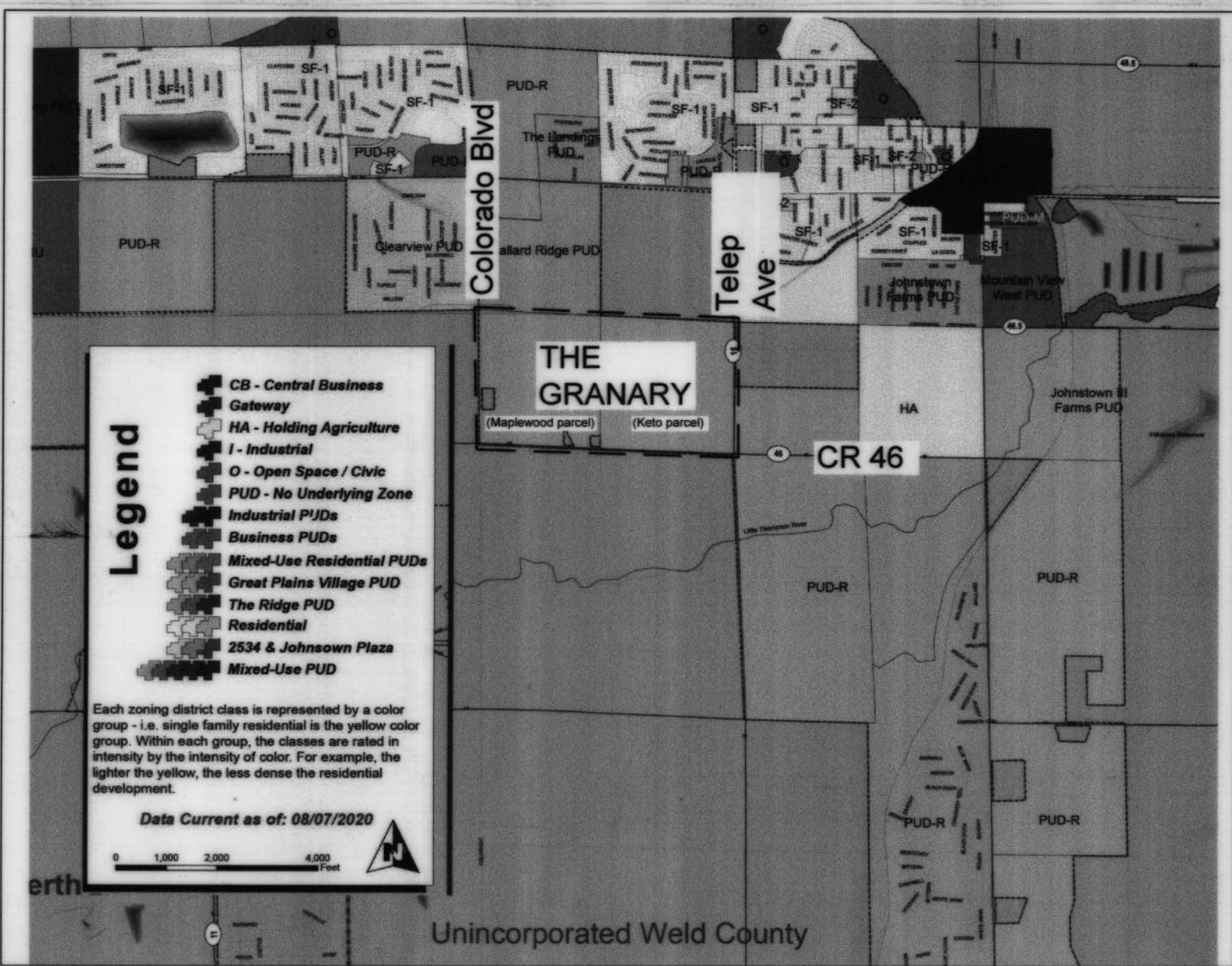
PLANNING AND ZONING COMMISSION
THIS OUTLINE DEVELOPMENT PLAN TO BE KNOWN AS THE GRANARY ODP, WAS APPROVED BY ACTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF JOHNSTOWN, COLORADO AT A REGULAR MEETING HELD ON THE 13 DAY OF January, 2021.

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



Russell + Mills

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

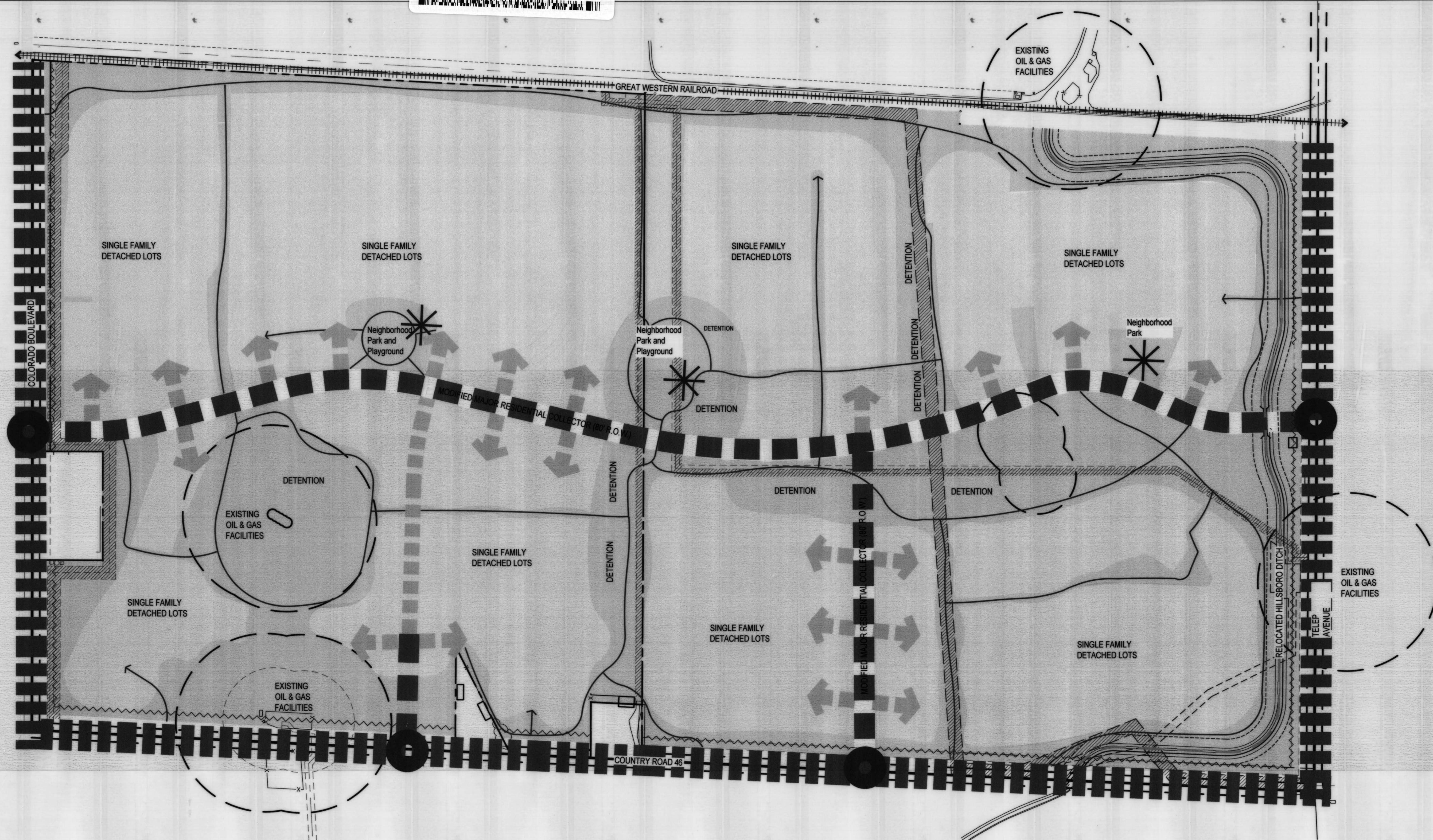
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COVER SHEET

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

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OUTLINE  
DEVELOPMENT  
PLAN

Date: 01.08.2021

Drawn By: SL & DD

Checked By: CR

Sheet Name

Land Use  
and Circulation Plan

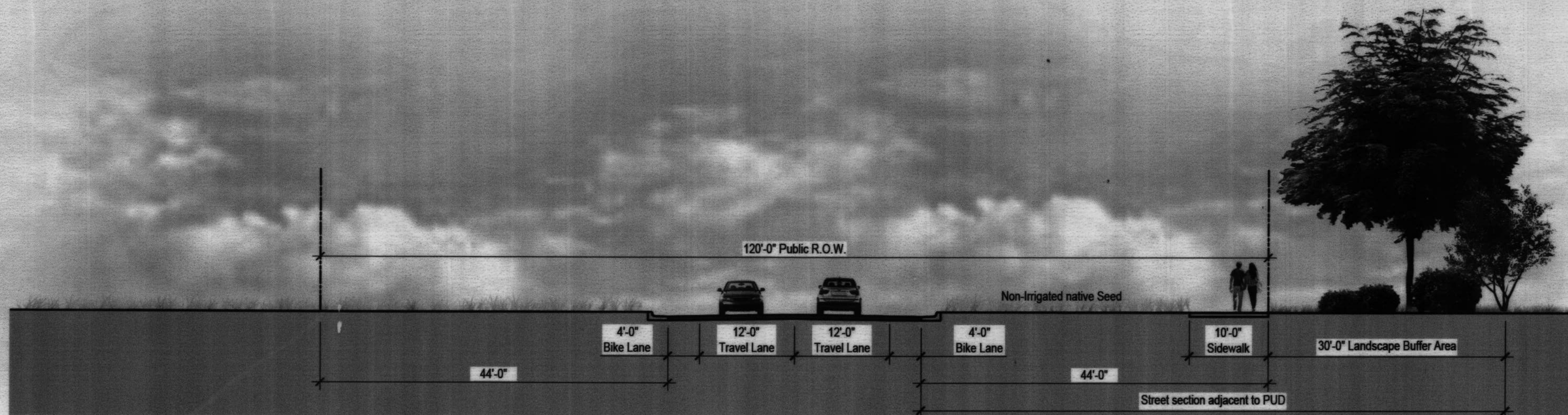
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ODP 2





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



**Notes:**

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

1. Detached Single family lots:
  - a. 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.
  - b. 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).
  - c. Adjacent elevations shall have at least two distinguishing characteristics. These may include differences in exterior materials, changes in roof lines, and garage placement / orientation.
  - d. Identical and/or mirrored floor plans are not permitted on immediately adjacent lots.
  - e. 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.
  - f. Sheds less than 120 SF shall be allowed on single-family lots.
2. 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 windows shall face a street.
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 40 feet, unless the roof is punctuated by dormers or intersections with perpendicular roof systems.
6. Garages:
  - a. 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.
  - b. Three-car garages, if proposed, shall be:
    - i. Third garage shall be recessed by at least two feet from the two-car garage plane; or,
    - ii. Separated by a two-foot width masonry column from the two-car garage.
    - iii. Tandem configuration

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.

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 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.

Landscape design 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.

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.

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.

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.

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.

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

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'

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

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

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.

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.

# Johnstown, Colorado

[illegible]

# OUTLINE DEVELOPMENT PLAN

Date: 01.08.2021

Drawn By: SL & DD

Checked By: CR

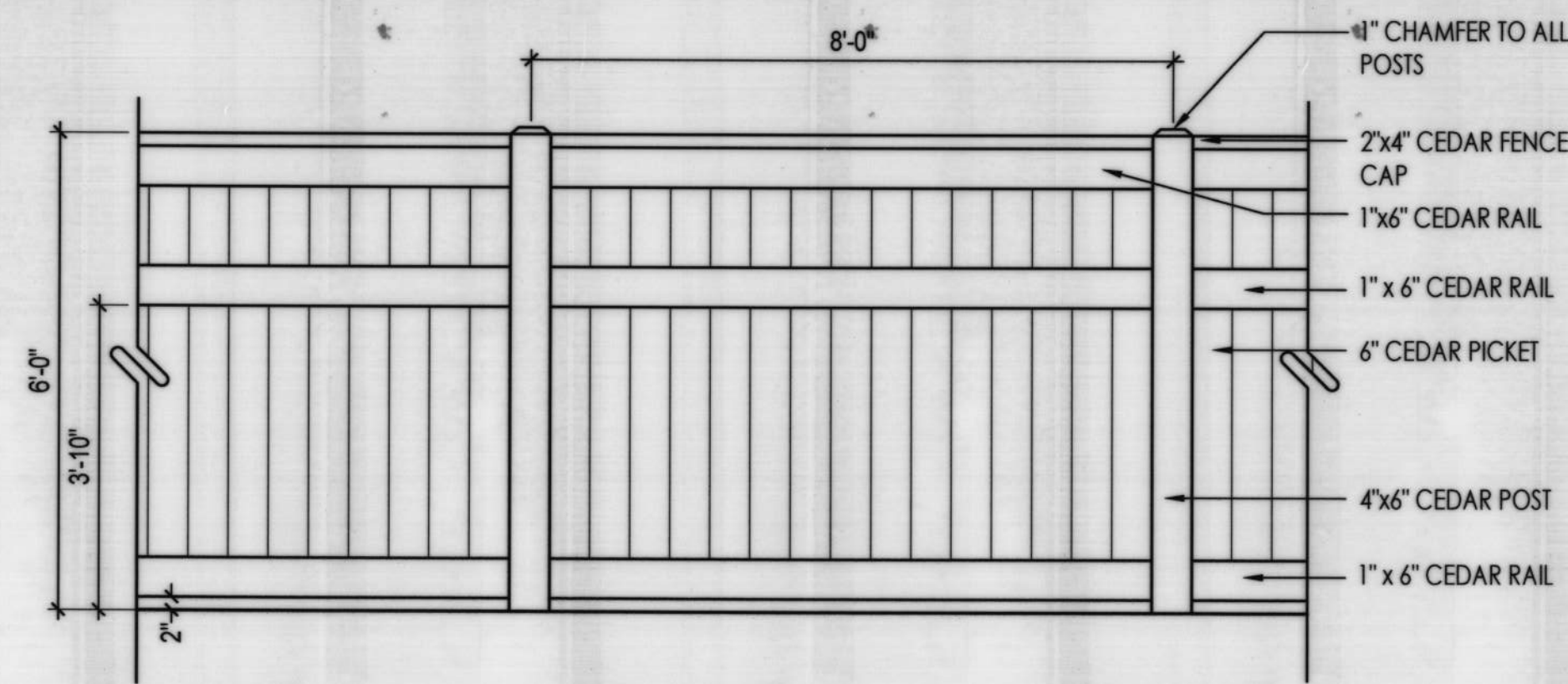
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## Development Standards

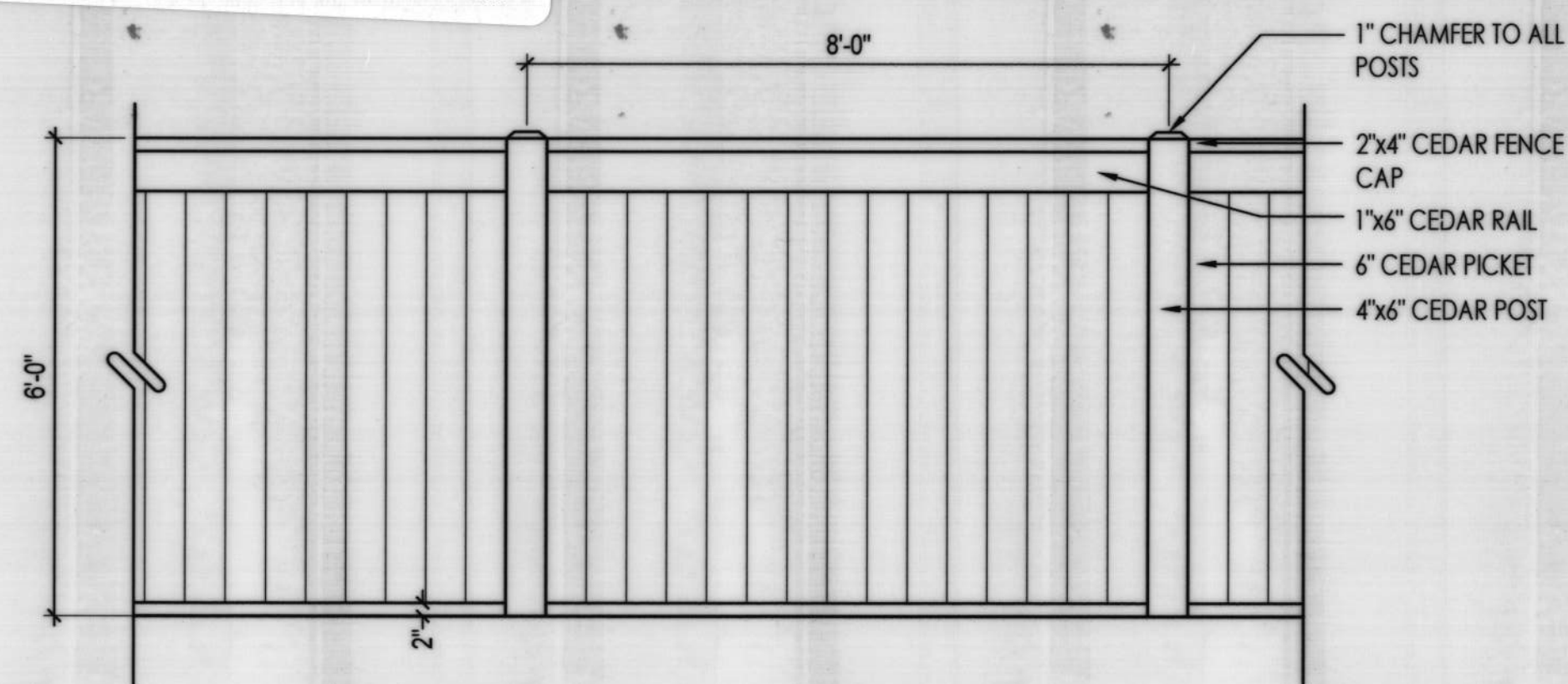
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# ODP 3

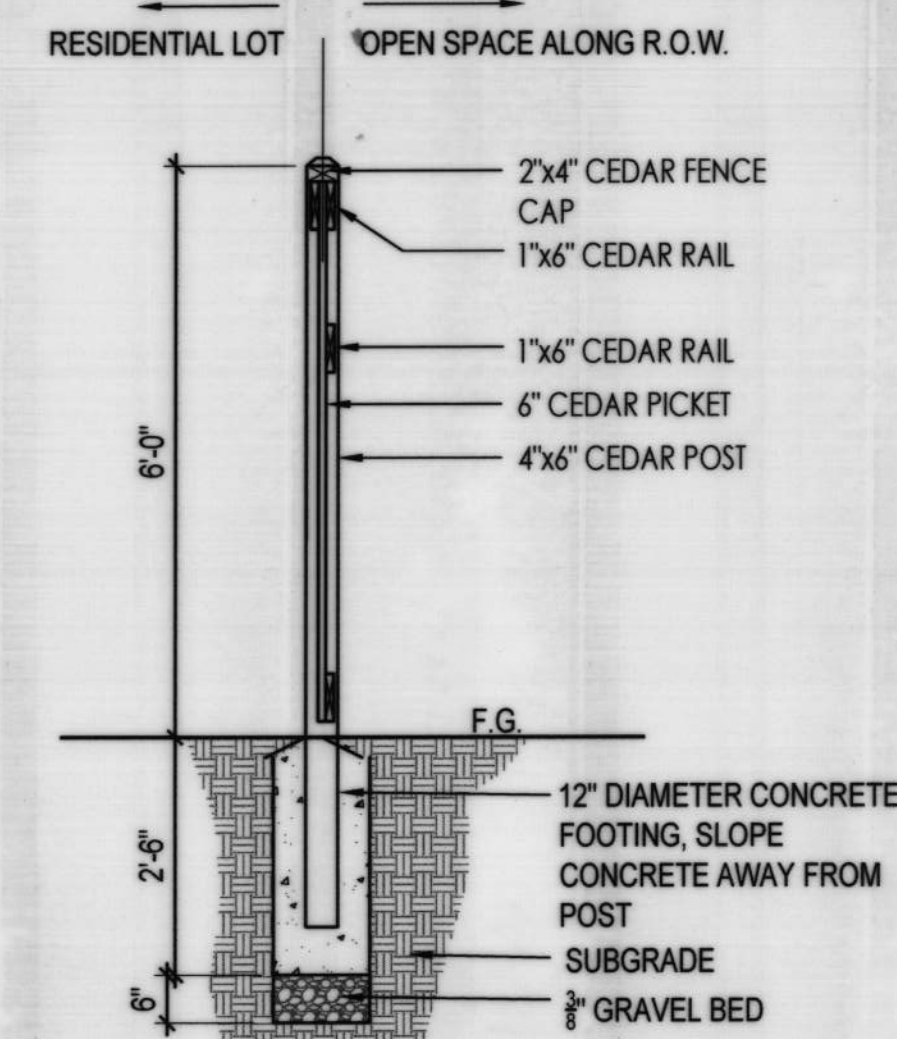




OUTSIDE ELEVATION (VIEW FROM R.O.W. ALONG COLORADO BOULEVARD, TELEP AVENUE, CR 46 AND RAILROAD)



INSIDE ELEVATION (VIEW FROM RESIDENTIAL LOT)



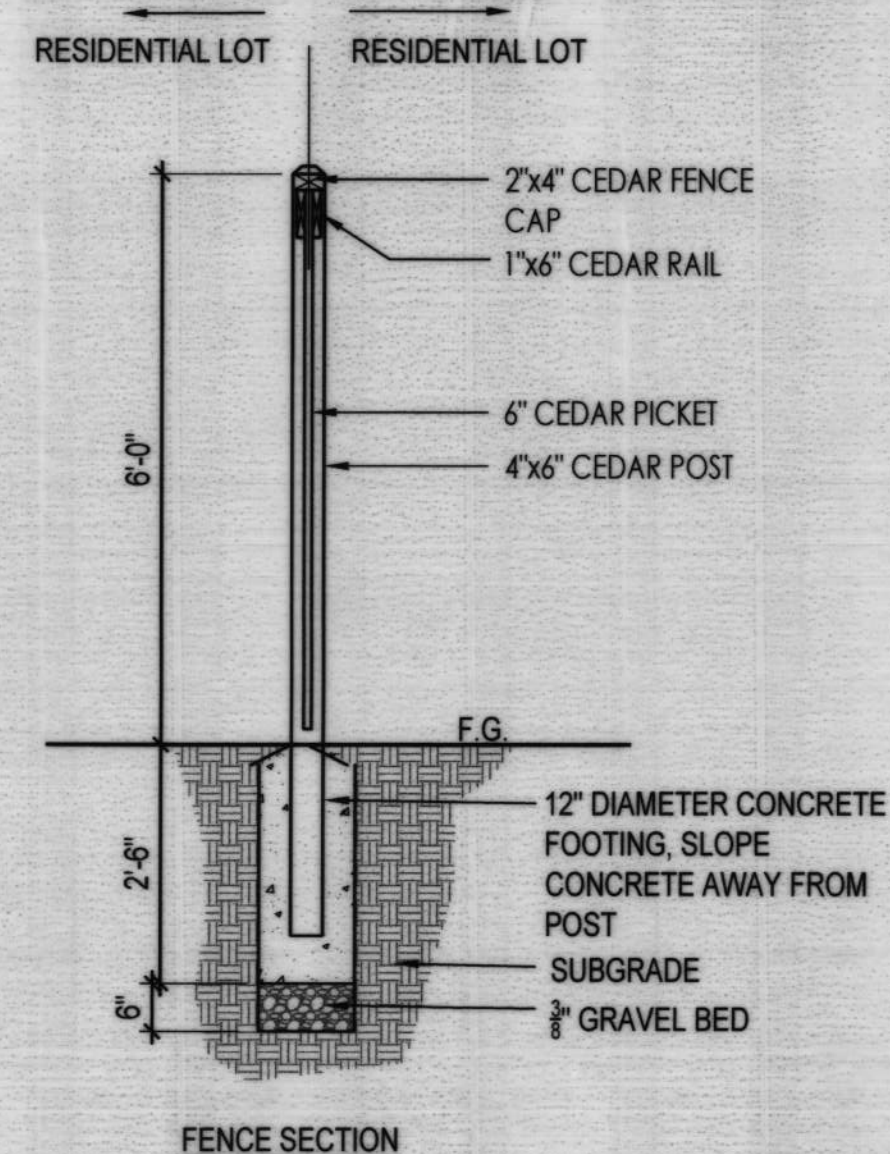
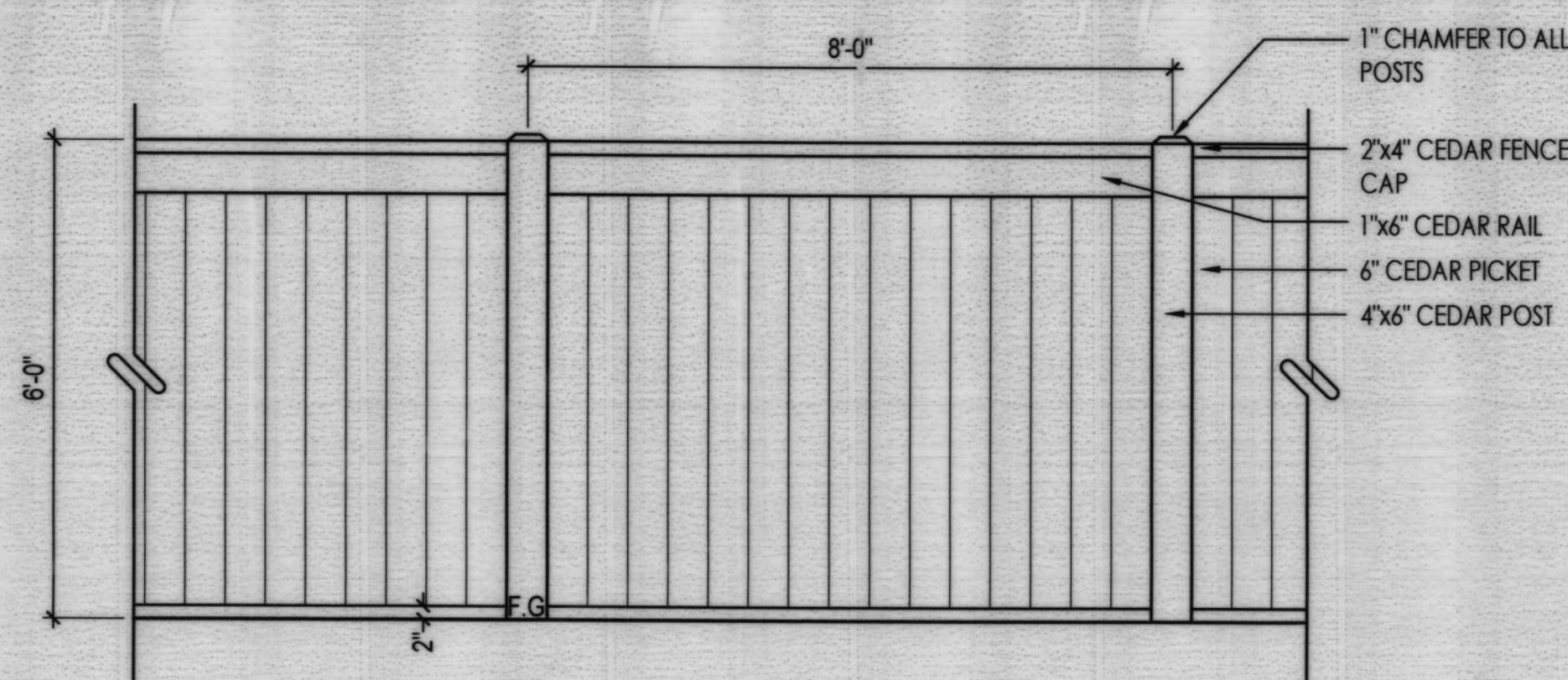
FENCE SECTION

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

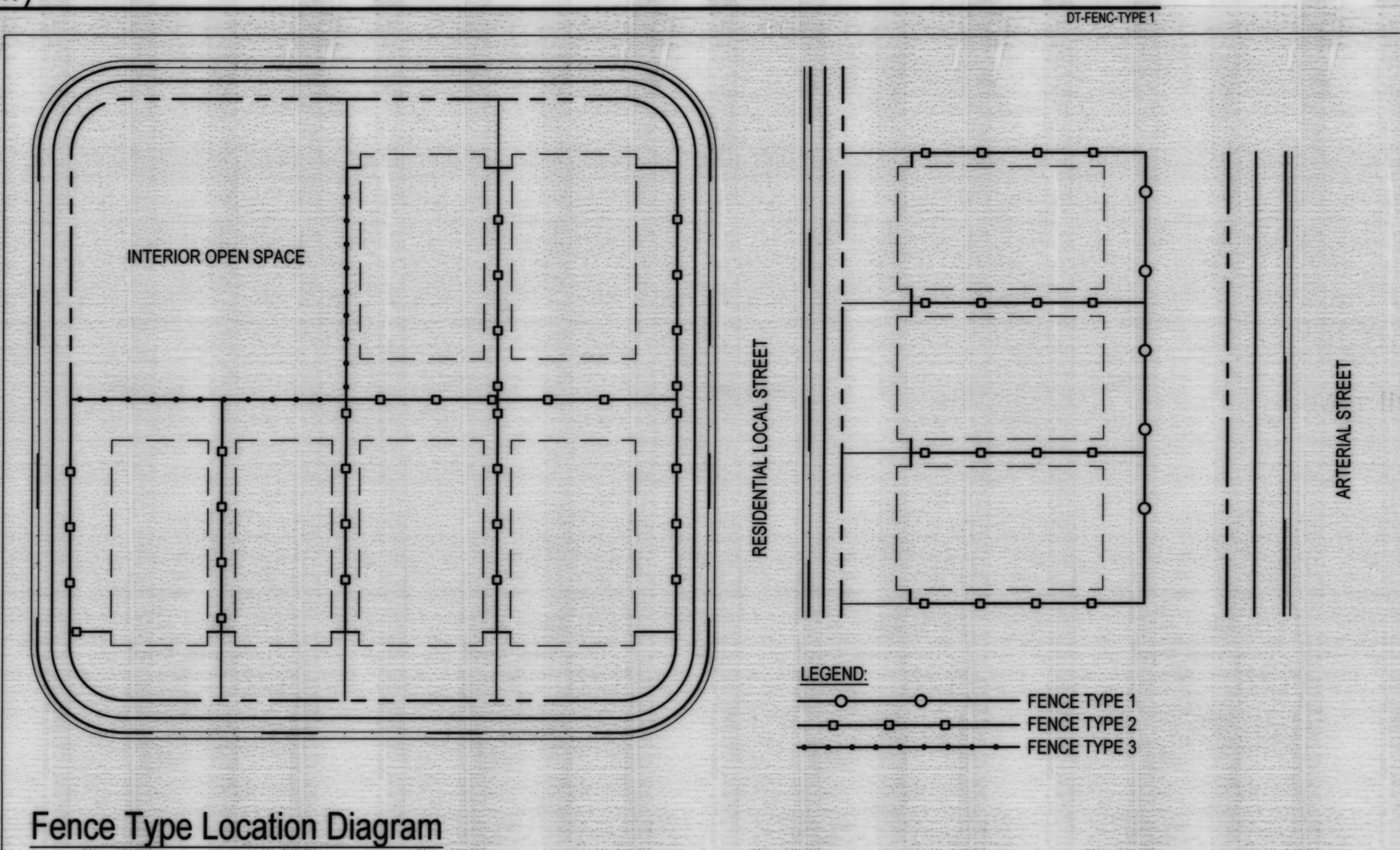
NOTES:

- 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.

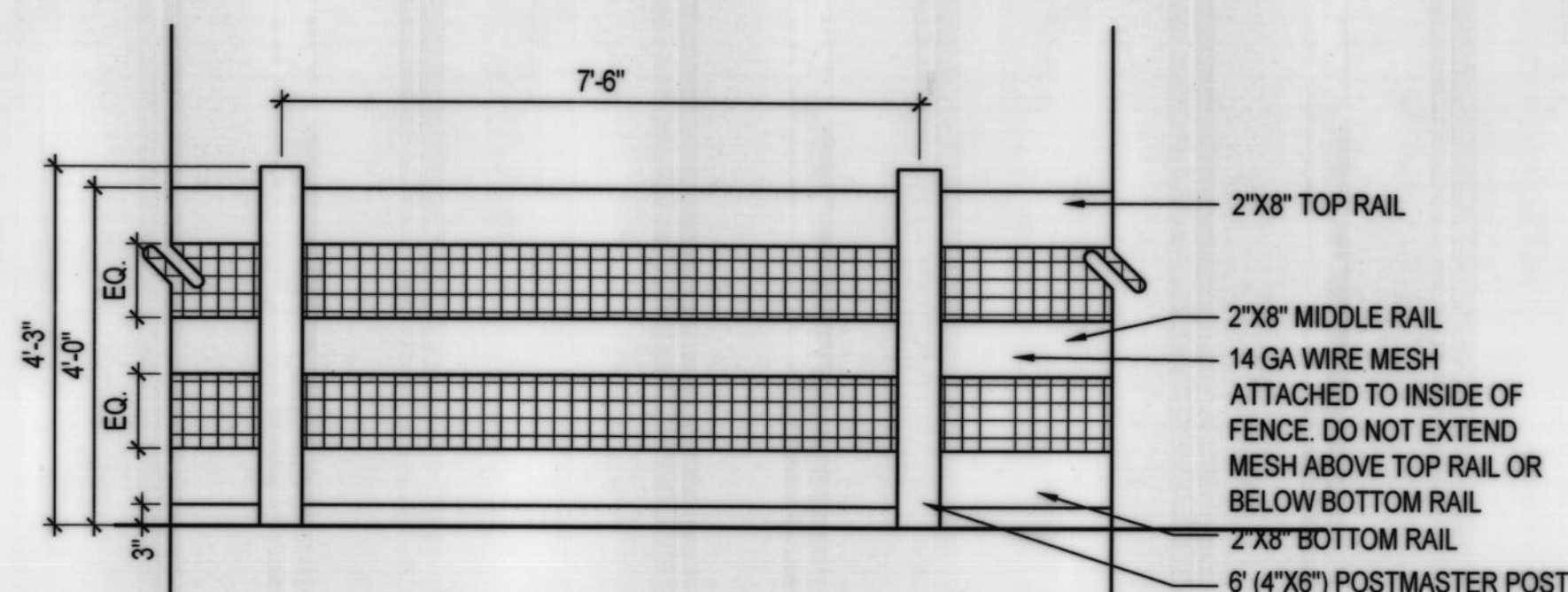
**B** FENCE TYPE 2 (ALONG SINGLE-FAMILY SIDE LOT PROPERTY LINES)

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

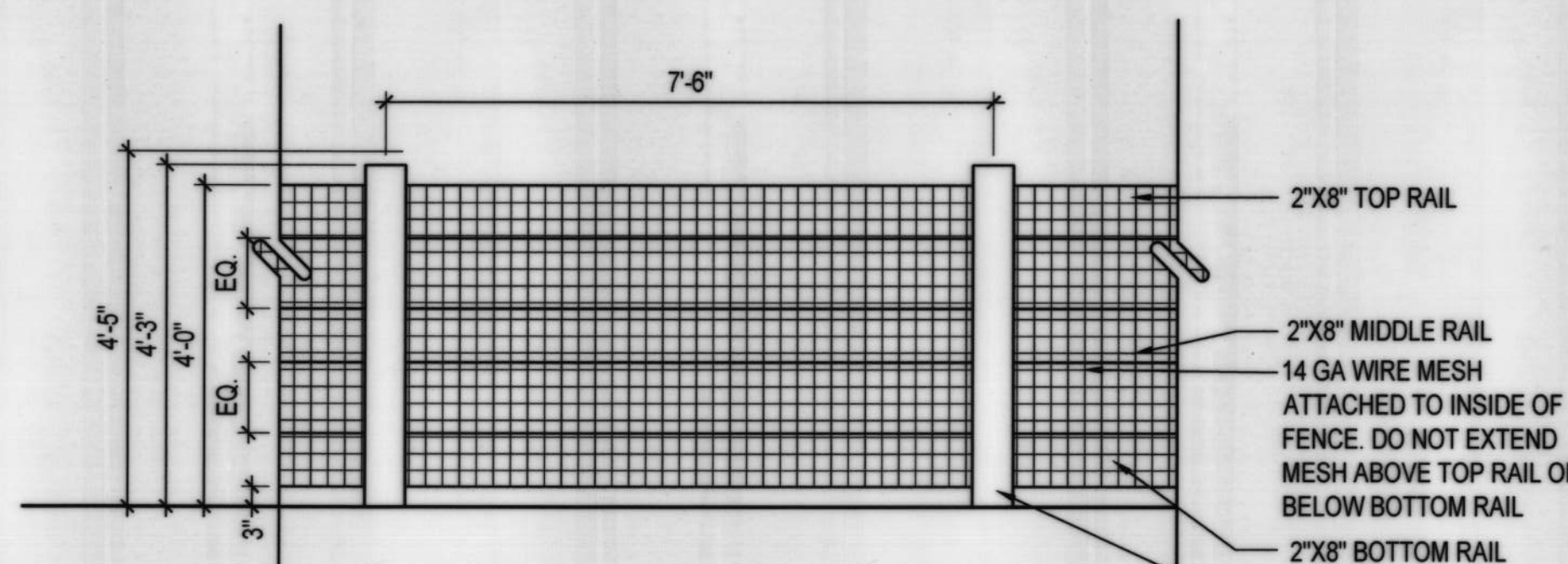
DT-FENC-TYPE 2



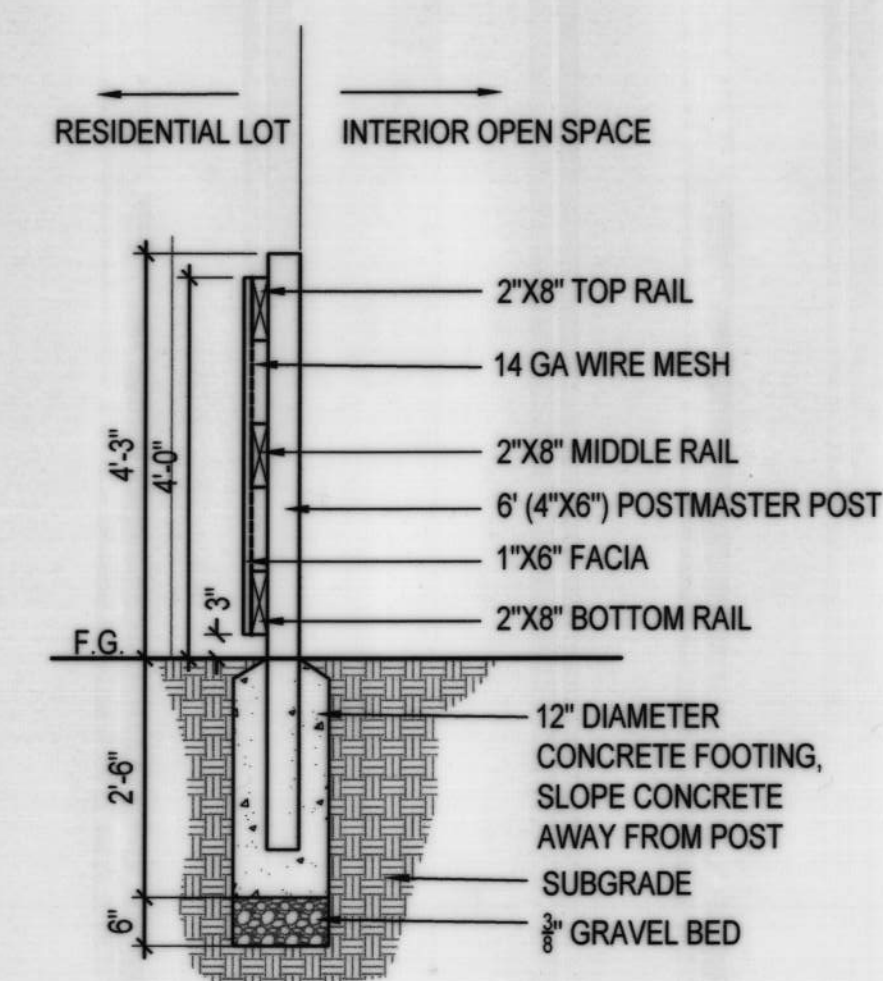
Fence Type Location Diagram



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

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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



- 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.

GRANARY

Johnstown, Colorado



**russell+**  
**mills**

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OUTLINE  
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Date: 01.08.2021

Drawn By: SL & DD

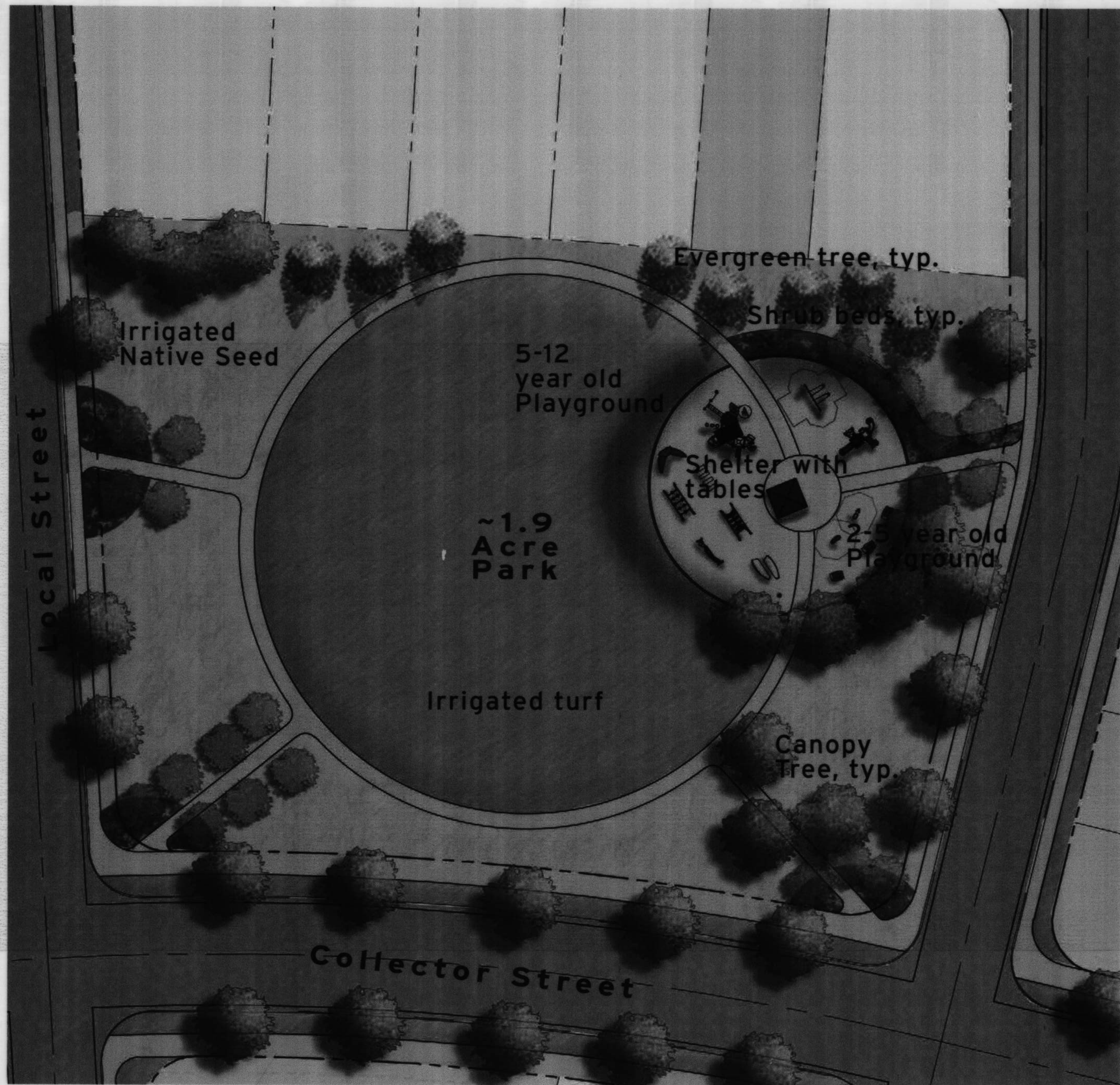
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ILLUSTRATIVE  
MASTER PLAN

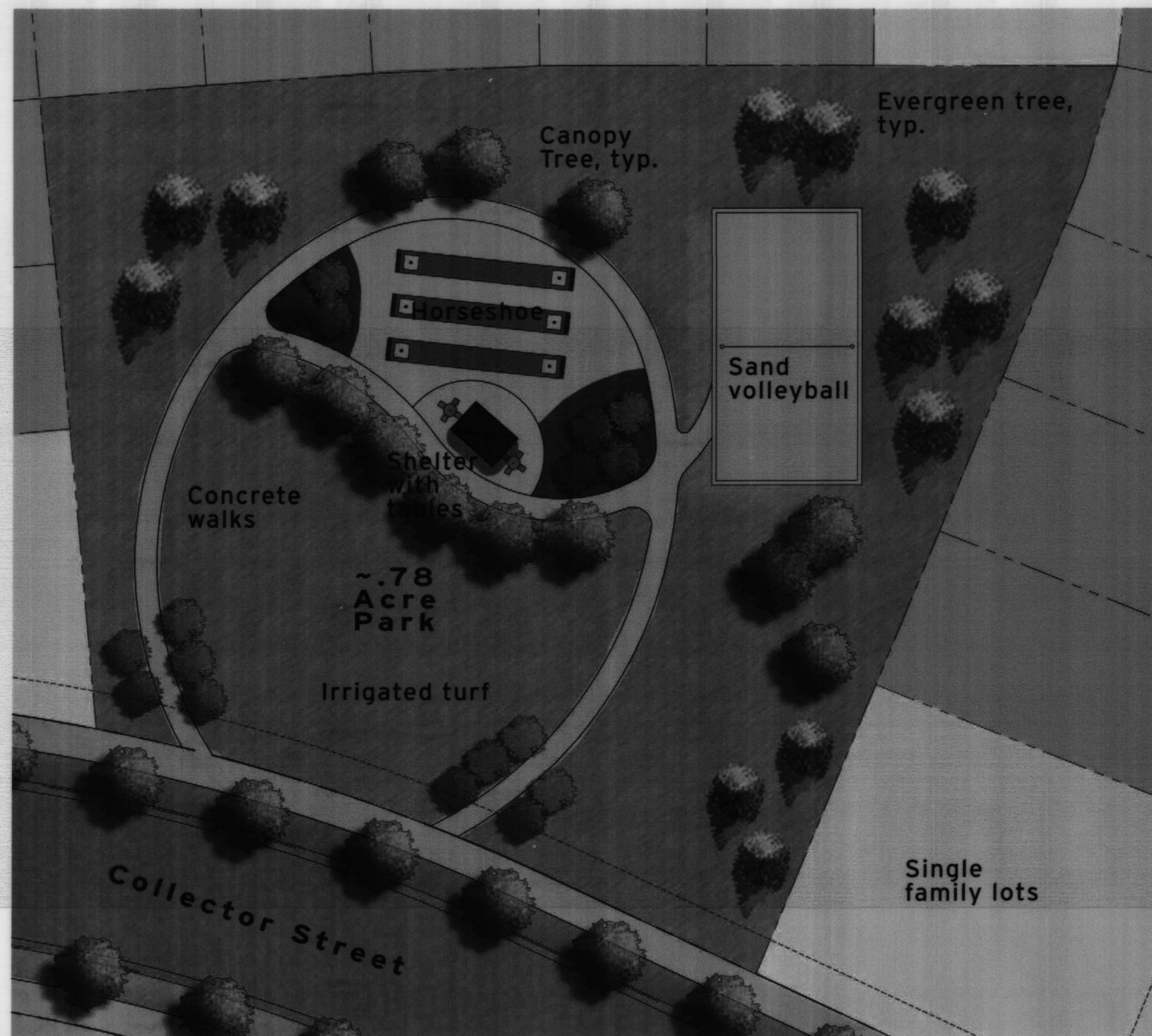
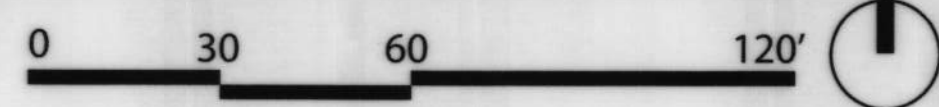
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ODP 5

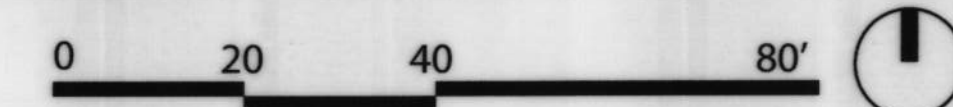




WEST PARK



EAST PARK



GRANARY

Johnstown, Colorado



russell+mills

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OUTLINE  
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Date: 01.08.2021

Drawn By: SL & DD

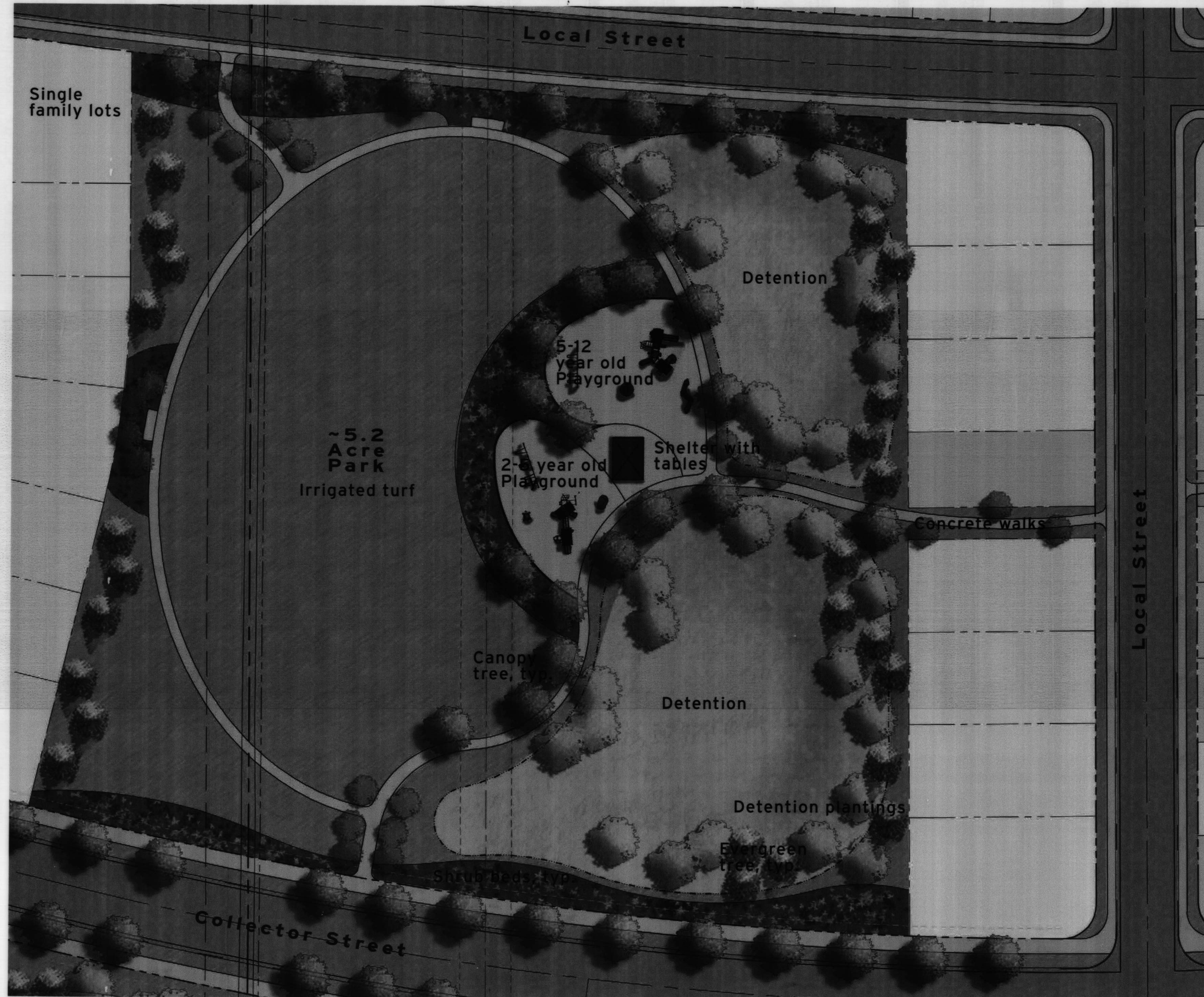
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Sheet Name  
CONCEPTUAL PARK  
ENLARGEMENT  
PLANS

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ODP 6





CENTRAL PARK

GRANARY  
Johnstown, Colorado



russell+mills

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OUTLINE  
DEVELOPMENT  
PLAN

Date: 01.08.2021

Drawn By: SL & DD

Checked By: CR

Sheet Name  
CONCEPTUAL PARK  
ENLARGEMENT  
PLAN

Sheet

ODP 7



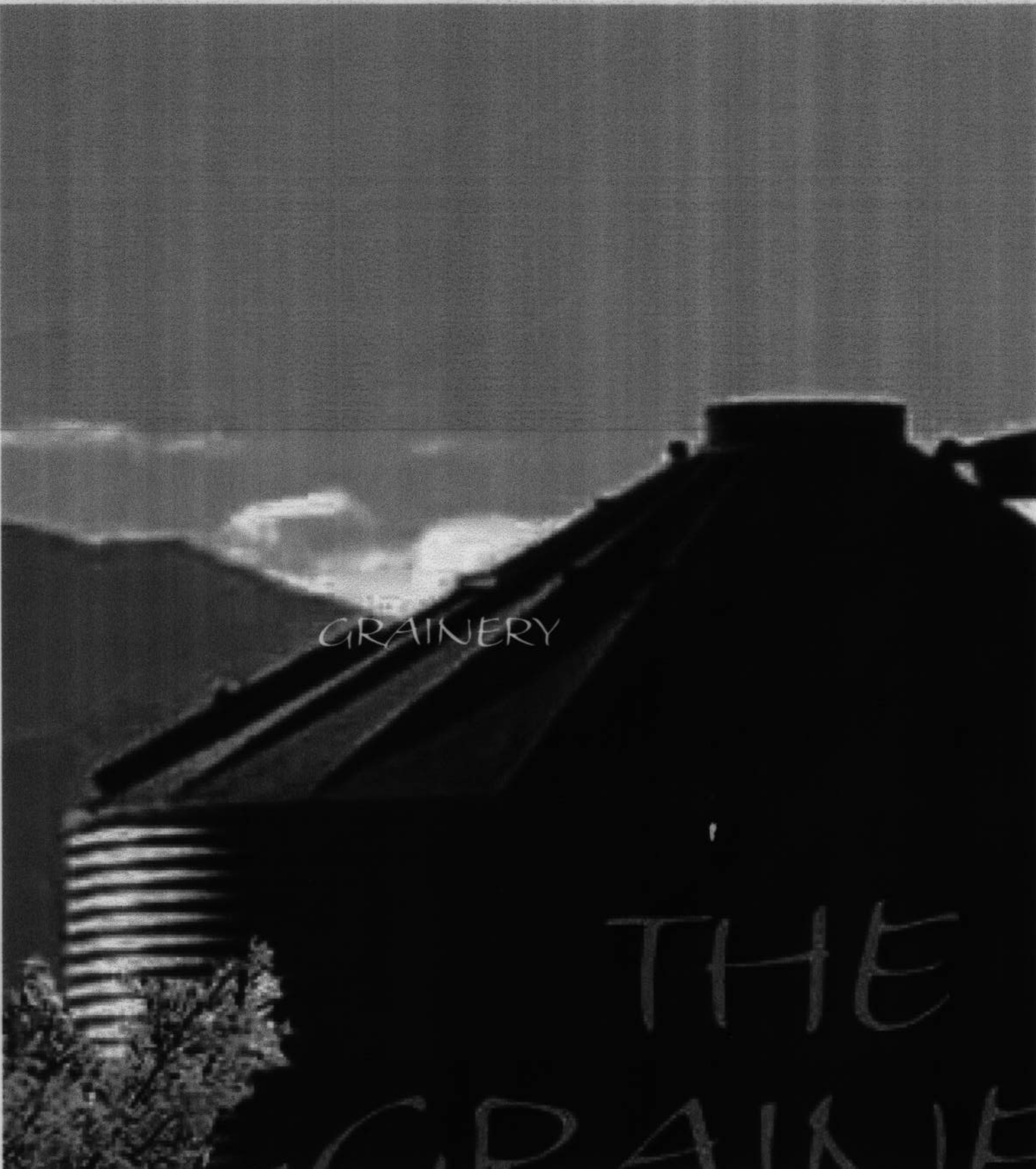
Protect and maintain existing cottonwood to the extent possible. There are dead trees within the stand that need to be removed.

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.

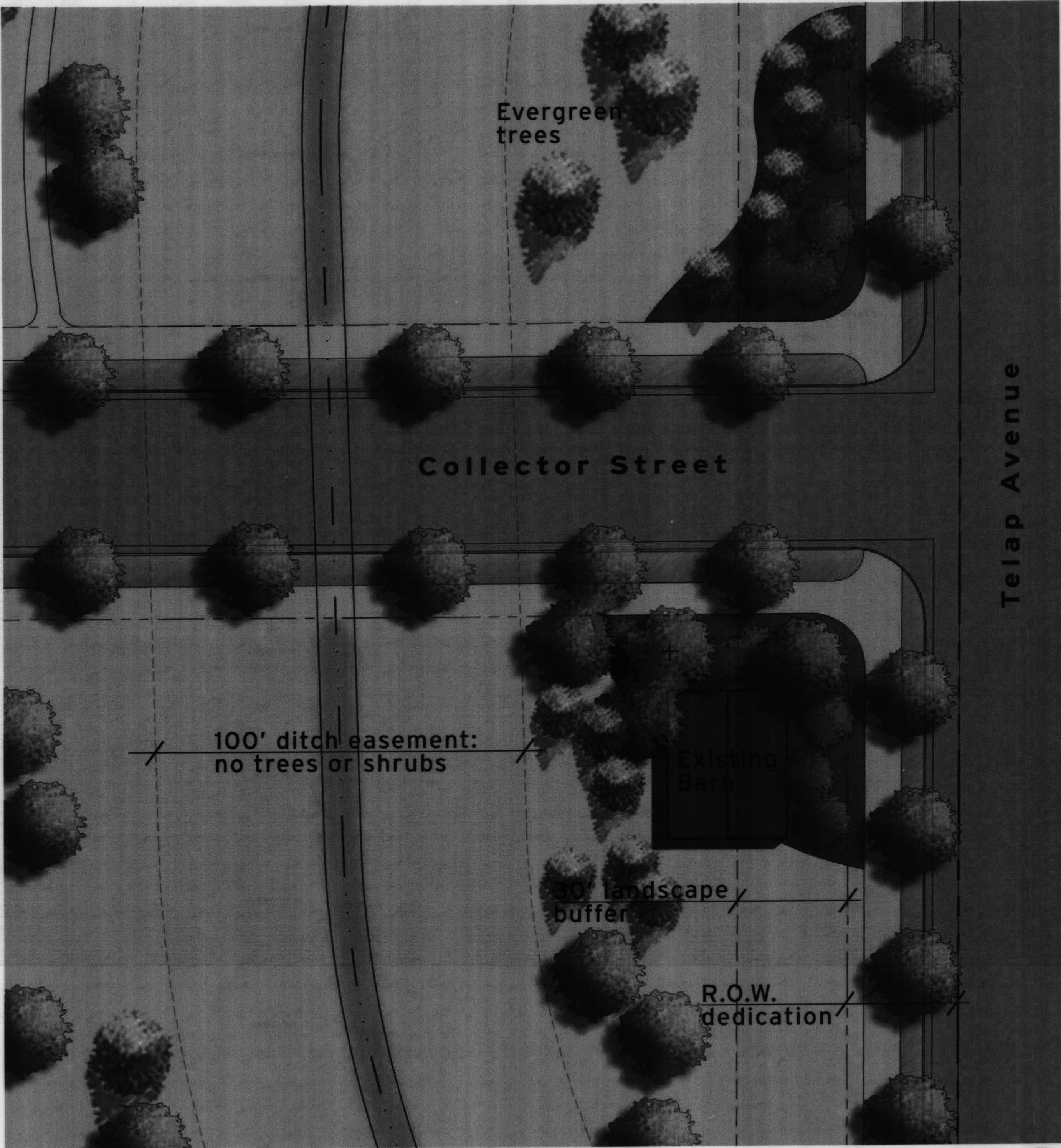
Remove covered garage portion



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



russell+mills

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OUTLINE  
DEVELOPMENT  
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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: Jeremey 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 that reads "Shelley La Mastra".

Shelley La Mastra, PLA  
Associate Principal





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

**TOWN COUNCIL  
NOVEMBER 3, 2025**



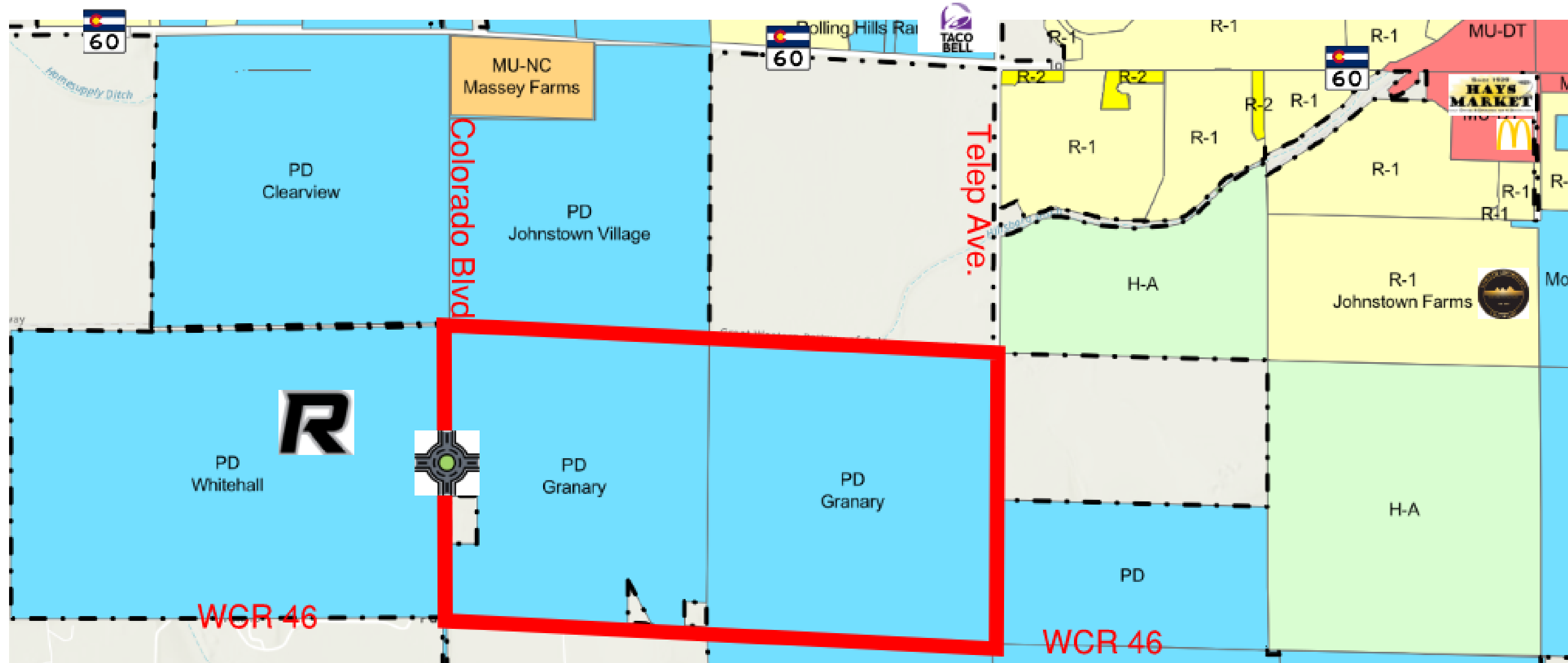




Colorado Blvd/WCR13









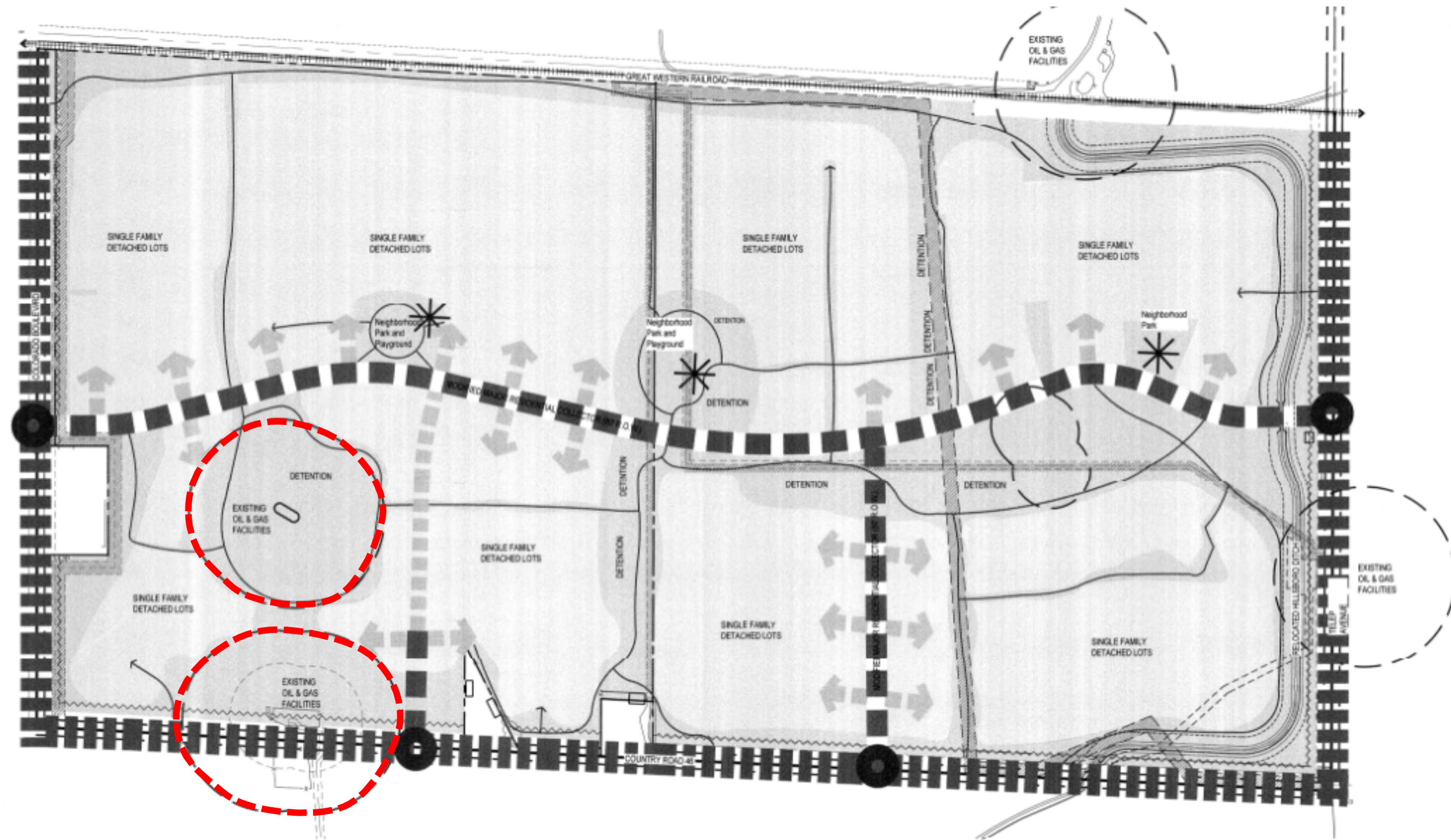
# Current ODP



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.

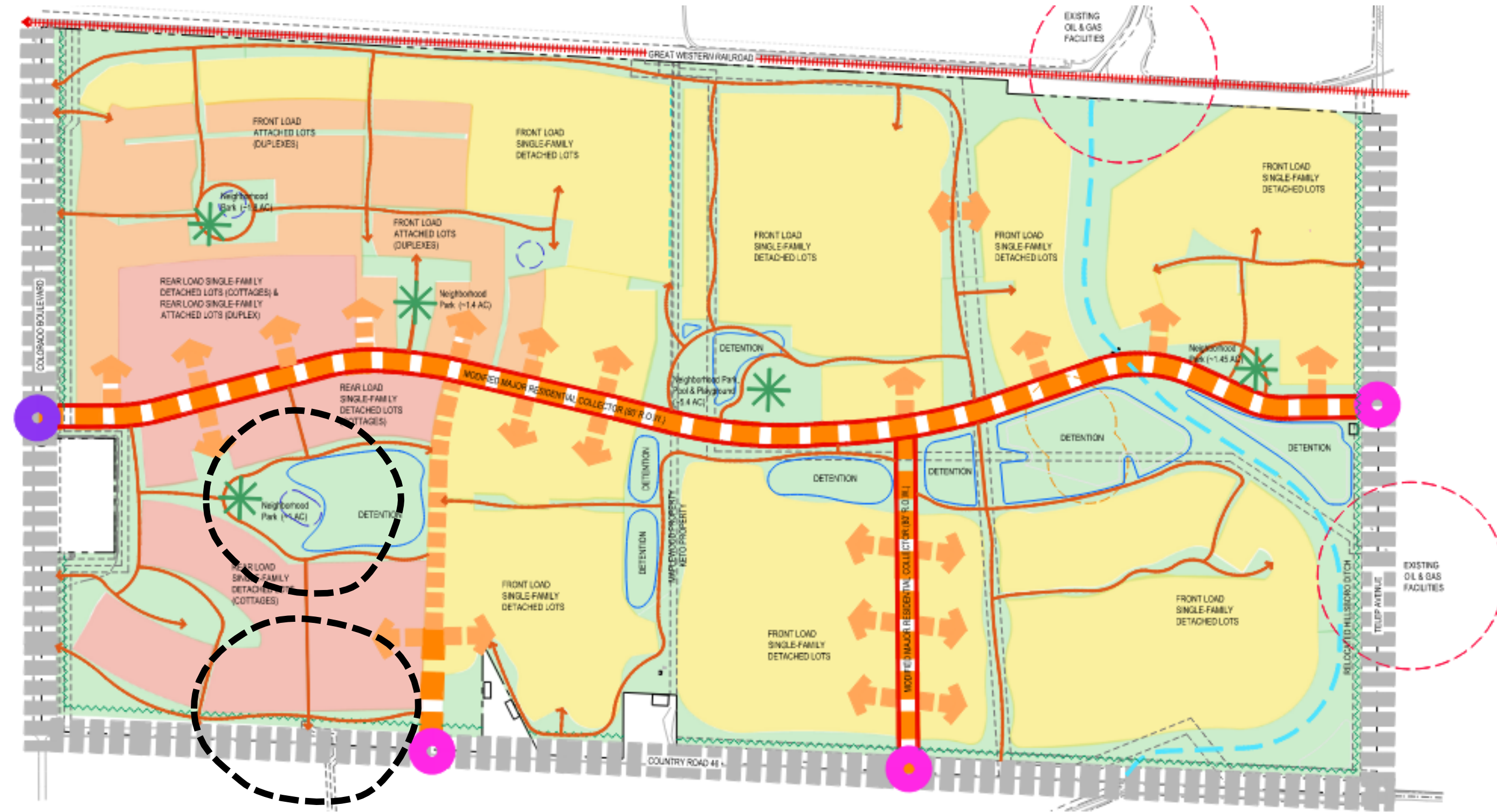




The proposed amendment includes five neighborhood parks.

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.





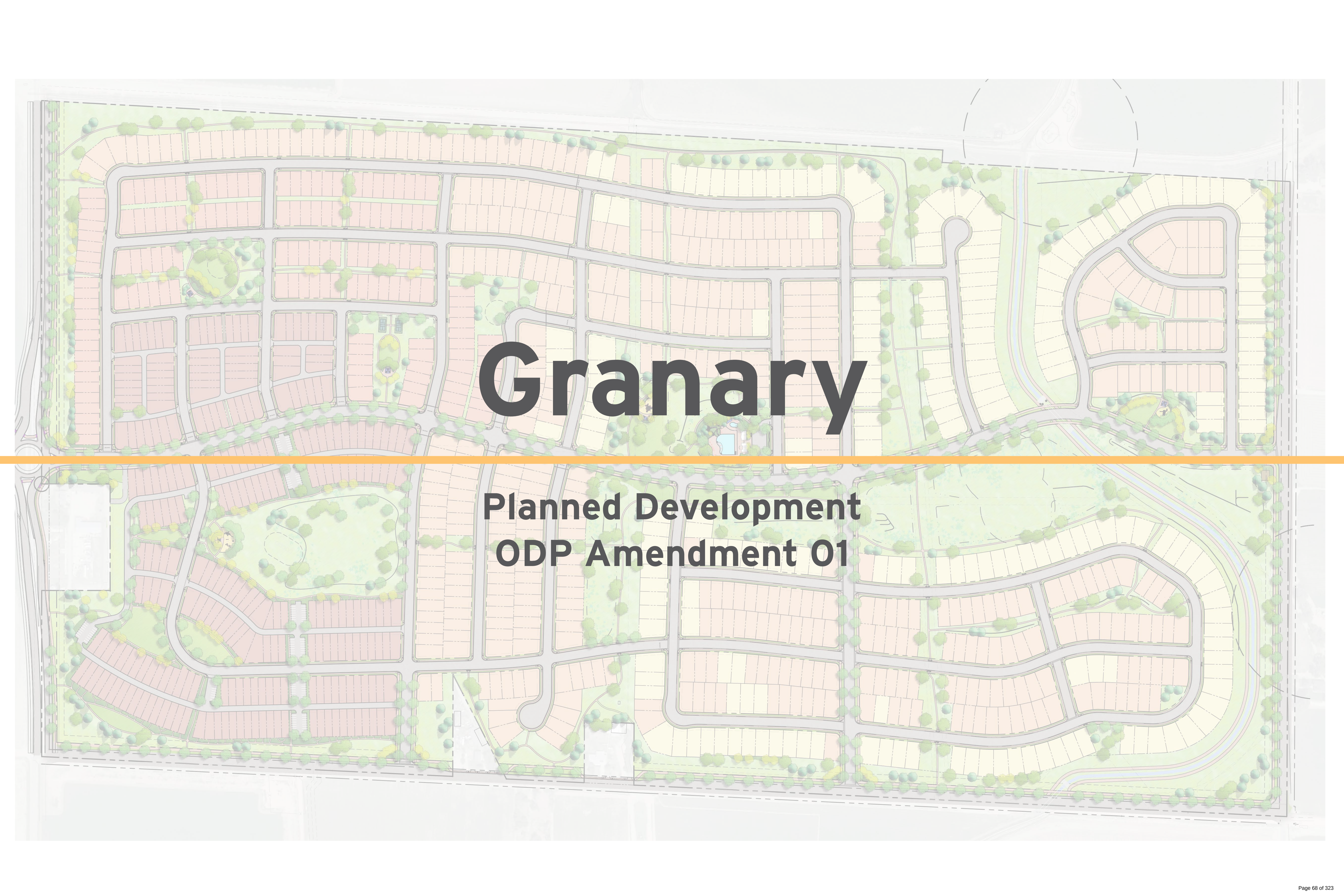
## STAFF RECOMMENDATION

Staff recommends that the Town Council APPROVE the lot merger for Case No. DEV25-0009

# Questions for staff?





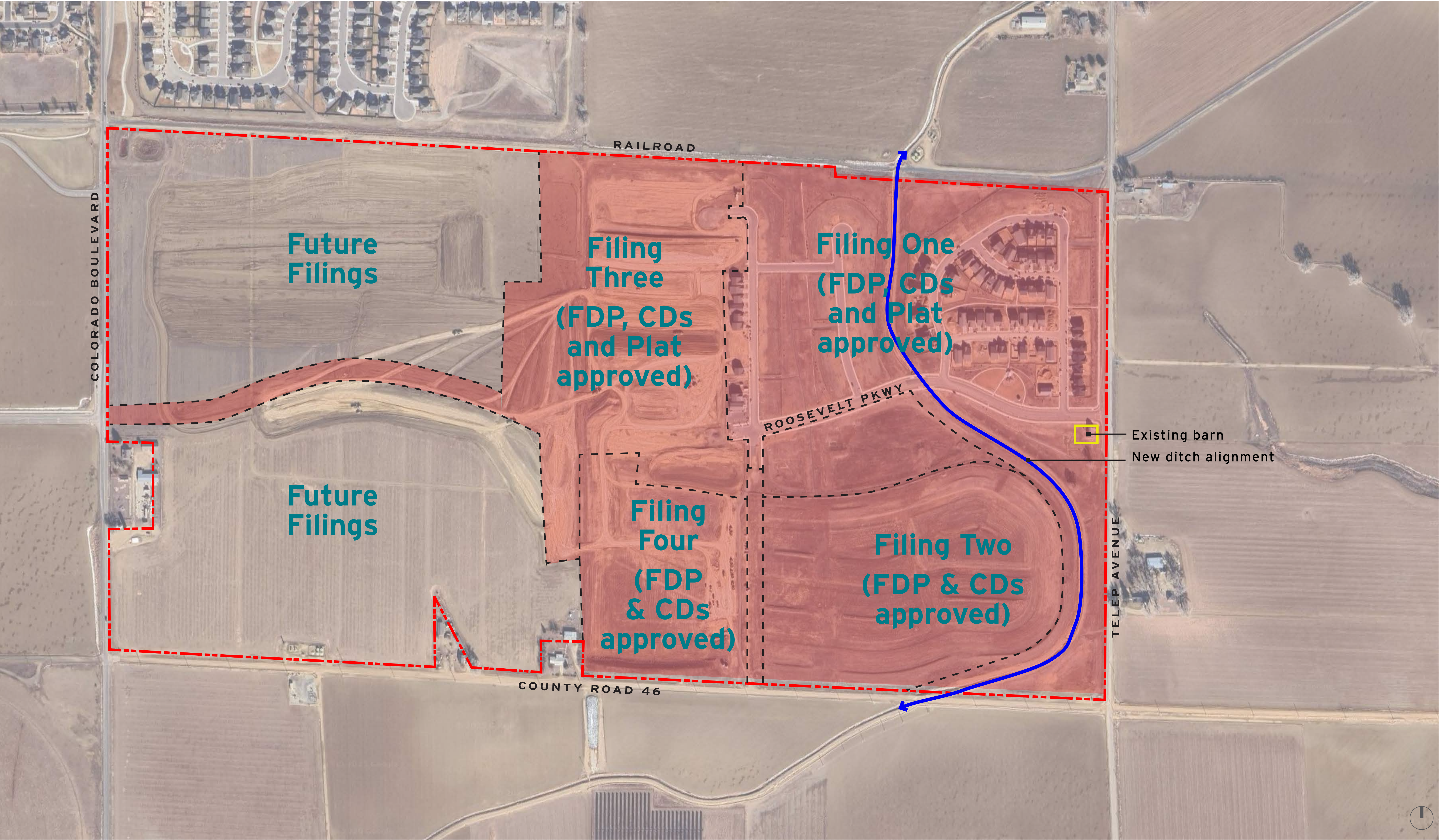
An aerial site plan for a residential development named 'Granary'. The plan shows a grid of streets with numerous lots, some colored in light orange and others in light yellow. There are several green spaces, including a large park-like area on the left and smaller pockets of greenery throughout. A winding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

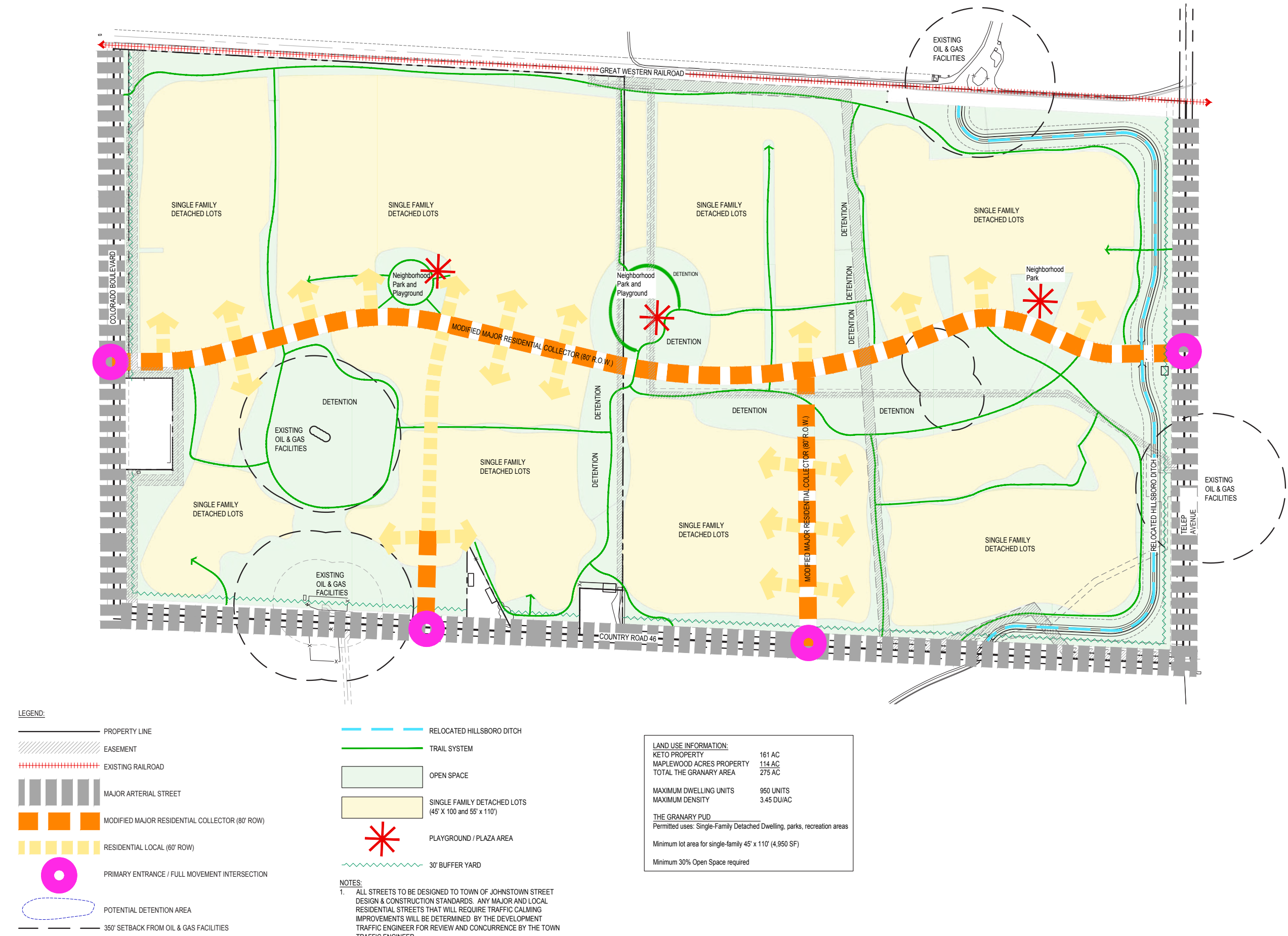


Model Homes





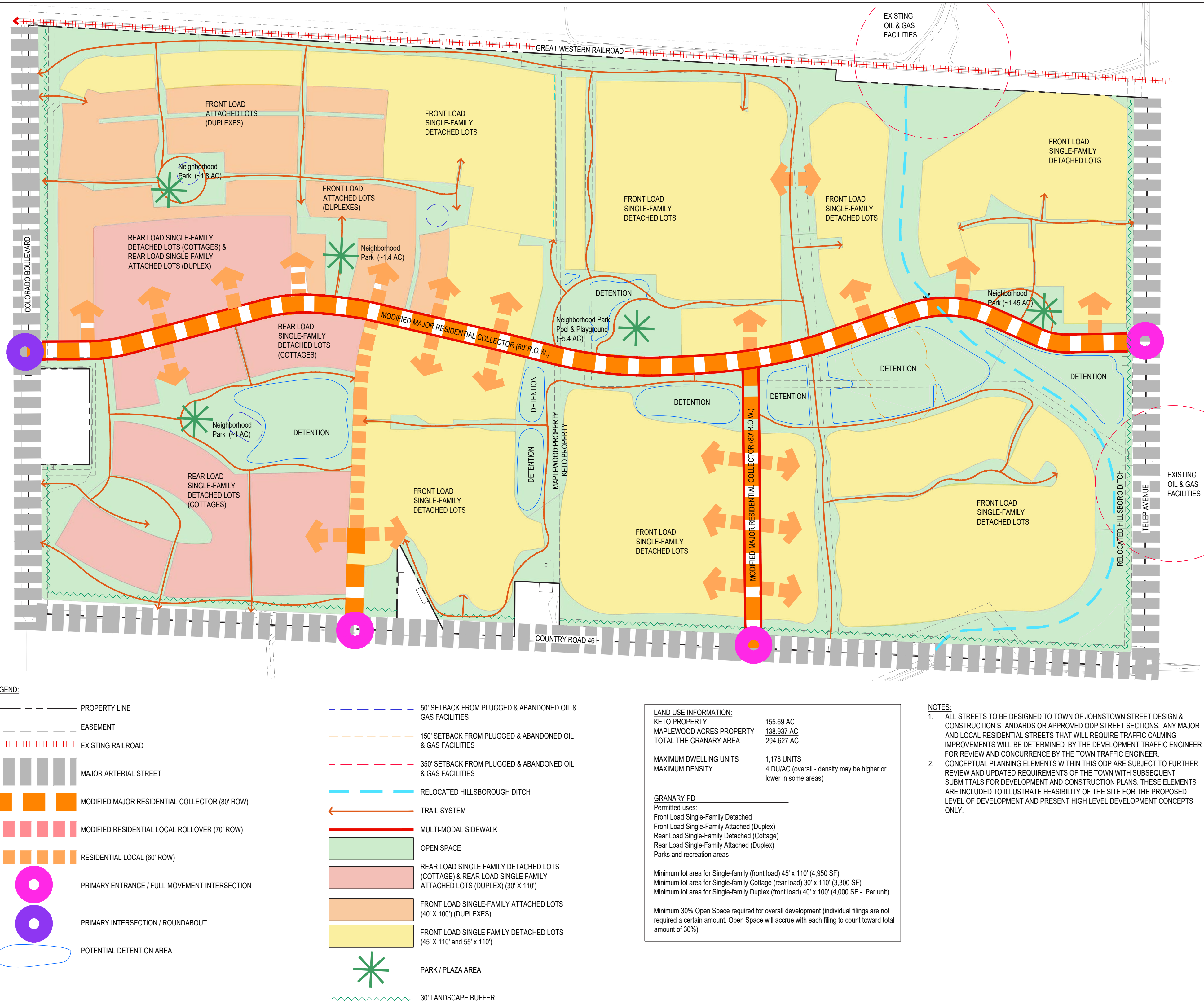
# Approved ODP



## 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





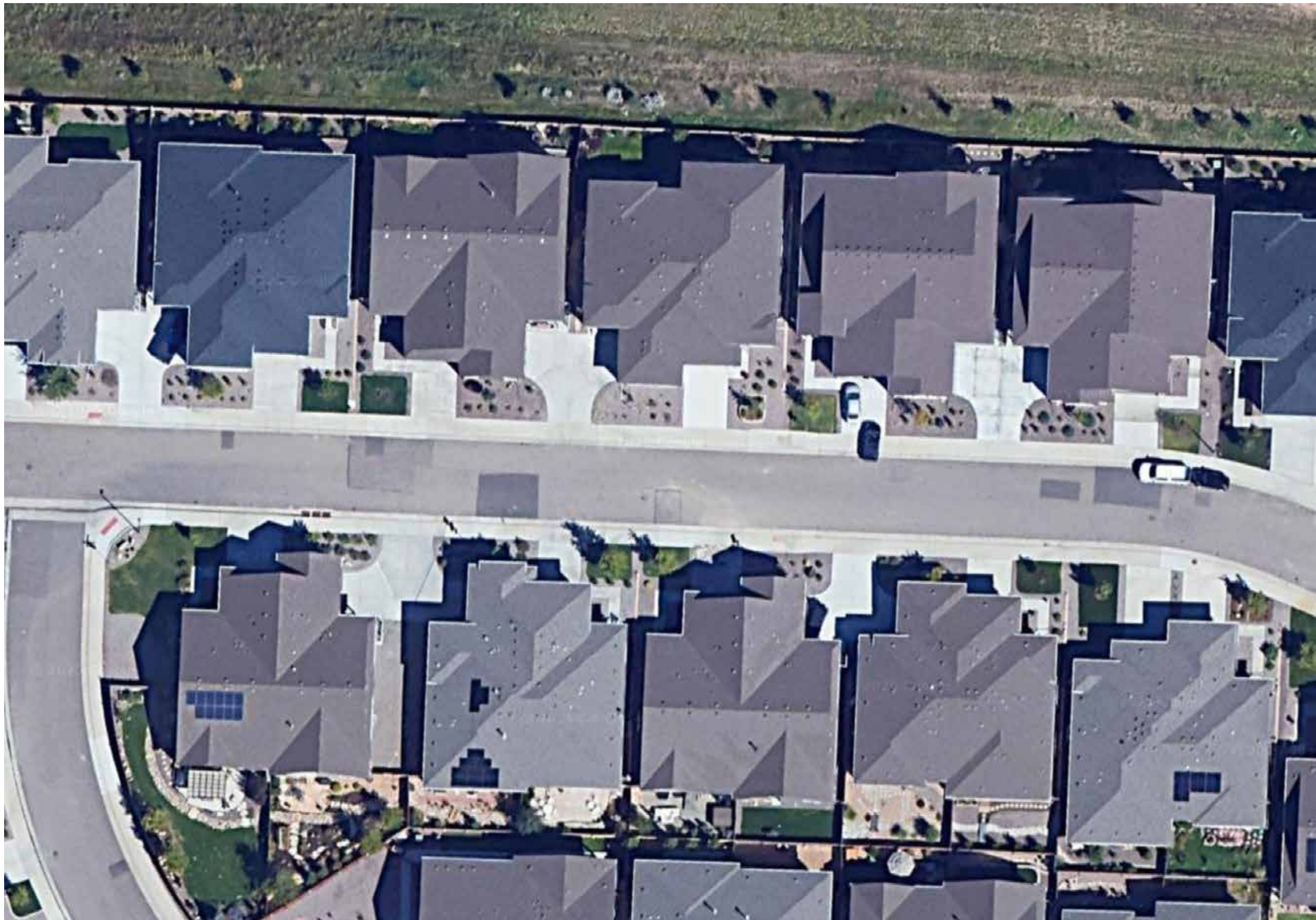
# New Product: Cottages (rear alley load)



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



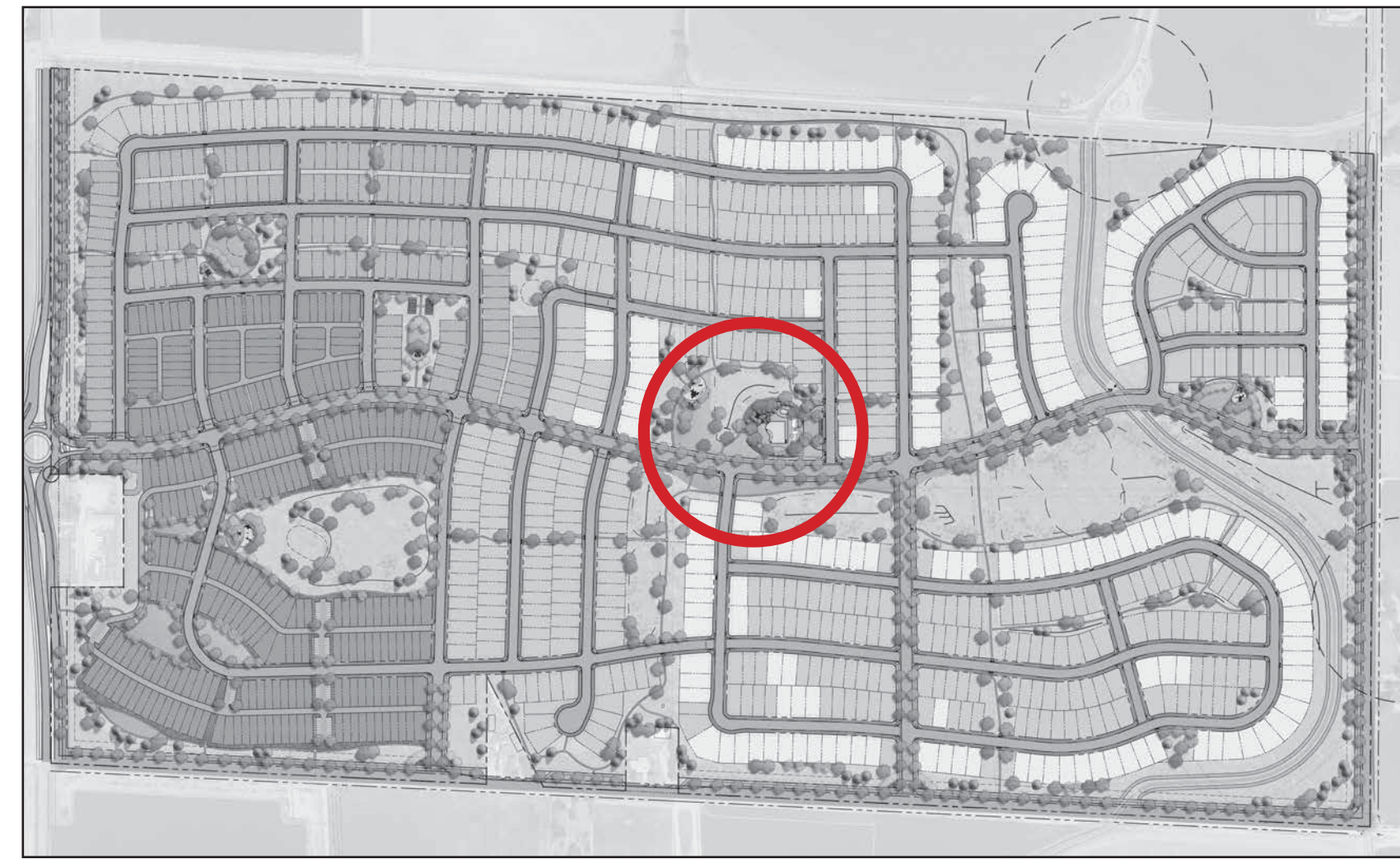


# Central Park Pool House: Under Construction



View looking west of Pool House and Park

Key Map



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



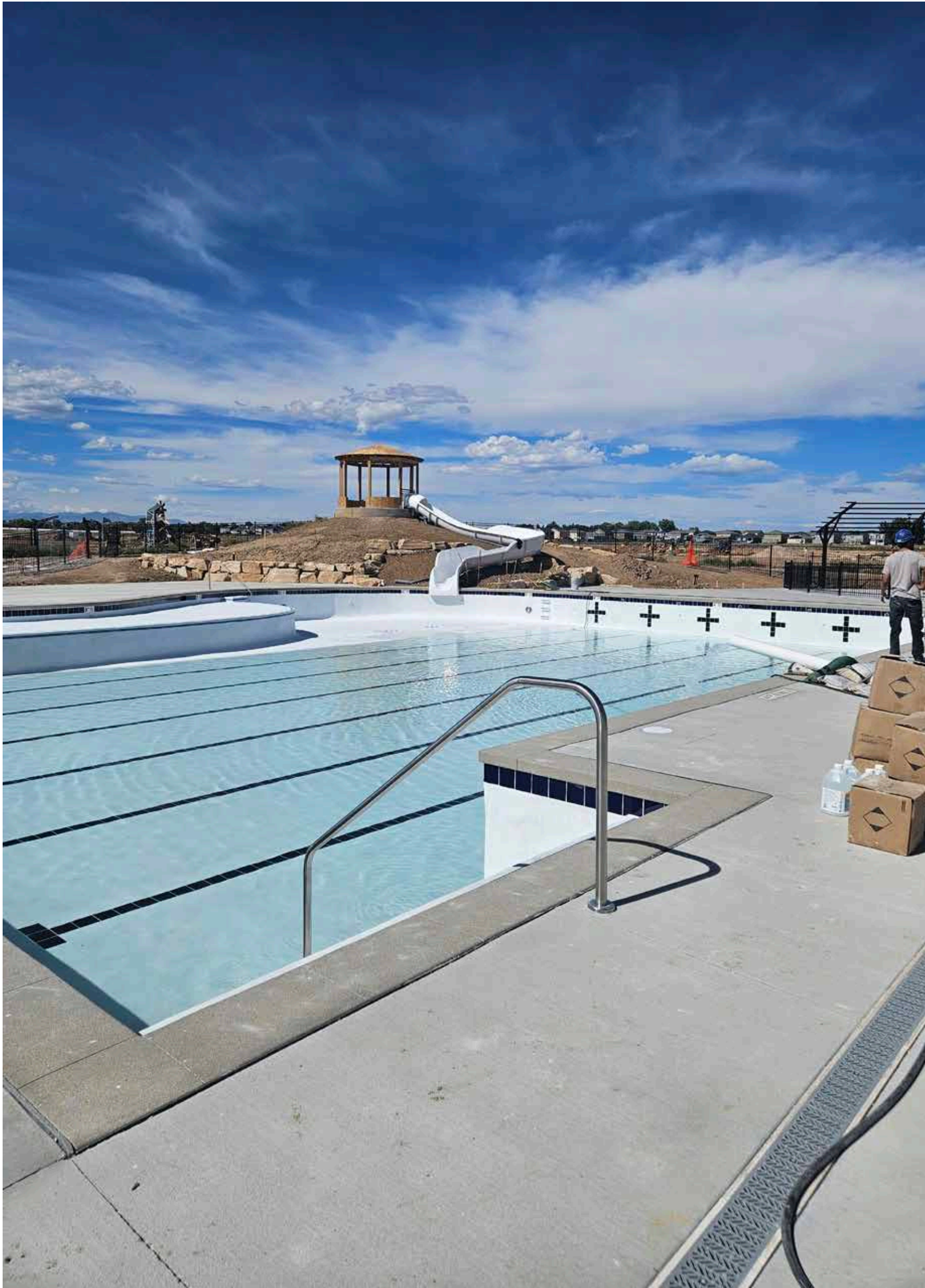
Pool Slide Architecture



Rear Pool-side Elevation



# Central Park Pool and Playground: Under Construction



Pool Slide and Pool



Central Playground



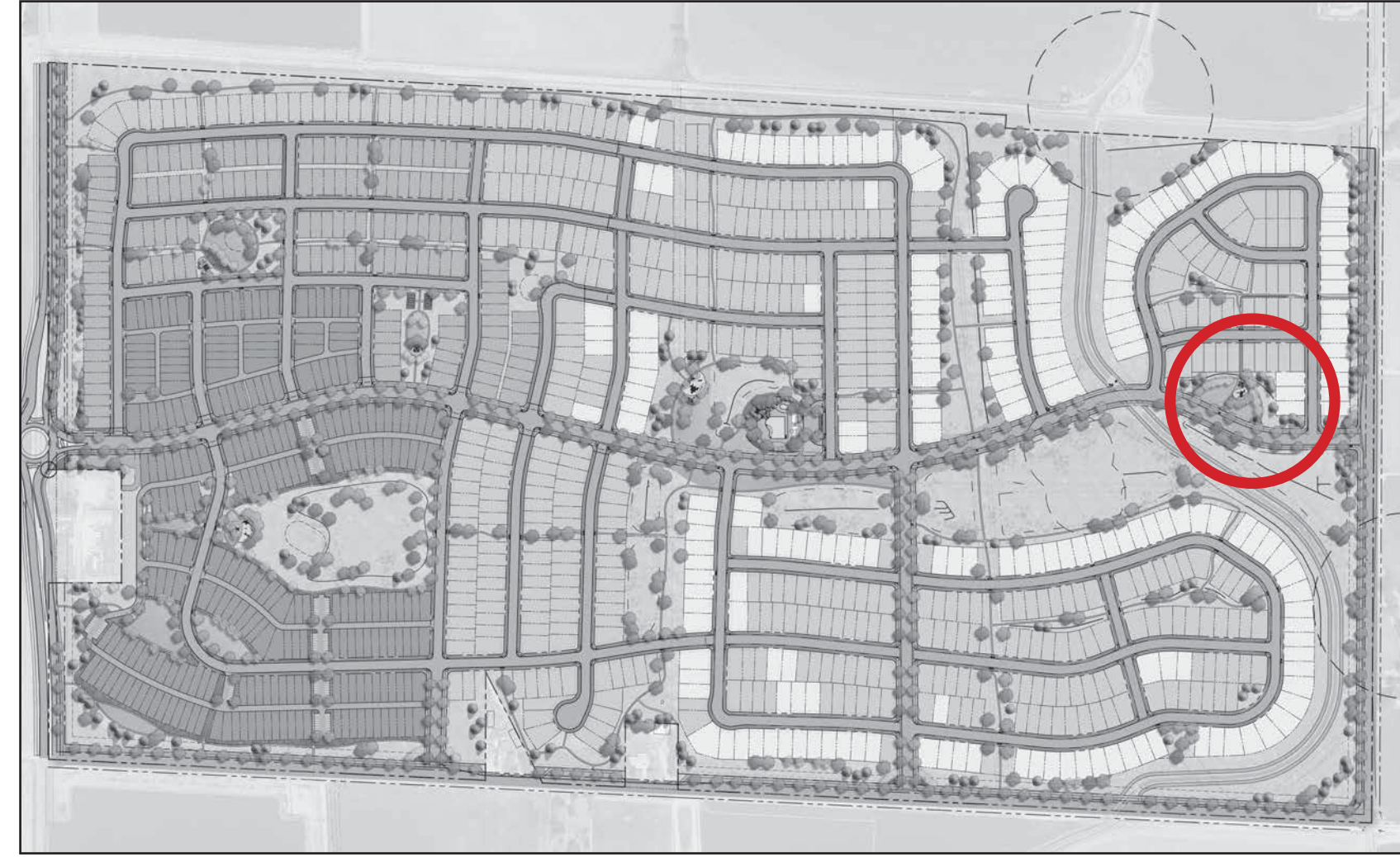
NOTE:  
Elements of the illustrative images are conceptual and subject to change.



# 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

Key Map

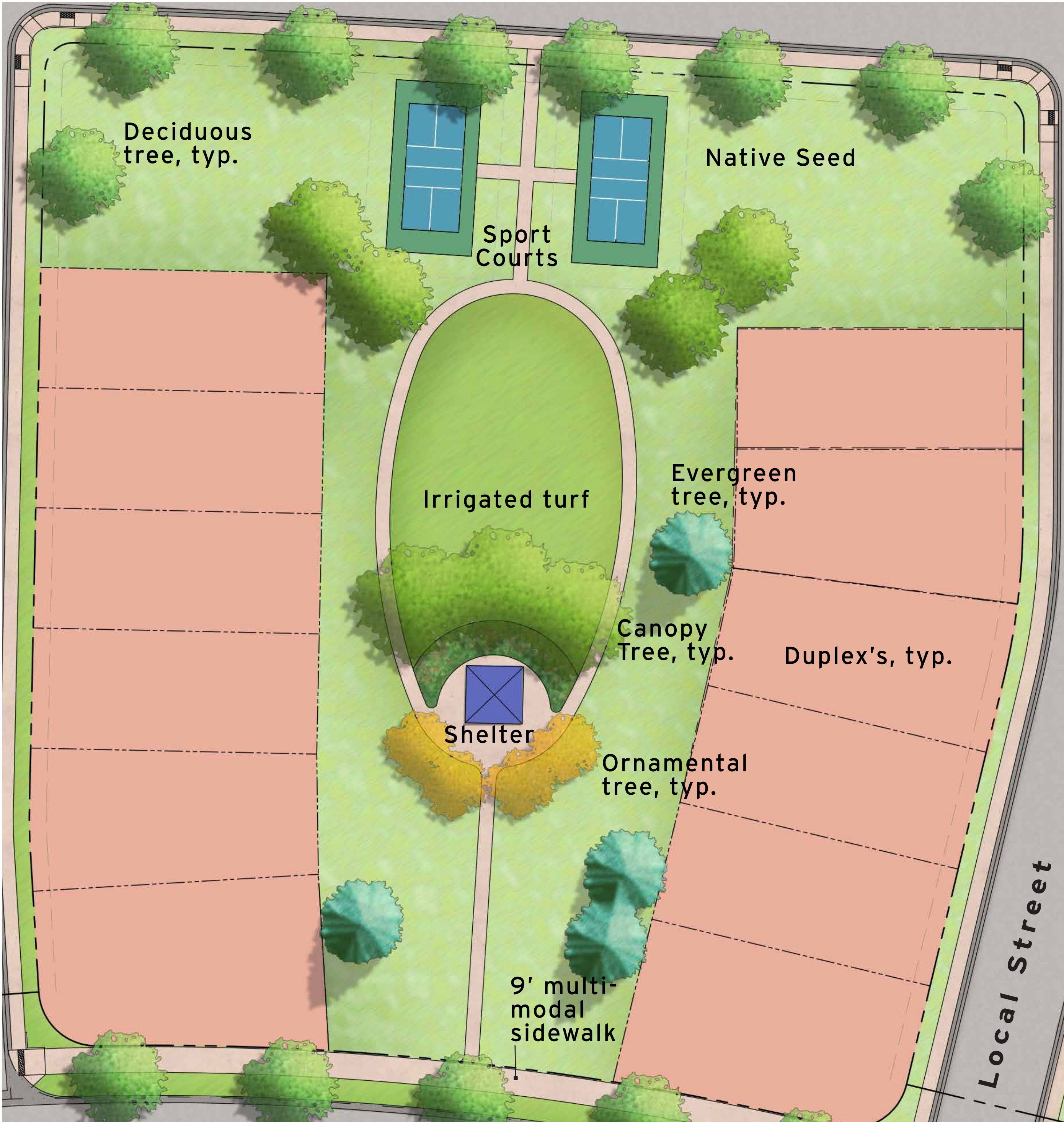


West Park

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.



# Additional Parks: ODP Amendment 01

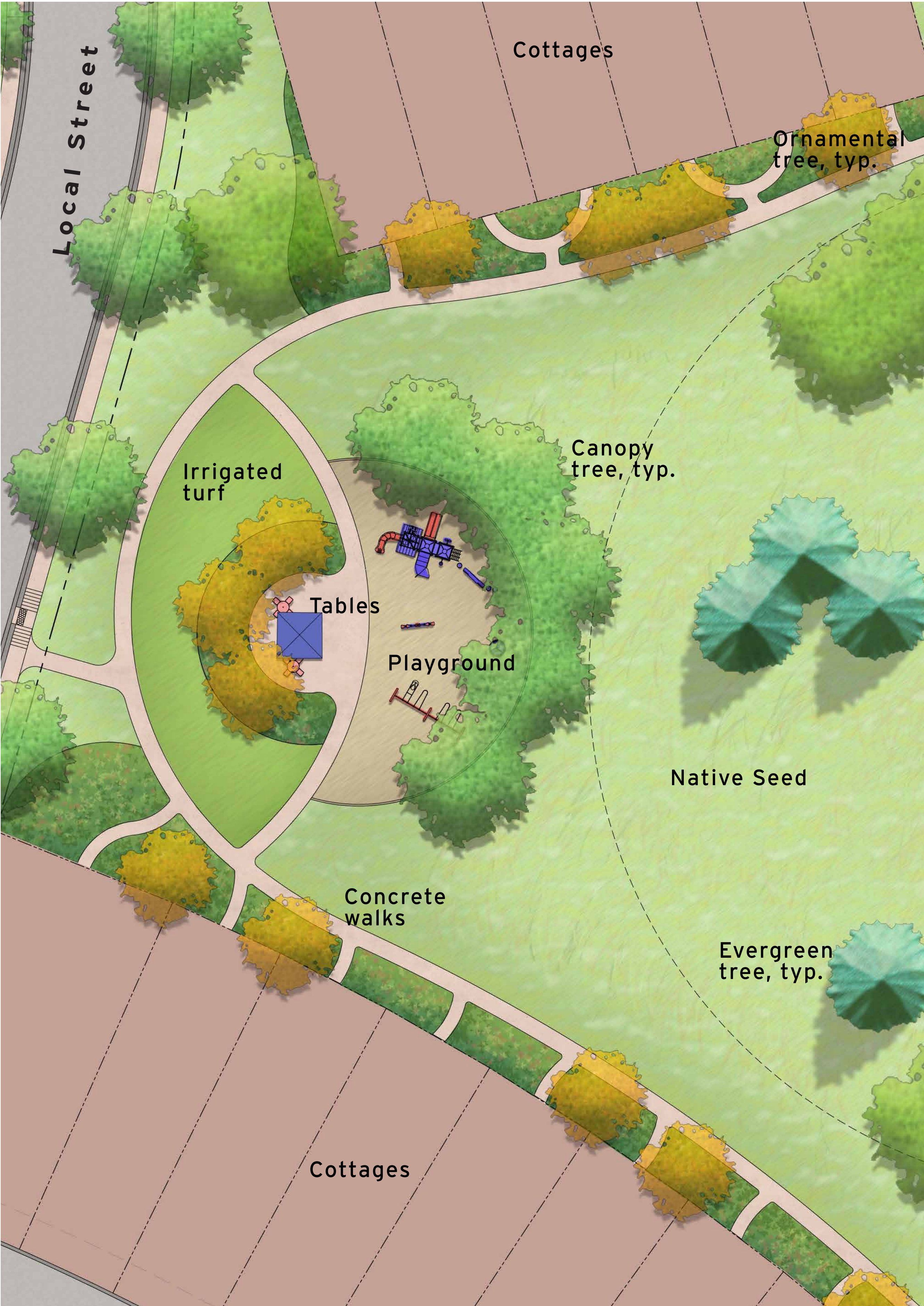


Key Map

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.                                                                                                                                                       |

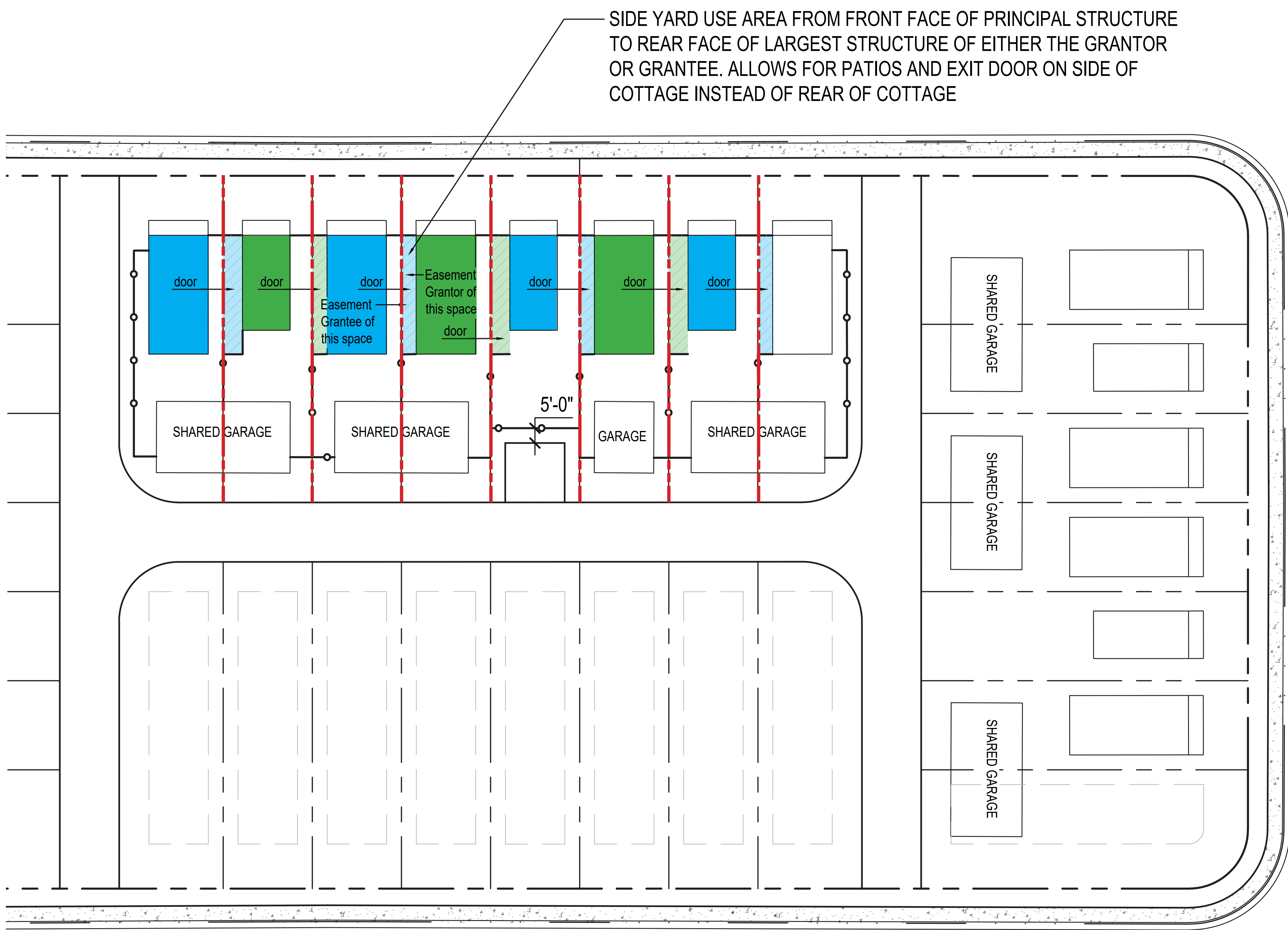


An aerial site plan of a residential development. The plan shows a grid of streets with numerous lots, some colored in light orange and others in light yellow. There are several green spaces with trees and a winding blue path or stream on the right side. A large, bold, black text "Thank you" is centered over the plan, with a thick orange horizontal line passing through its middle.

# 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](http://JohnstownCO.gov)

## Town Council Agenda Communication

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**Agenda Date:** November 17, 2025

**Subject:** Intergovernmental Agreement for the Assessment and Collection of Fire Impact Fees - Loveland Fire Rescue Authority

**Attachments:**

1. Intergovernmental Agreement
2. BBC Impact Fee Study

**Presented by:** Matt LeCerf, Town Manager

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### Agenda Item Description:

Enclosed for your review and consideration is an Intergovernmental Agreement (IGA) between the Town of Johnstown and the Loveland Fire Rescue Authority. The Authority provides fire protection services to roughly the northern half of the Town of Johnstown and for some time now has assessed impact fees for new development within their service territory. The impact fees are then used for the purposes of new and replacement of capital equipment and facilities to deliver services to their service area.

To facilitate the assessment of impact fees, the Authority contracts with a 3rd party consultant to update the nexus study which is included and is the basis from which impact fees are assessed on new development permits in the Town. The IGA presented acknowledges and accepts the updated nexus study and also recognizes the ability for annual adjustments to the impact fee schedule based on the Engineering News Record Construction Cost Index. Finally, the IGA also outlines the method of collection of the impact fees, which will be remitted and collected by the Authority. Staff and the Authority are requesting approval of the IGA and implementation of updated fire impact fees that would begin effective January 1, 2026.

### Strategic Plan Alignment:

#### *Safe & Welcoming Community*

- Provide and maintain public safety services and awareness in our community

#### *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:



The Town Attorney assisted with drafting and negotiating the IGA as presented.

**Financial Advice:**

Not Applicable

**Recommended Action:**

Staff recommends approval of the IGA as presented.

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**Suggested Motions:**

For Approval: I move to approve the Intergovernmental Agreement for the Assessment and Collection of Fire Impact Fees as presented.

For Denial: I move to deny the Intergovernmental Agreement for the Assessment and Collection of Fire Impact Fees as presented.

**Reviewed and Approved for Presentation**



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Town Manager



## INTERGOVERNMENTAL AGREEMENT FOR THE ASSESSMENT AND COLLECTION OF FIRE IMPACT FEES

This INTERGOVERNMENTAL AGREEMENT FOR THE ASSESSMENT AND COLLECTION OF FIRE IMPACT FEES ("**Agreement**") is entered into by and between the Town of Johnstown ("**Town**") and the Loveland Fire Rescue Authority ("**Authority**"). The Town and the Authority are referred to collectively as the "**Parties**" or individually as a "**Party**".

### RECITALS

**WHEREAS**, the Town is a home rule municipality of the State of Colorado ("**State**"). The Authority is a political subdivision of the State established by the City of Loveland and the Loveland Rural Fire Protection District pursuant to that certain Amended and Restated Intergovernmental Agreement for the Establishment and Operation of the Loveland Fire Rescue Authority as a Separate Governmental Entity dated November 29, 2017;

**WHEREAS**, the Authority was established to provide fire protection, fire prevention, public education, rescue, hazardous materials, and emergency medical services to the citizens and property within its jurisdiction, and to individuals passing through its jurisdiction. The Authority's jurisdiction encompasses property lying within the Town's corporate boundaries;

**WHEREAS**, the Parties previously entered into an Intergovernmental Agreement for the Assessment, Collection, and Remittance of Emergency Services Impact Fees ("**Original Agreement**"), providing for the assessment of charges on new development within the Authority's jurisdiction in order to defray the impacts on Authority capital facilities needed to serve the new development ("**Fire Impact Fee(s)**"), effective January 1, 2018. At the time the Original Agreement was entered into, the statutory structure governing the Authority's receipt of Fire Impact Fees was found in C.R.S. § 29-20-104.5; and

**WHEREAS**, on May 22, 2024, Governor Jared Polis signed Colorado Senate Bill 24-194, which revised the statutory structure governing Fire Impact Fees, effective August 7, 2024. Under the revised statutory structure, the City of Loveland retains its own ability to assess Fire Impact Fees pursuant to C.R.S. § 29-20-104.5, and the Loveland Rural Fire Protection District now has the ability to assess Fire Impact Fees pursuant to C.R.S. § 32-1-1002(1)(d.5). Pursuant to C.R.S. § 29-1-203.5(2)(a), the Authority has the power to exercise any general power of a special district specified in Part 10 of the Special District Act, C.R.S. § 32-1-101, *et seq.*, including the power to assess Fire Impact Fees, because both the City of Loveland and Loveland Rural Fire Protection District may lawfully exercise such power. Accordingly, the Parties desire to enter into this Agreement to update the assessment and collection process for the Authority's Fire Impact Fees consistent with the revised statutory structure set forth in Colorado Senate Bill 24-194 ("**Impact Fee Statutes**").

**NOW, THEREFORE**, in consideration of the mutual promises contained in this Agreement, the Parties agree as follows:

### AGREEMENT

**1. Definitions.** In addition to the definitions provided elsewhere in this Agreement, the term "**Capital Facility(ies)**" shall be defined as provided in C.R.S. § 32-1-1002(1)(d.5)(VIII), including any amendments thereto.



## 2. Establishment of the Fire Impact Fee.

a. The Authority has determined to impose Fire Impact Fees on new construction that is currently located within its jurisdiction, or that in the future becomes located within its jurisdiction, in accordance with the Impact Fee Statutes. The Authority obtained an Impact Fee Study dated August 4, 2025, which evaluated the nexus between, and quantified the reasonable impacts of, new residential and non-residential construction within the Authority's jurisdiction on the Authority's Capital Facilities ("**Nexus Study**"). On September 24, 2025, the Authority's Board of Directors ("**Board**") adopted the Nexus Study and approved an impact fee schedule at levels no greater than necessary to defray the impacts directly related to new construction within the Authority's jurisdiction as determined by the Nexus Study ("**Impact Fee Schedule**"). A copy of the Fire Impact Fees as set forth in the Impact Fee Schedule is attached hereto as Attachment 1, and shall become effective on January 1, 2026 ("**Commencement Date**").

b. The Authority will impose the Fire Impact Fees in accordance with the attached Impact Fee Schedule, subject to inflation as set forth herein. Unless otherwise waived as permitted by law, the Fire Impact Fees shall be imposed on all new development for which a completed development permit application is submitted to the Town on or after the Commencement Date; provided, however, that Town-owned developments shall not be subject to the Fire Impact Fees. On January 1, 2027, and on January 1 of each year thereafter in which the Fire Impact Fees are in effect, the amount of the Fire Impact Fees may be adjusted by the Authority Board to account for inflationary increases in the cost of providing Capital Facilities, utilizing the most recent data from the Engineering News Record Construction Cost Index for the Denver metropolitan area. The Authority will advise the Town of any adjustment to the Impact Fee Schedule to account for such inflationary increases.

c. The Authority will periodically update the Nexus Study ("**Updated Nexus Study**"). If an Updated Nexus Study recommends any changes to the Impact Fee Schedule, then the Authority Board may adopt a Resolution approving an updated Impact Fee Schedule at a level no greater than necessary to defray the impacts of new development on the Authority's Capital Facilities ("**Updated Impact Fee Schedule**"); provided that, if the Updated Nexus Study recommends a decrease to all or any part of the Impact Fee Schedule, the Authority shall take the requisite actions necessary to implement the Updated Impact Fee Schedule to reflect the recommended decrease.

d. The Authority will not require a developer to provide any site-specific dedication or improvement to meet the same need for Capital Facilities for which the Fire Impact Fee is imposed. The Authority may waive the Fire Impact Fee on the development of low- or moderate-income housing or affordable employee housing, as provided in C.R.S. § 32-1-1002(1)(d.5)(IX).

e. The Parties' prior adoption of the Original Agreement satisfied the purpose and intent of, and is deemed by the Parties to constitute, the notice contemplated by C.R.S. § 32-1-1002(1)(d.5)(IV).

## 3. Procedures for Assessment and Collection.

a. The Authority will coordinate with the developer in determining the amount the Fire Impact Fee to be assessed and will collect the Fire Impact Fee directly from the developer. Pursuant to C.R.S. § 32-1-1002(1)(d.5)(VI), the Authority may not collect any Fire Impact Fee before the Town's issuance of a building permit for any new development. The Town will notify the Authority of the issuance



of a building permit for new development within the Parties' joint jurisdictional boundaries at the time of issuance.

b. The developer and the Authority may mutually determine whether an in-kind contribution will be made by the developer to the Authority in lieu of paying all or portion of a Fire Impact Fees ("***In-Kind Contribution***"). The Authority will promptly notify the Town when the developer has paid the Fire Impact Fee and/or made In-Kind Contribution in full to the Authority. For purposes of this paragraph 3(b), if an In-Kind Contribution to be made by the developer constitutes development of improvements, or the conveyance of any apparatus, equipment, or real property, then "acceptance" shall mean a written agreement between the Authority and the developer for such development or conveyance.

c. Except in extraordinary situations, as determined by the Town at the Town's sole discretion, the Town agrees to withhold the issuance of a certificate of occupancy for any improvements within the new development until the developer has paid the Fire Impact Fee to the Authority, if the payment is required by the Authority.

d. To the extent permitted by law, the Authority shall indemnify and hold harmless the Town, and its officers, agents, and employees, from and against any and all claims, liabilities, costs, expenses, penalties, attorneys' fees, and defense costs (collectively, "***Claims***") arising from the Impact Fee Schedule or any Updated Impact Fee Schedule, a denial of a certificate of occupancy due to nonpayment of any Fire Impact Fee or failure to make an In-Kind Contribution, or the failure of the Authority to comply with the Impact Fee Statutes. To the extent permitted by law, the Authority shall, at its own cost, investigate, handle, respond to, and defend against such Claims and shall bear all other related costs and expenses, including court costs and attorneys' fees. The Authority shall have the right to select legal counsel to represent it in connection with any Claims coming within this Paragraph 3(d).

e. The Authority shall account for all Fire Impact Fees in accordance with Part 8 of Article 1 of Title 29, Colorado Revised Statutes.

**4. Effective Date and Term.** This Agreement is effective on the date that both Parties have signed this Agreement ("***Effective Date***") and shall continue in effect until terminated in accordance with its terms.

**5. Termination.**

a. The Parties may at any time mutually agree in writing to terminate this Agreement.

b. The Authority may at any time terminate this Agreement upon 30 calendar days' prior written notice to the Town.

c. The Town may at any time provide the Authority with written notice of intent to terminate this Agreement. Upon receipt of the written notice, the Town and the Authority, or their authorized representatives, shall meet to discuss, in good faith, whether any amendments may be made to this Agreement upon which the Parties would mutually agree to continue this Agreement. Such meeting shall occur within 30 days of the date on which the notice was given. If the Parties are unable to agree upon any such amendments, then the Town's notice of termination notice of termination shall be effective 120 days after the date on which the notice was given.

**6. Default.** If either Party defaults in its performance under this Agreement, the non-defaulting Party shall provide written notification to the defaulting Party of the default. The defaulting



Party shall have the right to cure, or to make substantial efforts to cure, the default within 30 calendar days after the non-defaulting Party's notice of default is given. If the defaulting Party fails to cure, or to make substantial efforts to cure, the default within the 30 day period, the non-defaulting Party, at its option, may immediately terminate this Agreement or may elect to treat this Agreement as being in full force and effect. If the non-defaulting Party elects to treat this Agreement as being in full force and effect, then the non-defaulting Party shall have the right to bring an action for any remedy available in equity or at law; provided that any remedy of damages shall be limited to actual moneys owed and accrued interest.

**7. Governmental Immunity.** Nothing in this Agreement shall be construed as a waiver of the limitations on damages or any of the privileges, immunities, or defenses provided to, or enjoyed by, the Parties under common law or pursuant to statute, including but not limited to the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*

**8. Entire Agreement.** Except for the Original Agreement, this Agreement is the entire Agreement between the Parties with respect to the matters covered by it, and supersedes any prior understanding or agreements, oral or written, with respect thereto. Notwithstanding the foregoing, the terms of the Original Agreement, and the Parties' rights and obligations under the Original Agreement, shall remain in full force and effect with respect to any Emergency Services Impact Fee (as defined in the Original Agreement) assessed thereunder prior to the Commencement Date. This Agreement shall supersede and replace the Original Agreement as of the Commencement Date, except with respect to outstanding Emergency Services Impact Fees assessed and in-kind contributions owed under the Original Agreement prior thereto.

**9. Notices and Requests.** Any notice permitted or required by this Agreement shall be in writing and shall be hand-delivered or sent by certified or registered mail, postage prepaid, return receipt requested, to the following addresses. Notices are effective upon receipt.

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

Loveland Fire Rescue Authority  
Attn: Fire Chief  
410 E. 5th Street  
Loveland, CO 80537

**10. Financial Obligations of the Parties.** Any financial obligation of a Party under this Agreement is contingent upon appropriation, budgeting, and availability of specific funds to discharge those obligations. Nothing in this Agreement constitutes a debt, a direct or indirect multiple fiscal year financial obligation, a pledge of a Party's credit, or a payment guarantee by one Party to the other.

**11. No Third Party Beneficiaries.** It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement shall be strictly reserved to the Parties and nothing contained in this Agreement shall give or allow any such claim or right of action by any other or third person. It is the express intention of the Parties that any person other than a Party to this Agreement receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

**12. Miscellaneous.** Colorado law governs this Agreement. Jurisdiction and venue shall lie exclusively in the Larimer County District Court. This Agreement may be amended only by a document signed by the Parties. Course of performance, no matter how long, shall not constitute an amendment to this Agreement. If any provision of this Agreement is held invalid or unenforceable, all other provisions shall continue in full force and effect. Waiver of a breach of this Agreement shall not operate or be construed as a



waiver of any subsequent breach of this Agreement. This Agreement shall inure to the benefit of and be binding upon the Parties and their legal representatives and successors. Notwithstanding any other provision of this Agreement to the contrary, in no event shall either of the Parties be required to exercise any power or take any action which is prohibited by applicable law. Neither Party shall assign this Agreement, except that the Authority may assign this Agreement to any successor legal entity resulting from the consolidation, merger, or other unification of the Authority and another public agency providing the same services. This Agreement may be executed in counterparts and by facsimile or electronic PDF, each of which shall be deemed an original and all of which shall constitute one and the same instrument.

**[SIGNATURE PAGE IMMEDIATELY FOLLOWS]**



**IN WITNESS WHEREOF**, the Parties have executed this Agreement.

**TOWN OF JOHNSTOWN**, a home rule  
municipality of the State of Colorado

By: \_\_\_\_\_  
Michael P. Duncan, Mayor

Date: \_\_\_\_\_

ATTESTED:

\_\_\_\_\_  
Meghan Martinez, Town Clerk

**LOVELAND FIRE RESCUE AUTHORITY**,  
a political subdivision of the State of Colorado

By: \_\_\_\_\_  
Jeffrey Swanty, Board Chairman

Date: \_\_\_\_\_

ATTESTED:

\_\_\_\_\_  
Board Secretary



LOVELAND FIRE RESCUE AUTHORITY  
FIRE IMPACT FEE SCHEDULE  
Effective January 1, 2026

| <b>Residential</b>               |                       |
|----------------------------------|-----------------------|
| Single Family Residential        | Fee Per Dwelling Unit |
| Dwellings up to 1,200 sq. ft.    | \$986                 |
| Dwellings 1,200 to 2,399 sq. ft. | \$1,735               |
| Dwellings 2,400 to 3,599 sq. ft. | \$2,836               |
| Dwellings 3,600 to 4,788 sq. ft. | \$4,075               |
| Dwellings 4,800 sq. ft. and more | \$5,894               |
| Multifamily Residential          | \$1,219               |

| <b>Non-Residential</b>     |                     |
|----------------------------|---------------------|
| Development Type           | Fee Per Square Foot |
| Commercial & Retail        | \$1.35              |
| Office                     | \$1.83              |
| Public & Institutional     | \$1.30              |
| Industrial & Manufacturing | \$0.98              |
| Warehouse & Storage        | \$0.22              |

No landowner will be required to provide any site-specific dedication or improvement to meet the same need for Capital Facilities for which the impact fee is imposed.





# **Loveland Fire Rescue Authority Impact Fee Study**

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**DRAFT REPORT**



**Draft Report**

August 4<sup>th</sup>, 2025

# **Loveland Fire Rescue Authority Impact Fee Study**

**Prepared for**

Loveland Fire Rescue Authority  
410 East 5<sup>th</sup> Street  
Loveland, CO 80537

**Prepared by**

BBC Research & Consulting  
1999 Broadway, Suite 1470  
Denver, Colorado 80202-9750  
303.321.2547 fax 303.399.0448  
[www.bbcresearch.com](http://www.bbcresearch.com)  
[bbc@bbcresearch.com](mailto:bbc@bbcresearch.com)





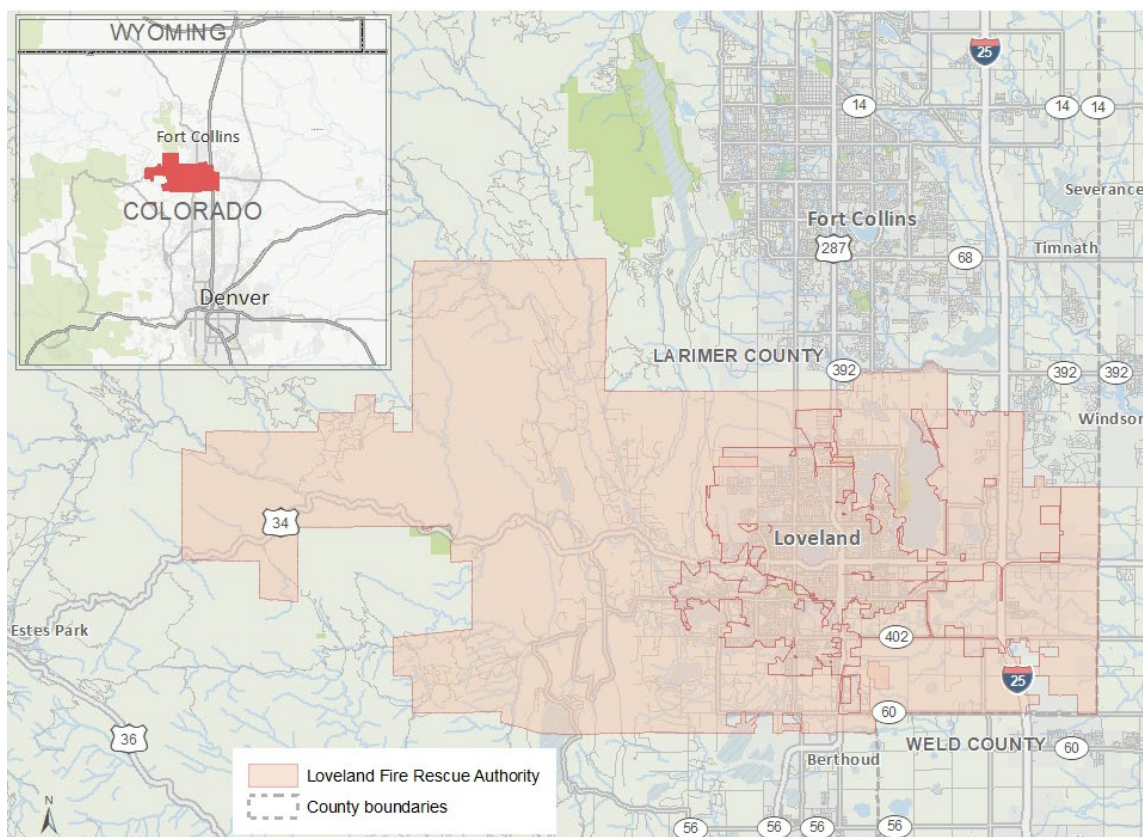
# SECTION I.

## Introduction

This report presents the analysis underlying the calculation of proportional development impact fees for Loveland Fire Rescue Authority (LFRA or the Authority). This section describes fee design requirements and various implementation considerations for LFRA.

The LFRA is a consolidated emergency services entity created by a 2012 intergovernmental agreement between the City of Loveland and the Loveland Rural Fire Protection District. LFRA delivers fire suppression, emergency medical services, and specialized rescue across approximately 187 square miles, serving over 109,000 residents.<sup>1</sup> LFRA's service area includes the City of Loveland and unincorporated areas of Larimer County, comprising a mix of urban, rural, residential, and commercial development.

**Figure I-1.**  
**Loveland Fire Rescue Authority Service Area**



Source: BBC Research & Consulting from ArcGIS shapefiles, 2025.

<sup>1</sup> Loveland Fire Rescue Authority; <https://lfra.org/>



## Objectives

Many fire protection entities in Colorado impose development impact fees for expansion of public infrastructure. Colorado statute and a series of United States Supreme Court decisions dictate the amounts that entities can charge in impact fees and how they can devise, impose, and spend them. Because of those requirements, LFRA retained BBC Research & Consulting (BBC) to prepare a report documenting the calculation of proportional and defensible impact fees to ensure it can maintain its existing service standards as development occurs in its service area.

This report documents BBC's analysis and recommendations for an impact fee that recovers the proportional capital costs associated with new development and in a manner consistent with the Colorado Revised Statutes.

## Colorado Impact Fee Requirements

Development impact fees have been used in Colorado going as far back as the 1920s, when cities began charging developers for the water rights required to serve new development.<sup>2</sup> Other states also charged impact fees to new development, and in 1947 one of the first legal challenges to impact fees was filed in Illinois. In that case, the Illinois Home Builders Association sued the Hinsdale Sanitary District over its tap fee. The case was appealed all the way to the Illinois Supreme Court, which ruled that the District's fee was legal so long as the revenues were used for capital expenditures and not operating expenses.<sup>3</sup>

In Colorado, impact fee requirements were heavily influenced by a 1999 lawsuit between Krupp and the Breckenridge Sanitation District. The case, known as *Krupp v. Breckenridge Sanitation District*, was heard by the Colorado Supreme Court, which ruled that impact fees are legal so long as they meet certain requirements. The requirements defined in the ruling on *Krupp v. Breckenridge Sanitation District* were formally codified by the Colorado Legislature with the passage of Senate Bill 01S2-015, "An Act Concerning Land Development Charges That May Be Imposed by Local Governments."

The Bill, which modified Section 29-20-104.5 of Title 29 of Colorado Revised Statutes, allowed local governments to impose impact fees on new development to fund expenditures on capital facilities needed to maintain existing service standards.<sup>4</sup> The impact fees are applicable to a broad set of land uses and can be calculated based on development characteristics of local land uses that roughly approximate each land use's burden on capital facilities. This enabling legislation allowed municipalities to charge a single impact fee to each type of development (e.g., residential, commercial, and industrial) rather than calculating fees on a case-by-case basis.

In 2016, the Colorado Legislature passed House Bill 16-1088, the "Public Service Fairness Act," which granted fire protection entities organized under Article 1 of Title 32, C.R.S., and fire

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<sup>2</sup> Lillydahl, J.H, 1987. Impact Fees in Colorado: Economic, Political, and Legal Overview. Presented at A Symposium on Impact Fees, 1987 Conference of the American Planning Association. New York City. Cited in White and Dahl, 2001.

<sup>3</sup> Carswell, A.T, 2012. The Encyclopedia of Housing, Second Edition. SAGE Publications. p. 385. ISBN 978-1-4129-8958-9. Retrieved 2023-04-03. Cited in Wikipedia, "Impact Fee;" accessed 2023-11-08 at [https://en.wikipedia.org/wiki/Impact\\_fee](https://en.wikipedia.org/wiki/Impact_fee).

<sup>4</sup> Local governments were defined as counties; home rule municipalities; and statutory cities, towns, territorial charter cities.



authorities established under Section 29-1-203.5 the ability to levy impact fees on new development. The bill amended C.R.S. 29-20-104.5, allowing these entities to charge development impact fees as a condition for issuing development permits and to use the revenue for capital facilities supporting fire protection, rescue, and emergency services related to new development. However, fire protection entities were not given unilateral authority to impose these fees; instead, they were required to enter into intergovernmental agreements with county or municipal governments, which would collect and remit the fees on their behalf.

In May 2024, the Colorado Legislature significantly expanded the authority of fire protection entities by passing SB24-194, the “Special District Emergency Services Funding Act.” This law eliminates the requirement for intergovernmental agreements, allowing fire protection entities to impose and collect impact fees directly within their jurisdictions. Additionally, SB24-194 authorizes both fire and ambulance entities to levy a sales tax, subject to voter approval, to generate additional revenue for services.

To comply with current Colorado law, any development impact fees charged by a fire protection entity must:

- Be a one-time charge imposed on new development;
- Quantify the reasonable impacts of proposed development on existing capital facilities and establish the impact fee or development charge at a level no greater than necessary to defray such impacts which are directly related to proposed development;
- Be reasonably related to the overall cost of capital. Fees must be fairly calculated and rationally based. Mathematical exactitude is not required, however, and the particular mode adopted by the entity in assessing the fee is generally a matter of that entity’s discretion;
- Ensure no impact fee or other similar development charge shall be imposed to remedy any deficiency in capital facilities that exists without regard to the proposed development; and
- Ensure that impact fees adopted by a local government do not require individual landowners to provide any site-specific dedication or improvements that meet the same need for capital facilities for which the entity’s impact fee is imposed.

Because the setting of rates and fees involves many questions of judgment and discretion, entities have the flexibility to choose the most appropriate rate-setting method so long as it uses reasonable assumptions and logic in the basis of calculating the development impact fee schedule.



## U.S. Supreme Court Decisions

In *Sheetz v. County of El Dorado* (2024), the U.S. Supreme Court unanimously ruled that impact fees are subject to the Takings Clause of the Fifth Amendment of the U.S. Constitution. The two most notable court decisions that are used to analyze takings clause cases are often referred to as *Nollan* and *Dolan*<sup>5</sup>.

Guidance from these decisions requires that there be an "essential nexus" between the exaction/fee and the state interest being advanced by that exaction. In the more recent *Dolan v. City of Tigard* (1994) decision, the U.S. Supreme Court held that in addition to an essential nexus, there must be a "rough proportionality" between the proposed exactions and the project impacts that the exactions are intended to mitigate. In *Dolan*, the court further states that rough proportionality need not be derived with mathematical exactitude but must demonstrate some relationship to the specific impact of the subject project:

*"We think a term such as 'rough proportionality' best encapsulates what we hold to be the requirements of the Fifth Amendment. No precise mathematical calculation is required, but the city must make some sort of individualized determination that the required dedication is related both in nature and extent to the impact of the proposed development."*<sup>6</sup>

Over the past two decades since *Dolan*, many fire entities have imposed impact fees; thus, there now is a broad set of common practices when considering how best to reflect these judicial and statutory requirements in fee design efforts.

## Fee Applicability

As noted above, fire entities can only use impact fee revenue to cover the costs of any necessary expansion of capital facilities that are required to serve new development. In addition, fee amounts can only be set in a manner that is proportional to the cost of capital facility expansion needed to maintain—but not improve—existing standards of service.

**Capital facilities.** *Capital facilities* are the physical component of public services. Under Colorado statute, the definition of *capital* can include all equipment that has at least a five-year lifetime. It does not include personnel or any operational elements of service costs, even in circumstances where new staff are required to operate new facilities. Capital facilities generally include buildings, apparatus, vehicles, office furniture, and other support facilities.

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<sup>5</sup> *Nollan v. California Coastal Commission*, 483 U.S. 82; 1987 and *Dolan v. City of Tigard* (1994) 114S.Ct. 2309.

<sup>6</sup> *Dolan v. City of Tigard* (1994) 114S.Ct. 2309.



**Nature of capital investments.** Not all capital facility costs are associated with community growth or with the expansion of capacity. Most fire entities make investments in capital facilities not because of growth pressures but for the repair and replacement of existing capital. For example, fire entities often make capital investments related to:

- *Repair and replacement of existing facilities*, such as annual building maintenance or replacing a roof;
- *Betterment of existing facilities*, such as introducing new services or improving existing capital facilities without increasing service capacity; and
- *Facilities expansions*, such as expanding an existing building to accommodate growing personnel requirements.

Fire entities are not allowed to account for such investments as part of impact fee calculations nor are they allowed to expend impact fee funds on such investments.

## Capital Standards

In designing impact fees, fire entities must determine the appropriate capital standards applicable to each category of infrastructure. Facility standards can vary widely between entities. Whereas some states have legislation that describes such criteria with great specificity, other states—like Colorado—use more general standards. There are two primary approaches for calculating capital standards.

**Capital buy-in approach.** Capital standards can be estimated using the replacement value of specific capital facilities and the qualified equipment necessary for each category of capital facilities. For example, a city of 2,500 homes with a 20,000 square foot recreation center that has a replacement value of \$5 million would have a recreation center standard of 8 square feet per housing unit (i.e.,  $20,000 \text{ square feet} / 2,500 \text{ homes} = 8 \text{ square feet per home}$ ) and a replacement value of \$250 per square foot (i.e.,  $\$5 \text{ million} / 20,000 \text{ square feet} = \$250 \text{ per square foot}$ ). Thus, each existing residence would have an embedded recreational investment of \$2,000 per home (i.e.,  $\$250 \times 8 \text{ square feet} = \$2,000 \text{ per home}$ ), representing the community's recreational facility standard, which is what a developer could be charged for recreational facilities for each new unit.

One important dimension of the capital buy-in approach is the use of the replacement value of each asset. As mentioned earlier, the purpose of impact fees is to maintain the current level of service. Therefore, the value of each asset should be assessed by its current functionality, not its dollar value. For example, even if a dump truck were purchased in 1980 and its present resale value is less than \$10,000, the replacement value for that dump truck would be equal to the market rate of a new unit that performs the same function as the original vehicle.

If capital standards are defined using a capital buy-in approach, then calculations of those standards must account for any debt that applies against the relevant capital facilities. Because current residents are already responsible for that debt, it would be duplicative and inappropriate to charge developers impact fees that also include that debt.



**Plan-based approach.** Fire entities can also use a *plan-based approach* to set capital standards, which relies on capital improvement or other specific plans to estimate the value of capital required to serve future development. A plan-based approach requires forecasts of residential and commercial growth and detailed data on capital expansion plans and costs. Plan-based approaches must focus on expansion-related projects or the expansion portion of projects rather than betterment or replacement projects.

## Other Considerations

Over time, some consensus has emerged on how best to ensure that impact fees comply with state statutes and court rulings. Many of the factors that fire entities must consider in designing fees appropriately are described above, but BBC also presents other considerations to be made:

- **Land use allocation.** Courts have indicated that all forms of development that have facility impacts—that is, residential, industrial, and commercial developments—must pay their fair share of expansion costs. If one type of development is exempted from fees, then fees may not be sufficient to cover expansion costs that result from new development.
- **Use specificity.** Impact fee calculations vary between different forms of land use. When compelling evidence is available that the forms, sizes, or uses of particular types of development will result in substantially different demands for fire protection services, then an entity's impact fees should reflect that information.
- **Fund balance.** A fire entity's impact fee fund balance represents cash investments the existing community has made in capital expansion. When utilizing the capital buy-in approach for calculating development impact fees, these cash investments are combined with capital facilities valuations to arrive at the total capital investment that the community has made.
- **Redevelopment.** The application of impact fees raises questions about how to deal with the redevelopment of existing properties. The redevelopment of a residence—even if it involves full scraping—does not lead to an increase in service demands, because it is still one residential unit with no implications for service delivery costs or capital needs. In contrast, the redevelopment of a larger lot into multiple homes would be assessed an impact fee based on the net number of new residential units, because there would be clear implications for service delivery and capital needs. Commercial redevelopment would be subject to the same considerations.
- **Waivers.** Fire entities should not waive fees unless the funds are reimbursed from other sources such as the general fund or other contributions by the developer to system expansion that meets or exceeds the calculated fees.
- **Timing.** Fees should be assessed at the time that building permits are issued.
- **Updates.** Impact fee calculations should be updated periodically to account for changes in costs and asset values. Most fire entities update their fees every year using an inflation multiplier and conduct updates to their impact fee studies every three to five years.



## SECTION II.

# Impact Fee Derivation

As described in Section I, there are several types of information that fire protection entities must consider to appropriately set their development impact fees, including determining capital standards. BBC used data from various sources to make appropriate considerations in calculating development impact fees for Loveland Fire Rescue Authority.

- **Capital standards.** BBC used LFRA's current investment in capital facilities as the basis for determining capital standards for the fee update – known as the capital buy-in approach. We obtained the information directly from LFRA. The valuation included estimates of investments in land and buildings, vehicles and apparatus, and miscellaneous equipment. Calculations of capital standards must also account for any debt that exists in connection with relevant infrastructure. At the time of this study, LFRA carries a small amount of debt against some of its equipment.
- **Land use allocation.** It is important for fire entities to determine how impact fees should be allocated according to land use so that all forms of development pay their fair share of expansion costs. Although LFRA does not maintain a database of relevant land use, data from the Larimer County Assessor's Office indicates that approximately 70 percent of current development in LFRA's service area is for residential purposes while 30 percent is for non-residential.<sup>1</sup> BBC used this distribution to allocate the total value of capital facilities between residential and non-residential development.
- **Use specificity.** To the extent possible, impact fees should reflect the degree to which different forms, sizes, and uses of particular types of development will result in different demands for fire protection services. For residential development, square footage serves as a proxy for demand due to the relative uniformity of residential structures and activity. For non-residential development—where service demand varies substantially based on building use and intensity—the fee calculation uses employment generation rates to reflect occupancy intensity.
- **Fund balance.** When using the capital buy-in approach, the balance of a fire entity's impact fee fund must be combined with capital facilities valuations to arrive at the total capital investment. At the time of this study, the value of the LFRA impact fee fund is approximately \$4.7 million.
- **Proportionality.** By using LFRA's current investment in capital facilities to derive capital standards and then setting fee rates to replace the current standards of facility investment, BBC has ensured that proportionality has been reasonably and fairly derived. New growth is simply replicating its proportional share of an existing facility standard. Existing standards will be the standards to which new growth will be held accountable.

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<sup>1</sup> Non-residential development includes commercial, retail, office, institutional, industrial, and warehouse space.



## LFRA Revenue and Expenditure

The Loveland Fire Rescue Authority is an entity that joins together the Loveland Rural Fire Protection District and the City of Loveland for the purpose of fire protection service provision. Currently, approximately 82 percent of LFRA's revenue is derived from the City of Loveland general fund and 18 percent from the Loveland Rural Fire Protection District 11.186 property tax mill of properties that are within the LRFPD area. A millage rate is the tax rate used to calculate local property taxes and represents the amount per every \$1,000 of a property's assessed value that an entity would charge.

LFRA's expenditures are allocated to personnel costs—including salaries, benefits, and administration—as well as supplies, maintenance, and normal operational costs. Revenue that funds LFRA's operating budget will continue to be dedicated to the Authority's ongoing operational expenses and are not sufficient to fund LFRA's growth-related capital facilities needs. With impact fees, new development pays for an equitable share of new facilities and existing taxpayers will not be responsible for subsidizing growth. In addition, LFRA's general operating funds can be reserved for other, non-growth-related uses.

## Impact Fee Calculations

BBC's methodology for updating LFRA's impact fee includes the following tasks:

1. Quantify the capital facilities investment needed to maintain current level of service;
2. Develop estimates of LFRA's current land use and service demand pattern; and
3. Calculate the fire protection capital costs per unit of development (per residential dwelling unit or per square foot of non-residential development).

**Capital facilities investment.** A conservative method of establishing LFRA's current level of service for fire protection is to quantify its financial investment in capital facilities. Specifically, the Authority has four types of capital facility-related assets that should be included in a calculation of current facilities investment:

- Buildings and structures, including fire stations and administrative buildings;
- Major vehicles and apparatus, such as fire engines and specialized vehicles;
- A variety of lifesaving and fire-fighting portable equipment and other property; and
- The balance of the impact fee fund.

Figure II-1, on the following page, presents LFRA's current capital facilities and the replacement values included in impact fee calculations. LFRA carries a \$744,000 debt against select equipment; this debt is subtracted from the asset replacement value to reflect the Authority's net equity position. Additionally, Station 7 and the Training Center are leased properties and equity has not been allocated to LFRA.

As shown in the last row of Figure II-1, the total replacement value of LFRA's current capital facilities is approximately \$103.7 million.



**Figure II-1.**  
**Loveland Fire Rescue Authority Current Assets, 2025**

| Type of Capital Facilities         | Replacement Value  |   | Debt Against Asset |   | Equity Position for Fee Calculation |
|------------------------------------|--------------------|---|--------------------|---|-------------------------------------|
| <b>Buildings</b>                   |                    |   |                    |   |                                     |
| Station 1/Fire Admin               | \$11,285,001       | - | \$0                | = | \$11,285,001                        |
| Station 2                          | \$7,693,056        | - | \$0                | = | \$7,693,056                         |
| Station 3                          | \$3,333,393        | - | \$0                | = | \$3,333,393                         |
| Station 4                          | \$4,285,386        | - | \$0                | = | \$4,285,386                         |
| Station 5                          | \$2,642,787        | - | \$0                | = | \$2,642,787                         |
| Station 6                          | \$6,916,266        | - | \$0                | = | \$6,916,266                         |
| Station 7                          | \$0 <sup>[1]</sup> | - | \$0                | = | \$0                                 |
| Station 8                          | \$2,748,816        | - | \$0                | = | \$2,748,816                         |
| Station 9                          | \$1,360,800        | - | \$0                | = | \$1,360,800                         |
| Station 10                         | \$8,415,414        | - | \$0                | = | \$8,415,414                         |
| Training Center                    | \$0 <sup>[1]</sup> | - | \$0                | = | \$0                                 |
| Lonestar Burn Prop                 | \$2,483,460        | - | \$0                | = | \$2,483,460                         |
| Health & Wellness Center           | \$425,250          | - | \$0                | = | \$425,250                           |
| <b>Vehicles and Apparatus</b>      |                    |   |                    |   |                                     |
| 1993 Haulmark                      | \$15,000           | - | \$0                | = | \$15,000                            |
| 1998 Freightliner / General        | \$736,649          | - | \$0                | = | \$736,649                           |
| 2000 HME / Smeal                   | \$2,200,000        | - | \$0                | = | \$2,200,000                         |
| 2001 Ford F-550                    | \$368,750          | - | \$0                | = | \$368,750                           |
| 2003 Spartan / Smeal               | \$1,344,626        | - | \$0                | = | \$1,344,626                         |
| 2005 Freightliner / SVI            | \$1,000,000        | - | \$0                | = | \$1,000,000                         |
| 2006 Forest River                  | \$25,000           | - | \$0                | = | \$25,000                            |
| 2007 International / Hackney       | \$1,560,000        | - | \$0                | = | \$1,560,000                         |
| 2008 Pierce                        | \$1,344,626        | - | \$0                | = | \$1,344,626                         |
| 2009 International / Crimson       | \$994,226          | - | \$0                | = | \$994,226                           |
| 2010 Spartan / SVI                 | \$1,344,626        | - | \$0                | = | \$1,344,626                         |
| 2011 PJ                            | \$15,000           | - | \$0                | = | \$15,000                            |
| 2012 Spartan / SVI                 | \$1,344,626        | - | \$0                | = | \$1,344,626                         |
| 2012 Chevrolet 1500                | \$66,948           | - | \$0                | = | \$66,948                            |
| 2013 Spartan / SVI                 | \$1,344,626        | - | \$0                | = | \$1,344,626                         |
| 2013 Ford / OJ Watson              | \$368,750          | - | \$0                | = | \$368,750                           |
| 2013 Chevrolet 2500                | \$74,288           | - | \$0                | = | \$74,288                            |
| 2013 Chevrolet Tahoe               | \$53,778           | - | \$0                | = | \$53,778                            |
| 2013 John Deere Gator              | \$28,866           | - | \$0                | = | \$28,866                            |
| 2014 Pierce                        | \$2,200,000        | - | \$0                | = | \$2,200,000                         |
| 2014 Ford Interceptor Utility      | \$47,278           | - | \$0                | = | \$47,278                            |
| 2014 John Deere Gator              | \$28,866           | - | \$0                | = | \$28,866                            |
| 2014 Big Tex                       | \$12,000           | - | \$0                | = | \$12,000                            |
| (2) 2015 Chevrolet 1500            | \$133,896          | - | \$0                | = | \$133,896                           |
| 2016 Spartan / SVI                 | \$1,344,626        | - | \$0                | = | \$1,344,626                         |
| 2016 Chevrolet 1500                | \$66,948           | - | \$0                | = | \$66,948                            |
| 2017 Spartan / SVI                 | \$1,344,626        | - | \$0                | = | \$1,344,626                         |
| (4) 2017 Freightliner / Rosenbauer | \$3,241,328        | - | \$0                | = | \$3,241,328                         |

Note: Station 7 and the Training Center are leased properties and equity has not been allocated to LFRA.

Source: Loveland Fire Rescue Authority; BBC Research & Consulting, 2025.



**Figure II-1., continued**  
**Loveland Fire Rescue Authority Current Assets, 2025**

| Type of Capital Facilities                                 | Replacement Value | Debt Against Asset |           | Equity Position for Fee Calculation |               |
|------------------------------------------------------------|-------------------|--------------------|-----------|-------------------------------------|---------------|
| Vehicles and Apparatus                                     |                   |                    |           |                                     |               |
| (3) 2017 Ford F250                                         | \$308,576         | -                  | \$0       | =                                   | \$308,576     |
| 2017 Chevrolet Colorado                                    | \$46,938          | -                  | \$0       | =                                   | \$46,938      |
| 2018 Ford F550                                             | \$368,750         | -                  | \$0       | =                                   | \$368,750     |
| (4) 2018 Chevrolet Colorado                                | \$187,752         | -                  | \$0       | =                                   | \$187,752     |
| 2019 Spartan / SVI                                         | \$1,344,626       | -                  | \$0       | =                                   | \$1,344,626   |
| (2) 2019 Ford F550                                         | \$737,500         | -                  | \$0       | =                                   | \$737,500     |
| 2019 Chevrolet 1500                                        | \$66,948          | -                  | \$0       | =                                   | \$66,948      |
| 2019 Bauer                                                 | \$60,000          | -                  | \$0       | =                                   | \$60,000      |
| 2019 Chevrolet Colorado                                    | \$46,938          | -                  | \$0       | =                                   | \$46,938      |
| (2) 2020 Spartan / SVI                                     | \$2,689,252       | -                  | \$0       | =                                   | \$2,689,252   |
| 2020 Freightliner / SVI                                    | \$1,031,381       | -                  | \$0       | =                                   | \$1,031,381   |
| 2020 Can-Am                                                | \$28,866          | -                  | \$0       | =                                   | \$28,866      |
| 2021 Ford F250                                             | \$160,000         | -                  | \$0       | =                                   | \$160,000     |
| 2022 Ford F450                                             | \$358,750         | -                  | \$0       | =                                   | \$358,750     |
| 2022 BobCat TL619                                          | \$115,000         | -                  | \$0       | =                                   | \$115,000     |
| 2022 Chevrolet 1500                                        | \$66,948          | -                  | \$0       | =                                   | \$66,948      |
| 2022 PJ                                                    | \$15,873          | -                  | \$0       | =                                   | \$15,873      |
| 2023 Spartan / SVI                                         | \$1,344,626       | -                  | \$0       | =                                   | \$1,344,626   |
| 2023 Freightliner                                          | \$736,649         | -                  | \$0       | =                                   | \$736,649     |
| 2023 International/BME                                     | \$695,413         | -                  | \$0       | =                                   | \$695,413     |
| 2023 Ford F550                                             | \$368,750         | -                  | \$0       | =                                   | \$368,750     |
| 2023 Air Burner Inc                                        | \$65,000          | -                  | \$0       | =                                   | \$65,000      |
| 2023 Chevrolet Tahoe                                       | \$53,778          | -                  | \$0       | =                                   | \$53,778      |
| 2023 Ford Interceptor Utility                              | \$47,278          | -                  | \$0       | =                                   | \$47,278      |
| 2023 Can-AM                                                | \$28,866          | -                  | \$0       | =                                   | \$28,866      |
| 2023 Rescue One                                            | \$23,166          | -                  | \$0       | =                                   | \$23,166      |
| (2) 2024 Ford F450                                         | \$240,000         | -                  | \$0       | =                                   | \$240,000     |
| (2) 2024 Chevrolet 1500                                    | \$133,896         | -                  | \$0       | =                                   | \$133,896     |
| 2024 Chevrolet Tahoe                                       | \$53,778          | -                  | \$0       | =                                   | \$53,778      |
| 2024 Interstate                                            | \$32,000          | -                  | \$0       | =                                   | \$32,000      |
| 2024 Walker                                                | \$9,500           | -                  | \$0       | =                                   | \$9,500       |
| 2026 Sutphen                                               | \$2,200,000       | -                  | \$0       | =                                   | \$2,200,000   |
| 2026 Sutphen / SVI                                         | \$1,560,000       | -                  | \$0       | =                                   | \$1,560,000   |
| 2026 Sutphen / SVI                                         | \$1,344,626       | -                  | \$0       | =                                   | \$1,344,626   |
| Equipment                                                  |                   |                    |           |                                     |               |
| Rescue, portable, medical, and miscellaneous               | \$8,906,331       | -                  | \$744,485 | =                                   | \$8,161,846   |
| Impact Fee Fund                                            |                   |                    |           |                                     |               |
| Fund Balance                                               | \$4,727,465       | -                  | \$0       | =                                   | \$4,727,465   |
| Total Value of Fire Capital Facilities for Fee Calculation |                   |                    |           |                                     | \$103,700,317 |

Source: Loveland Fire Rescue Authority; BBC Research & Consulting, 2025.



**Current land use.** BBC used the current pattern of development in LFRA’s service area as the first step for allocating capital facilities costs between residential and non-residential land uses. Figure II-2 presents the breakdown of units and square footage for residential and non-residential development, based on current data from the Larimer County Assessor. As shown in Figure II-2, the majority of the development in the service area is residential (53.5 percent single family residential and 16.5 percent multifamily residential) while 30.1 percent is non-residential.

**Figure II-2.  
Residential and Non-  
residential Square  
Footage in the LFRA  
Service Area, 2025**

Source:

Larimer County Assessor; BBC  
Research & Consulting, 2025.

| Development Type            | Unit Count    | Total Square Footage | Percent of Total Square Footage |
|-----------------------------|---------------|----------------------|---------------------------------|
| <b>Residential</b>          | <b>45,814</b> | <b>71,381,966</b>    | <b>69.9%</b>                    |
| Single family residential   | 31,817        | 54,588,753           | 53.5%                           |
| Dwellings up to 1,200 SF    | 6,459         | 6,267,538            | 6.1%                            |
| Dwellings 1,200 to 2,399 SF | 21,319        | 36,395,316           | 35.7%                           |
| Dwellings 2,400 to 3,599 SF | 3,620         | 10,104,041           | 9.9%                            |
| Dwellings 3,600 to 4,799 SF | 340           | 1,363,592            | 1.3%                            |
| Dwellings 4,800+ SF         | 79            | 458,266              | 0.4%                            |
| Multifamily residential     | 13,997        | 16,793,213           | 16.5%                           |
| <b>Non-residential</b>      | <b>3,074</b>  | <b>30,681,430</b>    | <b>30.1%</b>                    |
| Commercial & Retail         | 1,362         | 9,718,717            | 9.5%                            |
| Office                      | 433           | 3,142,387            | 3.1%                            |
| Public & Institutional      | 274           | 5,440,422            | 5.3%                            |
| Industrial & Manufacturing  | 119           | 3,417,753            | 3.3%                            |
| Warehouse & Storage         | 886           | 8,962,151            | 8.8%                            |

The \$103.7 million value of fire capital facilities (Figure II-1) is allocated across residential and non-residential development based on the relative share of total square footage in the LFRA area (Figure II-2). Allocating costs between residential and non-residential development based on existing square footage provides a rational and proportional framework for distributing the costs of firefighting facilities and equipment. Building square footage serves as a measurable indicator of the built environment’s potential demand for fire protection services. Larger structures typically present greater fire risk, all else equal, in addition to requiring more time and personnel to inspect or suppress fires and may involve more complex response protocols. As such, square footage offers a reliable and consistent proxy for estimating system demand,

Within the Authority’s service area, residential uses comprise approximately 70 percent and non-residential uses comprise 30 percent of the built environment. Of the \$103.7 million in fire capital facilities value, \$72.5 million is allocated to residential development and \$31.2 million is allocated to non-residential development.



**Residential impact fee calculation.** The methodology for calculating residential impact fees is based on square footage of dwelling units. This approach is appropriate because fire protection service demand from residential uses generally scales with the size and complexity of the structure. Residential buildings also tend to exhibit relatively consistent patterns in construction type, layout, and use, making square footage a reasonable and reliable proxy for the level of service required.

The residential share of the fire capital facilities value—\$72.5 million—is allocated across categories of residential development based on each category’s share of total residential square footage. This allows the calculation of tiered residential fees, where smaller units pay lower fees and larger homes pay higher fees to reflect relative demand. Figure II-3 presents the maximum impact fees for residential development within the Authority’s service area.

**Figure II-3.**  
**Maximum Allowable Residential Impact Fees for LFRA**

| Calculation of Residential Impact Fees |                                                      |                                                |                                                  |                                |                                                                                   |
|----------------------------------------|------------------------------------------------------|------------------------------------------------|--------------------------------------------------|--------------------------------|-----------------------------------------------------------------------------------|
|                                        | Residential<br>Share of Fire<br>Capital Value<br>[A] | Residential<br>Land Use<br>Distribution<br>[B] | Costs by Land<br>Use Category<br>[C] = [A] x [B] | Existing<br>Development<br>[D] | Impact Fee<br>(Costs by Land Use Category /<br>Existing Development)<br>[C] / [D] |
| Single family residential              |                                                      | 76.5%                                          | \$55,464,263                                     | 31,817                         |                                                                                   |
| Dwellings up to 1,200 SF               | \$72.5 million                                       | 8.8%                                           | \$6,368,059                                      | 6,459                          | <b>\$986</b> per dwelling                                                         |
| Dwellings 1,200 to 2,399 SF            |                                                      | 51.0%                                          | \$36,979,034                                     | 21,319                         | <b>\$1,735</b> per dwelling                                                       |
| Dwellings 2,400 to 3,599 SF            |                                                      | 14.2%                                          | \$10,266,092                                     | 3,620                          | <b>\$2,836</b> per dwelling                                                       |
| Dwellings 3,600 to 4,799 SF            |                                                      | 1.9%                                           | \$1,385,462                                      | 340                            | <b>\$4,075</b> per dwelling                                                       |
| Dwellings 4,800+ SF                    |                                                      | 0.6%                                           | \$465,616                                        | 79                             | <b>\$5,894</b> per dwelling                                                       |
| Multifamily residential                |                                                      | 23.5%                                          | \$17,062,547                                     | 13,997                         | <b>\$1,219</b> per dwelling unit                                                  |

Source: Loveland Fire Rescue Authority; Larimer County Assessor; BBC Research & Consulting, 2025.

As Figure II-3 shows, proposed fees range from \$986 to \$5,894 per single family dwelling. As an example, a 3,000-square-foot house has an impact fee of \$2,836 and a multifamily dwelling unit has a fee of \$1,219.

**Non-residential impact fee calculation.** Non-residential fire impact fees are calculated using the \$31.2 million allocated to non-residential development in conjunction with employment density rates to reflect use intensity amongst different categories of non-residential land use. While building size remains an important factor in determining the impacts new development has on LFRA’s capital facilities, the intensity and variability of use across non-residential land uses plays a large role in influencing service demand. For example, a 10,000-square-foot storage warehouse would typically generate fewer emergency calls than a similarly sized commercial kitchen, school, or medical facility.



The non-residential fee model uses average employees per 1,000 square feet from the *Institute of Transportation Engineers (ITE) Trip Generation Manual* to account for this variability.<sup>2</sup> The *ITE Trip Generation Manual*, published by the Institute of Transportation Engineers, provides empirically derived estimates of the employee density generated by different land uses. These rates are based on extensive observational studies conducted at sites across North America and are widely used in transportation planning, traffic impact studies, and land use analysis.

While square footage reflects physical scale, it does not capture differences in activity levels or occupancy that drive service demand. Most fire department calls are for medical emergencies rather than structure fires, and these are closely linked to the number of people on site. ITE employee density rates serve as a practical proxy for site use, with higher densities typically generating more human activity and, in turn, more emergency calls. Incorporating employment density ensures costs are allocated in proportion to actual service demand across land use types.

As shown in Figure II-4, different non-residential land uses generate differing levels of activity. For example, office development has an estimated employment density of 2.9 employees per 1,000 square feet, nearly ten times greater than the 0.3 employees per 1,000 square feet for warehouse & storage buildings. The non-residential portion of the fire capital facilities value—\$31.2 million—is distributed across development types in proportion to their share of total weighted employment. This produces a cost per square foot that reflects the relative service demands associated with each use and distributes the cost burden in proportion to the demand generated by different types of economic activity and land use.

**Figure II-4.**  
**Maximum Allowable Non-residential Impact Fees for LFRA**

| Calculation of Non-residential Impact Fees |                                                          |                                  |                                        |                                                     |                                                  |                                                                                         |
|--------------------------------------------|----------------------------------------------------------|----------------------------------|----------------------------------------|-----------------------------------------------------|--------------------------------------------------|-----------------------------------------------------------------------------------------|
|                                            | Non-residential<br>Share of Fire<br>Capital Value<br>[A] | Employees<br>per 1,000 SF<br>[B] | Existing<br>Development<br>(SF)<br>[C] | Weighted<br>Employment<br>[D] = [B] x<br>[C]/1,000] | Share of Total<br>Employment<br>[E] = [D] / Σ[D] | Impact Fee<br>(Total Value x Share of Emp /<br>Existing Development)<br>[A] x [E] / [C] |
| Commercial &<br>Retail                     | \$31.2 million                                           | 2.1                              | 9,718,717                              | 20,648                                              | 42.1%                                            | <b>\$1.35</b> per square foot                                                           |
| Office                                     |                                                          | 2.9                              | 3,142,387                              | 9,044                                               | 18.4%                                            | <b>\$1.83</b> per square foot                                                           |
| Public &<br>Institutional                  |                                                          | 2.0                              | 5,440,422                              | 11,095                                              | 22.6%                                            | <b>\$1.30</b> per square foot                                                           |
| Industrial &<br>Manufacturing              |                                                          | 1.5                              | 3,417,753                              | 5,265                                               | 10.7%                                            | <b>\$0.98</b> per square foot                                                           |
| Warehouse &<br>Storage                     |                                                          | 0.3                              | 8,962,151                              | 3,035                                               | 6.2%                                             | <b>\$0.22</b> per square foot                                                           |

Note: Public & Institutional development includes government facilities, schools, corrections, hospitals, clinics, public services, religious institutions, and similar development.

Source: Loveland Fire Rescue Authority; Larimer County Assessor; ITE Trip Generation Manual 11<sup>th</sup> Edition, 2021; BBC Research & Consulting, 2025.

<sup>2</sup> ITE Trip Generation Manual 11<sup>th</sup> Edition, 2021.



The result of allocating the non-residential capital burden in the manner described above resulted in full recovery of costs associated with the fees shown in the rightmost column of Figure II-4. Maximum recommended fees are \$1.35 per square foot for commercial and retail development; \$1.83 per square foot for office space; \$1.30 per square foot for public and institutional development; \$0.98 per square foot for industrial and manufacturing development; and \$0.22 per square foot for warehouse and storage development.

## Summary of Impact Fee Results

The results of the residential and non-residential fee calculations for LFRA are summarized in Figure II-5, which presents the maximum allowable impact fees by development type and unit of measurement (per dwelling unit or per square foot). LFRA can choose to charge less than the amounts shown in Figure II-5 in order to meet other strategic objectives of the Authority.

**Figure II-5.**  
**Summary of Maximum Allowable**  
**Impact Fees for LFRA**

Source:

Loveland Fire Rescue Authority; Larimer County Assessor;  
ITE Trip Generation Manual 11th Edition, 2021; BBC  
Research & Consulting, 2025.

| Development Type            | Impact Fee                |
|-----------------------------|---------------------------|
| <b>Residential</b>          |                           |
| Single family residential   |                           |
| Dwellings up to 1,200 SF    | \$986 per dwelling unit   |
| Dwellings 1,200 to 2,399 SF | \$1,735 per dwelling unit |
| Dwellings 2,400 to 3,599 SF | \$2,836 per dwelling unit |
| Dwellings 3,600 to 4,799 SF | \$4,075 per dwelling unit |
| Dwellings 4,800+ SF         | \$5,894 per dwelling unit |
| Multifamily residential     | \$1,219 per dwelling unit |
| <b>Non-residential</b>      |                           |
| Commercial & Retail         | \$1.35 per square foot    |
| Office                      | \$1.83 per square foot    |
| Public & Institutional      | \$1.30 per square foot    |
| Industrial & Manufacturing  | \$0.98 per square foot    |
| Warehouse & Storage         | \$0.22 per square foot    |

The impact fees presented in Figure II-5 are designed to ensure that new development contributes fairly and proportionately to the cost of LFRA's fire protection capital facilities. The total capital valuation is \$103.7 million and represents the Authority's current investment in stations, vehicles, apparatus, and response equipment.

This total cost has been allocated across residential and non-residential development based on the share of existing square footage in the LFRA area. Within residential development, impact fees are calculated by unit size, using a tiered approach that reflects the proportional service needs associated with different home sizes. For non-residential development, fees are based on weighted demand, using employment density rates as a proxy for occupancy intensity and associated land use intensity. The resulting fee structure is equitable and tailored to the unique characteristics of land use in the LFRA boundary.



**Impact fee comparison.** This study updates the fee recommendations for LFRA, which were last evaluated in 2020. Although both studies are designed to allocate fire capital costs fairly to new development, they rely on different methodologies and data inputs.

The 2020 fee update used a plan-based approach, estimating the cost of expanding facilities to meet future growth. The plan-based method focuses on forecasting additional needs and assigning costs based on those projected expansions. In contrast, the current study uses a capital buy-in approach, which calculates the total value of existing fire facilities and divides that value across all existing development in the service area. This yields a per-unit capital investment for residential and non-residential development. That per-unit value is then applied to future development, ensuring that new growth pays its fair share to buy into the existing level of service.

The current fee results also reflect updated cost assumptions resulting from inflation and cost increases that have occurred in the past five years for building construction, vehicles, and equipment.

Finally, the current study provides slightly greater specificity across development categories. Residential fees are tailored to dwelling size, and non-residential development is defined by a greater number of subcategories to better reflect the diverse mix of development in the LFRA service area (Figure II-6).

**Figure II-6.  
Comparison of Current and Proposed  
Impact Fees for LFRA**

**Note:**

For current fees undefined as n/a, development would be captured by a defined fee category. For example, in the current fee structure, an office development would be captured by the commercial impact fee rate of \$0.64 per square foot.

**Source:**

Loveland Fire Rescue Authority; BBC Research & Consulting, 2025.

| Development Type            | Current | Proposed |
|-----------------------------|---------|----------|
| <b>Residential</b>          |         |          |
| Single family residential   | \$1,061 | n/a      |
| Dwellings up to 1,200 SF    | n/a     | \$986    |
| Dwellings 1,200 to 2,399 SF | n/a     | \$1,735  |
| Dwellings 2,400 to 3,599 SF | n/a     | \$2,836  |
| Dwellings 3,600 to 4,799 SF | n/a     | \$4,075  |
| Dwellings 4,800+ SF         | n/a     | \$5,894  |
| Multifamily residential     | \$734   | \$1,219  |
| <b>Non-residential</b>      |         |          |
| Commercial & Retail         | \$0.64  | \$1.35   |
| Office                      | n/a     | \$1.83   |
| Public & Institutional      | n/a     | \$1.30   |
| Industrial & Manufacturing  | \$0.13  | \$0.98   |
| Warehouse & Storage         | n/a     | \$0.22   |

The fee recommendations in this study are based on data that reflect current conditions in the LFRA service area. In addition, this study applies employment generation data to allocate costs between different types of non-residential land uses. These updated inputs provide a clear and defensible basis for setting impact fees that ensure new development contributes adequately to the Authority's costs in providing service to all development within its boundary.



**Impact fee revenue projections.** Between 2013 and 2023, the City of Loveland saw overall population growth of 13.8 percent (or, approximately 1.38 percent annually) while unincorporated Larimer County saw a population decline of 2.81 percent.<sup>3</sup> Looking forward, Larimer County as a whole is projected to grow by between 1.15 and 1.74 percent per year from 2025 through 2030.

BBC estimated impact fee revenues for LFRA using a conservative annual growth rate assumption of 1.0 percent for residential development and 0.75 percent for non-residential development. Figure II-7 summarizes BBC's annual revenue projections based on forecasted growth combined with the recommended fees as summarized in Figure II-5. The revenue projections assume that future development patterns follow existing trends regarding the distribution of dwelling sizes and of different subcategories of non-residential development.

**Figure II-7.  
Projected Annual Impact Fee  
Revenues for LFRA**

Note:

\*Based on annual growth assumptions of 1.0% for residential development and 0.75% for non-residential development.

Estimates of future development are shown in dwelling units for residential development and in square feet for non-residential development.

Source:

Loveland Fire Rescue Authority; Larimer County Assessor; Colorado State Demography Office; BBC Research & Consulting, 2025.

| Development Type                | Projected Annual Growth*<br>(dwelling units or sq. ft.) | Projected Annual Revenue |
|---------------------------------|---------------------------------------------------------|--------------------------|
| <b>Residential</b>              |                                                         |                          |
| Single family residential       |                                                         |                          |
| Dwellings up to 1,200 SF        | 65                                                      | \$64,085                 |
| Dwellings 1,200 to 2,399 SF     | 213                                                     | \$369,461                |
| Dwellings 2,400 to 3,599 SF     | 36                                                      | \$102,094                |
| Dwellings 3,600 to 4,799 SF     | 3                                                       | \$12,225                 |
| Dwellings 4,800+ SF             | 1                                                       | \$5,894                  |
| Multifamily residential         | 140                                                     | \$170,659                |
| <b>Non-residential</b>          |                                                         |                          |
| Commercial & Retail             | 72,890                                                  | \$98,349                 |
| Office                          | 23,568                                                  | \$43,076                 |
| Public & Institutional          | 40,803                                                  | \$52,844                 |
| Industrial & Manufacturing      | 25,633                                                  | \$25,078                 |
| Warehouse & Storage             | 67,216                                                  | \$14,455                 |
| <b>Projected annual revenue</b> |                                                         | <b>\$958,218</b>         |

As Figure II-7 illustrates, the impact fees proposed in this report could generate approximately \$960,000 annually to enable the LFRA to build new facilities and purchase equipment needed to maintain service levels as the region grows without placing an undue burden on existing development.

<sup>3</sup> Colorado State Demography Office; <https://demography.dola.colorado.gov/assets/html/county.html>



## SECTION III.

# Summary and Recommendations

The residential and non-residential development impact fees that BBC recommends for LFRA's consideration represent maximum allowable amounts. However, LFRA may choose to adopt fees below these amounts. BBC offers the following recommendations regarding implementation of impact fees for Loveland Fire Rescue Authority:

- LFRA should implement the fee schedule through a formal resolution, which provides flexibility to address issues such as affordable housing exemptions, inflation adjustments, or waivers for non-mandatory sprinklers. The resolution is where implementation details are finalized and the Board can exercise discretion to reflect current priorities.
- LFRA should provide the development community with a minimum of three to six months' notice prior to implementing the impact fee schedule. This advance notice ensures developers have sufficient time to adjust project budgets and timelines.
- LFRA should maintain its impact fee fund in an interest-bearing account that is separate and apart from its general fund. All fees collected in accordance with the impact fee schedule shall be deposited and accounted for as required in *Colorado Revised Statutes Title 29, Article 1, Part 8, Section 29-1-803*.
- LFRA should adhere to a written policy governing expenditure of monies from its impact fee fund. Withdrawals from the impact fee fund should only be used to pay for growth-related capital facilities with a service life of five or more years. All proceeds shall be used in conformance with *Colorado Revised Statutes Title 29, Article 20, Part 1, Section 29-20-104.5*.
- LFRA should not use impact fees for operational costs or for repairing or replacing existing facilities unless necessitated by growth. When a new facility partially replaces existing capacity and partially serves new development, LFRA and its legal counsel should estimate the growth-related portion and allocate funding accordingly.
- LFRA should update its impact fee studies periodically (e.g., every three to five years) as it invests in additional equipment and facilities and as future development occurs, to ensure its impact fees reflect its existing service standards.
- Between updates, LFRA should adjust its impact fees annually at the start of each year based on the U.S. Bureau of Labor Statistics' Mountain-Plains Information Office's consumer price index for the Mountain-Plains Region.<sup>1</sup>
- LFRA should establish a process to address unique scenarios that may require further individualization of impact fees. This process should include a mechanism allowing property owners to present data if they believe the fee, as applied, does not accurately reflect the specific impacts of their development, ensuring compliance with *Sheetz v. County of El Dorado, Cal., 601 U.S. 267 (2024)*.

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<sup>1</sup> <https://www.bls.gov/regions/mountain-plains/cpi-summary>



# APPENDIX.

## Land Use Development Classification

This appendix provides additional detail on options for how development types can be categorized for the purpose of impact fee modeling. These categories reflect the development pattern of the Authority's service area and are used to proportionately allocate capital costs within certain fee calculations.

BBC worked with account-level data from the Larimer County Assessor to construct a mapping template shown on the following pages. Descriptive fields related to property type and built use were used to guide the categorization of the assessor data. In addition, where necessary, individual properties were vetted through map searches and visual review to verify land use classifications that are unclear or atypical in the assessor records.

Residential development was classified into two categories: Single Family Residential and Multifamily Residential. Single Family Residential includes detached housing units on individual parcels, and each dwelling is additionally classified by square footage in the fee model. Multifamily Residential includes residential forms with multiple attached units, such as duplexes, townhomes, apartments, and condominiums.

Non-residential development was grouped into five distinct categories: Commercial & Retail, Office, Public & Institutional, Industrial & Manufacturing, and Warehouse & Storage. These categories are based on land use characteristics that typically correlate with different levels of service demand, such as building size, activity type, occupancy levels, and public accessibility.

The mapping template included in this appendix provides examples of how typical property descriptions were mapped to the categories utilized in this fee study. These mappings are intended as a reference template to clarify how the categories are commonly applied. They are not intended to serve as a comprehensive or prescriptive guide, but rather to illustrate the approach used in leveraging assessor data to tailor the fee structure.



**Figure A-1.  
Development Classification Mapping**

| Property Type<br>Field 1 Options | Occupancy Description<br>Field Options | Built-As Description<br>Field Options | BBC Classification Options |
|----------------------------------|----------------------------------------|---------------------------------------|----------------------------|
| <b>Commercial</b>                | Bank                                   | Bank                                  | Commercial & Retail        |
|                                  |                                        | Office Building                       | Commercial & Retail        |
|                                  | Banquet Halls                          | Banquet Halls                         | Commercial & Retail        |
|                                  |                                        |                                       | Public & Institutional     |
|                                  | Bar/Tavern                             | Bar/Tavern                            | Commercial & Retail        |
|                                  |                                        | Office Building                       | Commercial & Retail        |
|                                  |                                        | Storage Warehouse                     | Commercial & Retail        |
|                                  | Barber/Beauty Shop                     | Office Building                       | Commercial & Retail        |
|                                  | Bed And Breakfast Inns                 | Bed And Breakfast Inns                | Commercial & Retail        |
|                                  | Bowling Alley                          | Bowling Alley                         | Commercial & Retail        |
|                                  | Brewery *Code                          | Bar/Tavern                            | Commercial & Retail        |
|                                  |                                        | Service Garage                        | Commercial & Retail        |
|                                  | Car Wash - Automatic                   | Car Wash - Automatic                  | Commercial & Retail        |
|                                  | Car Wash - Drive thru                  | Car Wash - Automatic                  | Commercial & Retail        |
|                                  |                                        | Car Wash - Drive thru                 | Commercial & Retail        |
|                                  | Car Wash - Self Service                | Car Wash - Self Service               | Commercial & Retail        |
|                                  | Church                                 | Armory                                | Public & Institutional     |
|                                  |                                        | Church                                | Public & Institutional     |
|                                  | Cold Storage Warehouse                 | Cold Storage Warehouse                | Warehouse & Storage        |
|                                  |                                        | Office Building                       | Warehouse & Storage        |
|                                  | College - Entire                       | Retail Store                          | Public & Institutional     |
|                                  | Community Recreation Center            | Community Recreation Center           | Public & Institutional     |
|                                  | Community Shopping Center              | Community Shopping Center             | Commercial & Retail        |
|                                  |                                        | Neighborhood Shopping Center          | Commercial & Retail        |
|                                  |                                        | Supermarket                           | Commercial & Retail        |
|                                  | Commuter Terminal, Airline, Bus        | Commuter Terminal, Airline, Bus       | Public & Institutional     |
|                                  | Complete Auto Dealership               | Complete Auto Dealership              | Commercial & Retail        |
|                                  |                                        | Office Building                       | Commercial & Retail        |
|                                  |                                        | Retail Store                          | Commercial & Retail        |
|                                  | Convenience Store                      | Convenience Store                     | Commercial & Retail        |
|                                  |                                        | Office Building                       | Commercial & Retail        |
|                                  |                                        | Service Station                       | Commercial & Retail        |
|                                  | Converted House Retail                 | Split Level                           | Commercial & Retail        |
|                                  | Convlst Hosp Nursing Home              | Convlst Hosp Nursing Home             | Multifamily Residential    |
|                                  | Day Care Center                        | Day Care Center                       | Public & Institutional     |
|                                  | Discount Store                         | Discount Store                        | Commercial & Retail        |
|                                  | Distribution Warehouse                 | Distribution Warehouse                | Warehouse & Storage        |
|                                  | Dormitory Residence Halls              | Dormitory Residence Halls             | Public & Institutional     |
|                                  | Drug Store                             | Drug Store                            | Commercial & Retail        |
|                                  | Equipment Building                     | Equipment Building                    | Warehouse & Storage        |
|                                  | Equipment Storage                      | Equipment Storage                     | Warehouse & Storage        |
|                                  |                                        | Office Building                       | Warehouse & Storage        |
|                                  | Fast Food Restaurant                   | Fast Food Restaurant                  | Commercial & Retail        |
|                                  |                                        | Restaurant                            | Commercial & Retail        |
|                                  |                                        | Retail Store                          | Commercial & Retail        |
|                                  | Fellowship Halls                       | Church                                | Public & Institutional     |

Source: Larimer County Assessor; BBC Research & Consulting.



**Figure A-1, continued.**  
**Development Classification Mapping**

| Property Type<br>Field 1 Options | Built-As Description<br>Field Options | Built-As Description<br>Field Options | BBC Classification Options |
|----------------------------------|---------------------------------------|---------------------------------------|----------------------------|
| <b>Commercial</b>                | Fire Station - Volunteer              | Fire Station - Volunteer              | Public & Institutional     |
|                                  | Fire Station Staffed                  | Fire Station Staffed                  | Public & Institutional     |
|                                  |                                       | Office Building                       | Public & Institutional     |
|                                  | Fitness Center                        | Neighborhood Shopping Center          | Commercial & Retail        |
|                                  | Fraternal Building                    | Bank                                  | Public & Institutional     |
|                                  |                                       | Fraternal Building                    | Public & Institutional     |
|                                  | Government Building                   | Administration Bldg                   | Public & Institutional     |
|                                  |                                       | Government Building                   | Public & Institutional     |
|                                  | Guest Cottages                        | Guest Cottages                        | Commercial & Retail        |
|                                  | Guest Houses                          | Ranch                                 | Commercial & Retail        |
|                                  | Health Club                           | Health Club                           | Commercial & Retail        |
|                                  |                                       |                                       | Public & Institutional     |
|                                  |                                       | Retail Store                          | Commercial & Retail        |
|                                  | High School                           | High School                           | Public & Institutional     |
|                                  |                                       | School - Classroom                    | Public & Institutional     |
|                                  | Hospital                              | Hospital                              | Public & Institutional     |
|                                  | Hotel - Full Service                  | Hotel - Full Service                  | Commercial & Retail        |
|                                  | Hotels - Limited Service              | Hotel - Full Service                  | Commercial & Retail        |
|                                  |                                       | Hotels - Limited Service              | Commercial & Retail        |
|                                  | Indust Heavy Manufacturing            | Indust Heavy Manufacturing            | Industrial & Manufacturing |
|                                  |                                       | Indust Light Manufacturing            | Industrial & Manufacturing |
|                                  | Indust Light Manufacturing            | Indust Light Manufacturing            | Industrial & Manufacturing |
|                                  |                                       | Light Industrial Shell Buildings      | Industrial & Manufacturing |
|                                  |                                       | Loft - Industrial                     | Industrial & Manufacturing |
|                                  |                                       | Storage Warehouse                     | Industrial & Manufacturing |
|                                  | Industrial Engineering & Research     | Industrial Engineering & Research     | Industrial & Manufacturing |
|                                  | Industrial Flex Mall Building         | Industrial Flex Mall Building         | Commercial & Retail        |
|                                  |                                       |                                       | Industrial & Manufacturing |
|                                  |                                       | Industrial Interior Office Space      | Commercial & Retail        |
|                                  |                                       | Loft - Industrial                     | Commercial & Retail        |
|                                  |                                       | Retail Store                          | Commercial & Retail        |
|                                  | Industrial Interior Office Space      | Industrial Flex Mall Building         | Commercial & Retail        |
|                                  |                                       | Industrial Interior Office Space      | Commercial & Retail        |
|                                  | Kennel                                | Kennel                                | Commercial & Retail        |
|                                  | Laboratories                          | Laboratories                          | Public & Institutional     |
|                                  | Laundromat                            | Laundromat                            | Commercial & Retail        |
|                                  | Library - Public                      | Library - Public                      | Public & Institutional     |
|                                  | Light Commercial Utility              | Light Commercial Utility              | Commercial & Retail        |
|                                  | Light Commercial-Commodity Warehouse  | Light Commercial-Commodity Warehouse  | Warehouse & Storage        |
|                                  | Lodges                                | Ranch                                 | Commercial & Retail        |
|                                  | Loft - Industrial                     | Industrial Flex Mall Building         | Commercial & Retail        |
|                                  |                                       |                                       | Industrial & Manufacturing |
|                                  |                                       | Loft - Industrial                     | Commercial & Retail        |
|                                  |                                       |                                       | Industrial & Manufacturing |
|                                  |                                       | Office Building                       | Commercial & Retail        |
|                                  | Lumber Storage - Horizontal           | Lumber Storage - Horizontal           | Warehouse & Storage        |
|                                  | Maintenance (Storage) Buildings       | Maintenance (Storage) Buildings       | Warehouse & Storage        |

Source: Larimer County Assessor; BBC Research & Consulting.



**Figure A-1, continued.**  
**Development Classification Mapping**

| Property Type<br>Field 1 Options | Built-As Description<br>Field Options | Built-As Description<br>Field Options | BBC Classification Options |
|----------------------------------|---------------------------------------|---------------------------------------|----------------------------|
| <b>Commercial</b>                | Maintenance Hanger                    | Maintenance Hanger                    | Industrial & Manufacturing |
|                                  |                                       |                                       | Warehouse & Storage        |
|                                  |                                       | T-Hanger                              | Warehouse & Storage        |
|                                  | Market                                | Market                                | Commercial & Retail        |
|                                  | Material Storage Sheds                | Equipment Storage                     | Warehouse & Storage        |
|                                  |                                       | Material Storage Sheds                | Warehouse & Storage        |
|                                  | Medical Offices                       | Medical Offices                       | Public & Institutional     |
|                                  |                                       |                                       | Public & Institutional     |
|                                  |                                       | Office Building                       | Office                     |
|                                  | Mini Lube Garage                      | Mini Lube Garage                      | Commercial & Retail        |
|                                  | Mini Warehouse                        | Mini Warehouse                        | Warehouse & Storage        |
|                                  |                                       | Office Building                       | Warehouse & Storage        |
|                                  | Mixed Retail w/ Office Units          | Mixed Retail w/ Office Units          | Commercial & Retail        |
|                                  | Modular Office                        | Modular Office                        | Office                     |
|                                  | Mortuary                              | Mortuary                              | Commercial & Retail        |
|                                  | Motel                                 | Hotels - Limited Service              | Commercial & Retail        |
|                                  |                                       | Motel                                 | Commercial & Retail        |
|                                  | Multi 1 Story                         | Motel                                 | Commercial & Retail        |
|                                  | Multiple - Residential                | Motel                                 | Commercial & Retail        |
|                                  |                                       |                                       | Multifamily Residential    |
|                                  | Multiple - Senior Citizens            | Multiple - Senior Citizens            | Multifamily Residential    |
|                                  | Museum                                | Museum                                | Public & Institutional     |
|                                  | Neighborhood Shopping Center          | Community Shopping Center             | Commercial & Retail        |
|                                  |                                       | Neighborhood Shopping Center          | Commercial & Retail        |
|                                  |                                       | Retail Store                          | Commercial & Retail        |
|                                  | Office Building                       | Bank                                  | Office                     |
|                                  |                                       | Church                                | Public & Institutional     |
|                                  |                                       | Day Care Center                       | Public & Institutional     |
|                                  |                                       | Fraternal Building                    | Public & Institutional     |
|                                  |                                       | Indust Light Manufacturing            | Industrial & Manufacturing |
|                                  |                                       |                                       | Office                     |
|                                  |                                       | Loft - Industrial                     | Office                     |
|                                  |                                       | Medical Offices                       | Office                     |
|                                  |                                       | Office Building                       | Office                     |
|                                  |                                       | Post Office                           | Public & Institutional     |
|                                  |                                       | Retail Store                          | Commercial & Retail        |
|                                  |                                       | School - Elementary/Secondary         | Public & Institutional     |
|                                  |                                       | Service Garage                        | Commercial & Retail        |
|                                  |                                       | Storage Warehouse                     | Office                     |
|                                  |                                       |                                       | Warehouse & Storage        |
|                                  | Post Office                           | Post Office                           | Public & Institutional     |
|                                  | Rectory                               | Rectory                               | Public & Institutional     |
|                                  | Regional Shopping Center              | Regional Shopping Center              | Commercial & Retail        |
|                                  | Restaurant                            | Bank                                  | Commercial & Retail        |
|                                  |                                       | Fast Food Restaurant                  | Commercial & Retail        |
|                                  |                                       | Office Building                       | Commercial & Retail        |

Source: Larimer County Assessor; BBC Research & Consulting.



**Figure A-1, continued.**  
**Development Classification Mapping**

| Property Type<br>Field 1 Options | Built-As Description<br>Field Options | Built-As Description<br>Field Options | BBC Classification Options    |
|----------------------------------|---------------------------------------|---------------------------------------|-------------------------------|
| <b>Commercial</b>                | Restaurant                            | Restaurant                            | Commercial & Retail           |
|                                  |                                       | Retail Store                          | Commercial & Retail           |
|                                  |                                       | Storage Warehouse                     | Commercial & Retail           |
|                                  |                                       | Restaurants - Cafeterias              | Commercial & Retail           |
|                                  |                                       | Retail Store                          | Commercial & Retail           |
|                                  |                                       | Community Shopping Center             | Commercial & Retail           |
|                                  |                                       | Multiple - Residential                | Commercial & Retail           |
|                                  |                                       | Office Building                       | Commercial & Retail           |
|                                  |                                       | Permit Value                          | Commercial & Retail           |
|                                  |                                       | Retail Store                          | Commercial & Retail           |
|                                  | Restaurants - Cafeterias              | Service Garage                        | Commercial & Retail           |
|                                  |                                       |                                       | Commercial & Retail           |
|                                  |                                       | Storage Warehouse                     | Commercial & Retail           |
|                                  |                                       |                                       | Warehouse & Storage           |
|                                  |                                       | Veterinary Hospital                   | Public & Institutional        |
|                                  |                                       | 2 Story                               | Commercial & Retail           |
|                                  |                                       | Church                                | Public & Institutional        |
|                                  |                                       | College - Classrooms                  | Public & Institutional        |
|                                  |                                       | Retail Store                          | Public & Institutional        |
|                                  |                                       | School - Classroom                    | Public & Institutional        |
|                                  | Rooming Houses                        | School - Elementary/Secondary         | Public & Institutional        |
|                                  |                                       | School - Gymnasium                    | Public & Institutional        |
|                                  |                                       | Service Garage                        | Commercial & Retail           |
|                                  |                                       |                                       | Commercial & Retail           |
|                                  |                                       | Storage Warehouse                     | Commercial & Retail           |
|                                  |                                       | Service Garage Sheds                  | Warehouse & Storage           |
|                                  |                                       | Retail Store                          | Commercial & Retail           |
|                                  |                                       | Showroom                              | Commercial & Retail           |
|                                  |                                       | Storage - Material                    | Warehouse & Storage           |
|                                  |                                       | Storage Garage                        | Warehouse & Storage           |
|                                  | School - Classroom                    | Storage Hanger                        | Warehouse & Storage           |
|                                  |                                       | Storage Warehouse                     | Commercial & Retail           |
|                                  |                                       | Discount Store                        | Commercial & Retail           |
|                                  |                                       | Indust Light Manufacturing            | Industrial & Manufacturing    |
|                                  |                                       | Industrial Engineering & Research     | Industrial & Manufacturing    |
|                                  |                                       | Office Building                       | Commercial & Retail           |
|                                  |                                       |                                       | Office                        |
|                                  |                                       |                                       | Warehouse & Storage           |
|                                  |                                       | Retail Store                          | Warehouse & Storage           |
|                                  |                                       |                                       | Commercial & Retail           |
|                                  | School - Elementary/Secondary         | Service Garage                        | Commercial & Retail           |
|                                  |                                       |                                       | Warehouse & Storage           |
|                                  |                                       | Storage Garage                        | Warehouse & Storage           |
|                                  |                                       | Storage Warehouse                     | Warehouse & Storage           |
|                                  |                                       |                                       | Warehouse & Storage           |
|                                  |                                       |                                       | Warehouse & Storage           |
|                                  |                                       |                                       | Warehouse & Storage           |
|                                  |                                       |                                       | Commercial & Retail           |
|                                  |                                       |                                       | Commercial & Retail           |
|                                  |                                       |                                       | Public & Institutional        |
|                                  | School - Gymnasium                    | Surgical Center - Out patient         | Public & Institutional        |
|                                  |                                       |                                       |                               |
|                                  |                                       |                                       |                               |
|                                  |                                       |                                       |                               |
|                                  |                                       |                                       |                               |
|                                  |                                       |                                       |                               |
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|                                  |                                       |                                       |                               |
|                                  |                                       |                                       |                               |
|                                  |                                       |                                       |                               |
|                                  | Service Garage                        | Supermarket                           | Bank                          |
|                                  |                                       |                                       | Supermarket                   |
|                                  |                                       |                                       | Medical Offices               |
|                                  |                                       |                                       | Surgical Center - Out patient |
|                                  |                                       |                                       |                               |
|                                  |                                       |                                       |                               |
|                                  |                                       |                                       |                               |
|                                  |                                       |                                       |                               |
|                                  |                                       |                                       |                               |
|                                  |                                       |                                       |                               |

Source: Larimer County Assessor; BBC Research & Consulting.



**Figure A-1, continued.**  
**Development Classification Mapping**

| Property Type<br>Field 1 Options | Built-As Description<br>Field Options | Built-As Description<br>Field Options | BBC Classification Options |
|----------------------------------|---------------------------------------|---------------------------------------|----------------------------|
| <b>Commercial</b>                | T-Hanger                              | T-Hanger                              | Warehouse & Storage        |
|                                  | Theatre - Motion                      | Theatre - Motion                      | Commercial & Retail        |
|                                  | Transit Warehouse                     | Transit Warehouse                     | Warehouse & Storage        |
|                                  | Veterinary Hospital                   | Storage Garage                        | Public & Institutional     |
|                                  |                                       | Veterinary Hospital                   | Public & Institutional     |
|                                  | Veterinary Office                     | Veterinary Office                     | Public & Institutional     |
|                                  | Visitor Center                        | Visitor Center                        | Public & Institutional     |
|                                  | Warehouse 50/50                       | Storage Warehouse                     | Warehouse & Storage        |
|                                  | Warehouse Discount Store              | Warehouse Discount Store              | Commercial & Retail        |
|                                  | Warehouse Showroom Store              | Showroom                              | Commercial & Retail        |
| <b>Condo</b>                     | Winery (Tasting-Display) Shops        | Winery (Tasting-Display) Shops        | Commercial & Retail        |
|                                  | Condo - Separate Unit                 | 2 Story                               | Multifamily Residential    |
|                                  |                                       | Ranch                                 | Multifamily Residential    |
|                                  | Condo unit                            | Condo <= 3 Stories                    | Multifamily Residential    |
|                                  |                                       | Condo > 3 Stories                     | Multifamily Residential    |
| <b>Duplex</b>                    | Additional Residence                  | Duplex One Story                      | Multifamily Residential    |
|                                  |                                       |                                       | Single Family Residential  |
|                                  | Duplex -over-under                    | Duplex 1 1/2 Story                    | Multifamily Residential    |
|                                  |                                       | Duplex One Story                      | Multifamily Residential    |
|                                  |                                       | Duplex Split Level                    | Multifamily Residential    |
|                                  |                                       | Duplex Two Story                      | Multifamily Residential    |
|                                  | Duplex -side by side                  | Duplex 1 1/2 Story                    | Multifamily Residential    |
|                                  |                                       | Duplex One Story                      | Multifamily Residential    |
|                                  |                                       | Duplex Split Level                    | Multifamily Residential    |
|                                  |                                       | Duplex Two Story                      | Multifamily Residential    |
| <b>Mobile Home</b>               | MH Comm                               | Double Wide                           | Single Family Residential  |
|                                  |                                       | Single Wide                           | Single Family Residential  |
|                                  | MH In Park                            | Double Wide                           | Single Family Residential  |
|                                  |                                       | Single Wide                           | Single Family Residential  |
|                                  | MH on Ag                              | Double Wide                           | Single Family Residential  |
|                                  |                                       | Single Wide                           | Single Family Residential  |
|                                  | MH on Vacant Land                     | Double Wide                           | Single Family Residential  |
|                                  |                                       | Single Wide                           | Single Family Residential  |
| <b>Multiple Unit</b>             | Apartment w/4-8 Units                 | Apartment <= 3 Stories                | Multifamily Residential    |
|                                  | Apartment w/9 + Units                 | Apartment <= 3 Stories                | Multifamily Residential    |
|                                  |                                       | Apartment > 3 Stories                 | Multifamily Residential    |
|                                  |                                       | Apartments (Hi-Rise)                  | Multifamily Residential    |
|                                  |                                       | Motel                                 | Commercial & Retail        |
|                                  | Condo unit                            | Condo <= 3 Stories                    | Multifamily Residential    |
|                                  | Convlsnt Hosp Nursing Home            | Convlsnt Hosp Nursing Home            | Multifamily Residential    |
|                                  | Equipment Building                    | Equipment Building                    | Warehouse & Storage        |
|                                  | Home For the Elderly                  | Home For the Elderly                  | Multifamily Residential    |
|                                  | Mini Warehouse                        | Mini Warehouse Hi-rise                | Warehouse & Storage        |
|                                  | Multi 1 Story                         | Apartment <= 3 Stories                | Multifamily Residential    |
|                                  |                                       | Multiple - Residential                | Multifamily Residential    |
|                                  | Multi 2 Story                         | 2 Story                               | Multifamily Residential    |

Source: Larimer County Assessor; BBC Research & Consulting.



**Figure A-1, continued.**  
**Development Classification Mapping**

| Property Type<br>Field 1 Options | Built-As Description<br>Field Options | Built-As Description<br>Field Options | BBC Classification Options |
|----------------------------------|---------------------------------------|---------------------------------------|----------------------------|
| <b>Multiple Unit</b>             | Multi 2 Story                         | Apartment <= 3 Stories                | Multifamily Residential    |
|                                  |                                       | Multiple - Residential                | Multifamily Residential    |
|                                  | Multi 3 Story                         | Apartment <= 3 Stories                | Multifamily Residential    |
|                                  |                                       | Apartment > 3 Stories                 | Multifamily Residential    |
|                                  | Multi 4 Story                         | Multiple - Residential                | Multifamily Residential    |
|                                  |                                       | Apartment > 3 Stories                 | Multifamily Residential    |
|                                  | Multi 5 Story                         | Multiple - Residential                | Multifamily Residential    |
|                                  |                                       | Apartment > 3 Stories                 | Multifamily Residential    |
|                                  | Multi Bi Level                        | Apartment <= 3 Stories                | Multifamily Residential    |
|                                  | Multiple - Elderly Assisted Living    | Multiple - Elderly Assisted Living    | Multifamily Residential    |
|                                  | Multiple - Residential                | Motel                                 | Commercial & Retail        |
|                                  |                                       | Multiple - Residential                | Multifamily Residential    |
|                                  | Multiple - Senior Citizens            | Ranch                                 | Multifamily Residential    |
|                                  |                                       | Apartment <= 3 Stories                | Multifamily Residential    |
|                                  | Office Building                       | Multiple - Senior Citizens            | Multifamily Residential    |
|                                  |                                       | Apartment <= 3 Stories                | Office                     |
|                                  | Storage Garage                        | Storage Garage                        | Warehouse & Storage        |
| <b>Residential</b>               | A Frame Res                           | A Frame                               | Single Family Residential  |
|                                  | Additional Residence                  | 1½ Story Fin                          | Single Family Residential  |
|                                  |                                       | 2 Story                               | Single Family Residential  |
|                                  | Additional Residence On Ag            | A Frame                               | Single Family Residential  |
|                                  |                                       | Cabin                                 | Single Family Residential  |
|                                  |                                       | Cottage                               | Single Family Residential  |
|                                  |                                       | Modular                               | Single Family Residential  |
|                                  |                                       | Permit Value                          | Single Family Residential  |
|                                  |                                       | Ranch                                 | Single Family Residential  |
|                                  |                                       | 1½ Story Fin                          | Single Family Residential  |
|                                  |                                       | 2 Story                               | Single Family Residential  |
|                                  |                                       | Cabin                                 | Single Family Residential  |
|                                  |                                       | Cottage                               | Single Family Residential  |
|                                  |                                       | Modular                               | Single Family Residential  |
|                                  |                                       | Ranch                                 | Single Family Residential  |
|                                  | Apartment w/9 + Units                 | Ranch                                 | Multifamily Residential    |
|                                  | Cabin On Ag                           | Cabin                                 | Single Family Residential  |
|                                  |                                       | Cottage                               | Single Family Residential  |
|                                  | Cabin On Res                          | Cabin                                 | Single Family Residential  |
|                                  |                                       | Cottage                               | Single Family Residential  |
|                                  | Converted House                       | 1½ Story Fin                          | Single Family Residential  |
|                                  |                                       | 2 Story                               | Single Family Residential  |
|                                  | Converted House Lodging               | Bi Level 2 Story                      | Single Family Residential  |
|                                  |                                       | Ranch                                 | Single Family Residential  |
|                                  |                                       | 1½ Story Fin                          | Commercial & Retail        |
|                                  |                                       | 2 Story                               | Single Family Residential  |
|                                  |                                       | Ranch                                 | Commercial & Retail        |
|                                  |                                       |                                       | Multifamily Residential    |
|                                  |                                       |                                       | Single Family Residential  |

Source: Larimer County Assessor; BBC Research & Consulting.



**Figure A-1, continued.**  
**Development Classification Mapping**

| Property Type<br>Field 1 Options | Built-As Description<br>Field Options                  | Built-As Description<br>Field Options | BBC Classification Options |
|----------------------------------|--------------------------------------------------------|---------------------------------------|----------------------------|
| <b>Residential</b>               | Converted House Office                                 | 1½ Story Fin                          | Office                     |
|                                  |                                                        | 2 Story                               | Office                     |
|                                  |                                                        | Ranch                                 | Office                     |
|                                  | Converted House Retail                                 | 1½ Story Fin                          | Single Family Residential  |
|                                  |                                                        | 2 Story                               | Commercial & Retail        |
|                                  |                                                        | Ranch                                 | Commercial & Retail        |
|                                  | Converted House Warehouse                              | Office Building                       | Commercial & Retail        |
|                                  |                                                        | Ranch                                 | Office                     |
|                                  | Dome Res                                               | Dome                                  | Warehouse & Storage        |
|                                  | Group Care Homes                                       | 1½ Story Fin                          | Single Family Residential  |
|                                  |                                                        | 2 Story                               | Multifamily Residential    |
|                                  |                                                        | Ranch                                 | Multifamily Residential    |
|                                  | Guest Cottages                                         | Cabin                                 | Multifamily Residential    |
|                                  |                                                        | Guest Cottages                        | Commercial & Retail        |
|                                  | Guest Houses                                           | 1½ Story Fin                          | Commercial & Retail        |
|                                  |                                                        | 2 Story                               | Commercial & Retail        |
|                                  |                                                        | Modular                               | Commercial & Retail        |
|                                  |                                                        | Ranch                                 | Commercial & Retail        |
|                                  | Log On Ag                                              | Ranch                                 | Single Family Residential  |
|                                  | Log On Res                                             | Ranch                                 | Single Family Residential  |
|                                  | Manufactured Home On Real                              | Modular                               | Single Family Residential  |
|                                  |                                                        | Modular 1 1/2 Story                   | Single Family Residential  |
|                                  |                                                        | Modular 2 Story                       | Single Family Residential  |
|                                  |                                                        | Modular                               | Single Family Residential  |
|                                  | Manufactured Home On Real/Ag<br>Multiple - Residential | 1½ Story Fin                          | Single Family Residential  |
|                                  |                                                        | Ranch                                 | Multifamily Residential    |
|                                  | Patio Home Single Family Residential                   | 1½ Story Fin                          | Multifamily Residential    |
|                                  |                                                        | 2 Story                               | Single Family Residential  |
|                                  |                                                        | Bi Level 2 Story                      | Single Family Residential  |
|                                  |                                                        | Ranch                                 | Single Family Residential  |
|                                  | Purged Manufactured Home                               | Modular                               | Single Family Residential  |
|                                  |                                                        | Modular 1 1/2 Story                   | Single Family Residential  |
|                                  |                                                        | Modular 2 Story                       | Single Family Residential  |
|                                  | Purged Manufactured Home On Ag                         | Modular                               | Single Family Residential  |
|                                  | Purged MH Not Integral To Ag                           | Modular                               | Single Family Residential  |
|                                  | Res Not Integral To Ag                                 | 1½ Story Fin                          | Single Family Residential  |
|                                  |                                                        | 2 Story                               | Single Family Residential  |
|                                  |                                                        | Modular                               | Single Family Residential  |
|                                  |                                                        | Ranch                                 | Single Family Residential  |
|                                  | Restaurant                                             | Ranch                                 | Commercial & Retail        |
|                                  | Rooming Houses                                         | 1½ Story Fin                          | Commercial & Retail        |
|                                  | Single Family Residential                              | 1½ Story Fin                          | Single Family Residential  |
|                                  |                                                        | 1½ Story Unfin                        | Single Family Residential  |
|                                  |                                                        | 2 Story                               | Single Family Residential  |
|                                  |                                                        | 2½ Story                              | Single Family Residential  |

Source: Larimer County Assessor; BBC Research & Consulting.



**Figure A-1, continued.**  
**Development Classification Mapping**

| Property Type<br>Field 1 Options | Built-As Description<br>Field Options | Built-As Description<br>Field Options | BBC Classification Options |
|----------------------------------|---------------------------------------|---------------------------------------|----------------------------|
| <b>Residential</b>               | Single Family Residential             | 3 Story                               | Single Family Residential  |
|                                  |                                       | Bi Level 2 Story                      | Single Family Residential  |
|                                  |                                       | Modular                               | Single Family Residential  |
|                                  |                                       | Modular 1 1/2 Story                   | Single Family Residential  |
|                                  |                                       | Modular 2 Story                       | Single Family Residential  |
|                                  |                                       | Ranch                                 | Single Family Residential  |
|                                  |                                       | Split Level                           | Single Family Residential  |
|                                  |                                       | 1½ Story Fin                          | Single Family Residential  |
|                                  |                                       | 2 Story                               | Single Family Residential  |
|                                  |                                       | 2½ Story                              | Single Family Residential  |
|                                  | Single Family Residential On Ag       | Bi Level 2 Story                      | Single Family Residential  |
|                                  |                                       | Modular                               | Single Family Residential  |
|                                  |                                       | Ranch                                 | Single Family Residential  |
|                                  |                                       | Split Level                           | Single Family Residential  |
| <b>Townhouse</b>                 | Townhouse                             | Townhouse 1 1/2 Story                 | Multifamily Residential    |
|                                  |                                       | Townhouse One Story                   | Multifamily Residential    |
|                                  |                                       | Townhouse Split Level                 | Multifamily Residential    |
|                                  |                                       | Townhouse Two Story                   | Multifamily Residential    |
|                                  | Townhouse - 1/2 Duplex                | Townhouse 1 1/2 Story                 | Multifamily Residential    |
|                                  |                                       | Townhouse One Story                   | Multifamily Residential    |
|                                  |                                       | Townhouse Split Level                 | Multifamily Residential    |
|                                  |                                       | Townhouse Two Story                   | Multifamily Residential    |
|                                  | Townhouse/Condo                       | Townhouse 1 1/2 Story                 | Multifamily Residential    |
|                                  |                                       | Townhouse One Story                   | Multifamily Residential    |
|                                  |                                       | Townhouse Split Level                 | Multifamily Residential    |
|                                  |                                       | Townhouse Two Story                   | Multifamily Residential    |
|                                  |                                       | Townhouse Two Story                   | Multifamily Residential    |
| <b>Triplex</b>                   | Additional Residence                  | Triplex One Story                     | Multifamily Residential    |
|                                  |                                       | Triplex 1 1/2 Story                   | Multifamily Residential    |
|                                  | Triplex                               | Triplex One Story                     | Multifamily Residential    |
|                                  |                                       | Triplex Split Level                   | Multifamily Residential    |
|                                  |                                       | Triplex Two Story                     | Multifamily Residential    |
|                                  |                                       | Triplex Two Story                     | Multifamily Residential    |

Source: Larimer County Assessor; BBC Research & Consulting.





450 S. Parish Avenue  
Johnstown, CO 80534  
970-587-4664  
[JohnstownCO.gov](http://JohnstownCO.gov)

## Town Council Agenda Communication

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**Agenda Date:** November 17, 2025

**Subject:** Resolution 2025-34: Approving and Adopting the Realignment of Larimer County Road 3 from Ronald Reagan Blvd to State Highway 34

**Attachments:**

1. Resolution 2025-34
2. Exhibit A CR3 Realignment 30% level design plans
3. Iron Horse 2nd Amendment Agreement

**Presented by:** Tim Hoos, Public Works Director

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### Agenda Item Description:

The Second Amendment to the Iron Horse Development Agreement that was approved by Town Council on May 18, 2020, contains language regarding reserving a corridor for the realignment of CR3/High Plains Blvd. The Second Amendment was executed to allow the Iron Horse development to move forward while the Town and developer negotiated an alternative alignment of CR3/High Plains Blvd. to meet the developer's obligations for roadway traffic signal and intersection improvements along CR3/High Plains Blvd. north to Highway 34. Specific lots in the Iron Horse Development were identified and prohibited from development as part of the agreement to allow the Town to work with the Colorado Department of Transportation in pursuing realignment of CR3/High Plains Blvd. from its current configuration to better accommodate future growth and development. Realigning the intersection further east of the existing railroad crossing on Highway 34 allows for a traffic signal to be installed at the intersection with Highway 34.

Per the agreement, the Town is required to adopt a resolution making a final determination related to the realignment of CR3/High Plains Blvd. prior to December 31, 2025. If the Town fails to make a decision within this timeframe, Centerra Commercial is permitted to move forward with development on the reserved lots identified in the agreement.

After approval of the Second Amendment to the Agreement, the Town contracted with Benesh & Company, LLC to perform preliminary engineering design of alternative alignments for CR3 through the Centerra development that would meet the operational improvement needs of the intersection with Highway 34. The proposed alignment requires relocation of the existing crossing of CR3/High Plains Blvd. at the Union Pacific Railroad. The Railroad has been approached regarding the proposed realignment and has given initial approval to proceed with design and review of the alternate alignment. The proposed alignment to be adopted is considered the most equitable for the Town and Centerra Commercial to allow the realignment to move forward along with the development of the previously reserved lots and is hereby recommended for approval by Council.

### Strategic Plan Alignment:

*Quality Infrastructure & Facilities*



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

**Legal Advice:**

The agreement and Resolution was reviewed and drafted by the Town attorney.

**Financial Advice:**

This financial impact of the relocation has yet to be verified until final plans are designed and approved.

**Recommended Action:**

Staff recommends approval of the Resolution adopting the realignment of CR3 between Ronald Reagan Blvd and State Highway 34 in the location as shown on Exhibit A as prepared by Benesh & Company, LLC.

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**Suggested Motions:**

FOR APPROVAL: I move to approve Resolution 2025-34 adopting the realignment of Larimer County Road 3 from Ronald Reagan Blvd to State Highway 34.

FOR DENIAL: I move to deny Resolution 2025-34 adopting the realignment of Larimer County Road 3 from Ronald Reagan Blvd to State Highway 34.

**Reviewed and Approved for Presentation**



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Town Manager



**TOWN OF JOHNSTOWN, COLORADO  
RESOLUTION NO. 2025-34**

**RESOLUTION APPROVING AND ADOPTING THE REALIGNMENT OF  
LARIMER COUNTY ROAD 3 FROM RONALD REAGAN BOULEVARD TO  
STATE HIGHWAY 34**

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

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

**WHEREAS**, the Town contracted with Alfred Benesch & Company, an Illinois corporation (“Benesch”), to design the realignment of Larimer County Road 3 from Ronald Reagan Boulevard to State Highway 34; and

**WHEREAS**, after review of the design provided by Benesch, the Town Council desires to approve and adopt the realignment of Larimer County Road 3 from Ronald Reagan Boulevard to State Highway 34; and

**WHEREAS**, the Town Council hereby determines that the adoption of this Resolution is in the best interests of public health, safety and welfare.

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

**Section 1:** The foregoing recitals are affirmed and incorporated as if fully set forth herein.

**Section 2:** The realignment of Larimer County Road 3, also known as High Plains Boulevard, from Ronald Reagan Boulevard to State Highway 34, as shown and depicted on **Exhibit A**, attached hereto incorporated herein by reference, is hereby approved and adopted.

**Section 3:** This Resolution shall be effective upon adoption.

PASSED, SIGNED, APPROVED, AND ADOPTED THIS \_\_\_\_ day of November, 2025.

ATTEST:

TOWN OF JOHNSTOWN, COLORADO

By: \_\_\_\_\_  
Meghan Martinez, Town Clerk

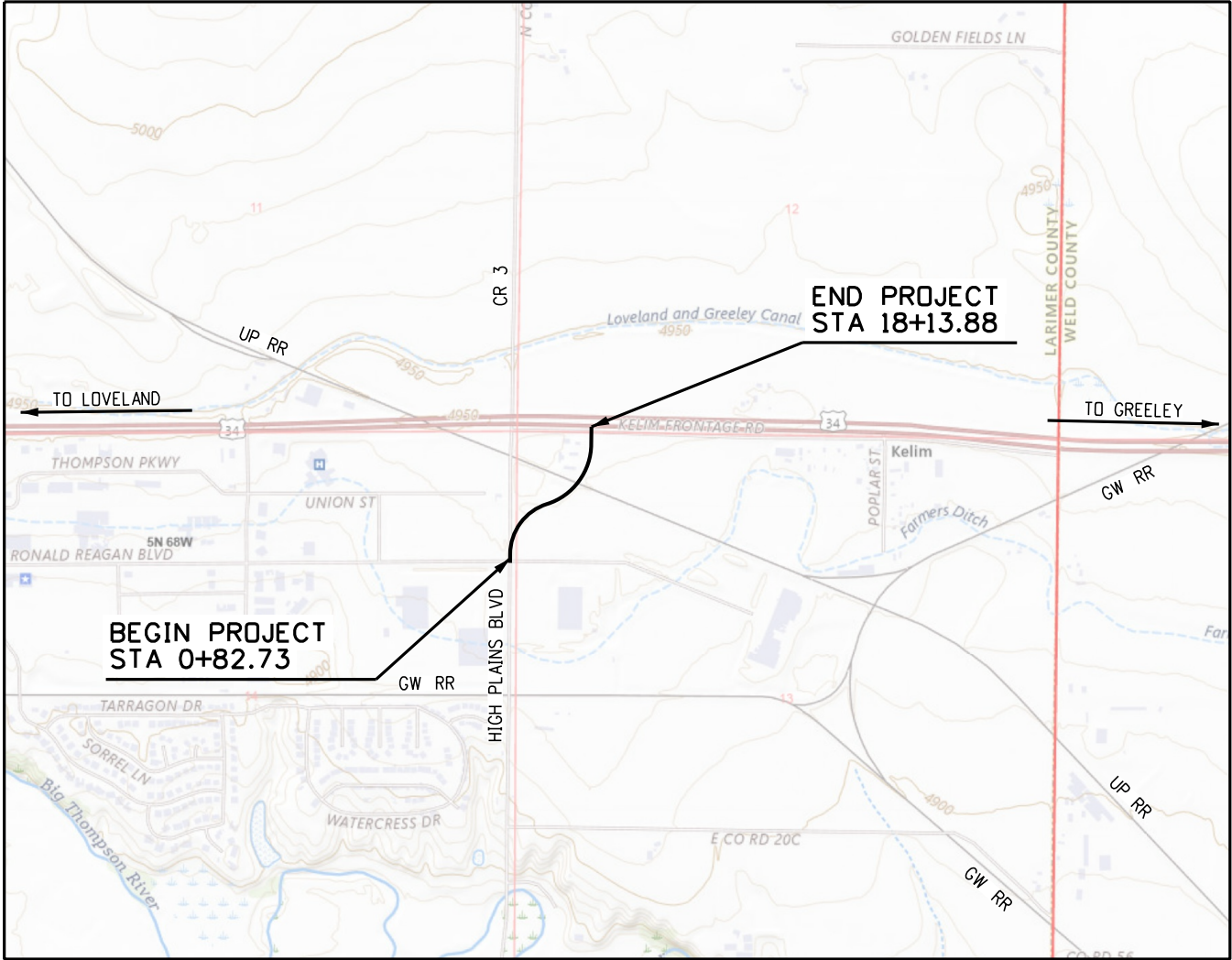
By: \_\_\_\_\_  
Michael P. Duncan, Mayor



**EXHIBIT A**  
Depiction of Realignment of Larimer County Road 3  
(Attached)



TOWN OF JOHNSTOWN, COLORADO  
PRELIMINARY LAYOUT PLANS OF PROPOSED  
CR 3 (HIGH PLAINS BLVD) REALIGNMENT  
LARIMER COUNTY



PROJECT LOCATION MAP  
NOT TO SCALE

INDEX OF SHEETS

| SHEET NO. | TITLE                          |
|-----------|--------------------------------|
| 1         | TITLE SHEET                    |
| 2         | M&S STANDARDS LIST             |
| 3 - 4     | TYPICAL SECTIONS               |
| 5 - 9     | ALTERNATIVE 1 PLAN AND PROFILE |
| 10 - 14   | ALTERNATIVE 2 PLAN AND PROFILE |
| 15        | DRAINAGE PLAN                  |



Know what's below.  
Call before you dig.

30%

??/??/2024

For Review

01/14/2025 1:39:25 PM

|                                                                                                                                                                                                                         |      |                 |          |       |                                                                                                                                                                                                         |                |  |                                 |  |  |                  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-----------------|----------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--|---------------------------------|--|--|------------------|--|
| Print Date: 12/26/2024                                                                                                                                                                                                  | 0000 | Sheet Revisions |          |       |  <b>Town of Johnstown</b><br>450 S. Parish Ave.<br>Johnstown, CO 80534<br>Phone: 970-587-4664<br>FAX: 970-587-0141 | As Constructed |  | CR 3 REALIGNMENT<br>TITLE SHEET |  |  | Project No./Code |  |
| File Name: 152382_CR3_TitleSheet.dgn                                                                                                                                                                                    |      | Date:           | Comments | Init. |                                                                                                                                                                                                         | No Revisions:  |  | Designer:                       |  |  | Project No.      |  |
| Horiz. Scale: 1:2000    Vert. Scale: As Noted                                                                                                                                                                           |      |                 |          |       |                                                                                                                                                                                                         | Revised:       |  | Detailer:                       |  |  | Code             |  |
|  <b>benesch</b><br>Alfred Benesch & Company<br>7979 E Tufts Ave, Suite 800<br>Denver, Colorado 80237<br>303-771-6868 Proj. 152161.05 |      |                 |          |       |                                                                                                                                                                                                         | Void:          |  | Sheet Subset:                   |  |  | Sheet Number     |  |
|                                                                                                                                                                                                                         |      |                 |          |       |                                                                                                                                                                                                         |                |  | Subset Sheets:                  |  |  | 1                |  |

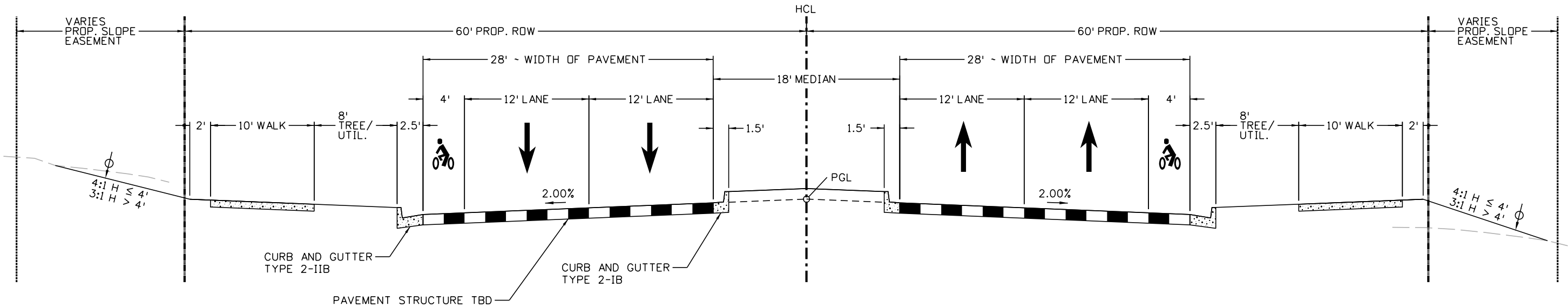


| PLAN NUMBER                         |          | M STANDARD TITLE                                     |                  | PAGE NUMBER                                            |                                     | PLAN NUMBER                                                  |                                                         | M STANDARD TITLE                                  |                                   | PAGE NUMBER                               |                                                                      | PLAN NUMBER                                                            |                                       | S STANDARD TITLE                  |                                                                  | PAGE NUMBER                                                               |                                                     |                                                |
|-------------------------------------|----------|------------------------------------------------------|------------------|--------------------------------------------------------|-------------------------------------|--------------------------------------------------------------|---------------------------------------------------------|---------------------------------------------------|-----------------------------------|-------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------------------------|---------------------------------------|-----------------------------------|------------------------------------------------------------------|---------------------------------------------------------------------------|-----------------------------------------------------|------------------------------------------------|
| <input checked="" type="checkbox"/> | M-100-1  | STANDARD SYMBOLS (3 SHEETS).....                     | 1-3              | <input type="checkbox"/>                               | M-606-1                             | MIDWEST GUARDRAIL SYSTEM TYPE 3 W-BEAM..... <del>79-97</del> | 31 INCHES (19 SHEETS) <i>(REVISED ON MARCH 5, 2020)</i> | <input type="checkbox"/>                          | S-612-1                           | DELINEATOR INSTALLATIONS (8 SHEETS) ..... | <del>171-178</del>                                                   | <i>(REVISED ON APRIL 30, 2024)</i>                                     | <input type="checkbox"/>              | S-613-1                           | ROADWAY LIGHTING (6 SHEETS) .....                                | <del>179-186</del>                                                        | <i>(REVISED ON SEPTEMBER 30, 2020)</i>              |                                                |
| <input type="checkbox"/>            | M-203-1  | APPROACH ROADS.....                                  | 8                | <input type="checkbox"/>                               | M-606-13                            | GUARDRAIL TYPE 7 F-SHAPE BARRIER (4 SHEETS).....             | 98-101                                                  | <input type="checkbox"/>                          | S-613-2                           | ALTERNATIVE ROADWAY LIGHTING (4 SHEETS)   |                                                                      | <i>(NEW, ISSUED ON SEPTEMBER 30, 2020)</i>                             | <input type="checkbox"/>              | S-613-3                           | PULL BOX DETAIL (2 SHEETS) <i>(NEW, ISSUED ON APRIL 4, 2024)</i> |                                                                           |                                                     |                                                |
| <input type="checkbox"/>            | M-203-2  | DITCH TYPES .....                                    | 9                | <input type="checkbox"/>                               | M-606-14                            | PRECAST TYPE 7 CONCRETE BARRIER (4 SHEETS).....              | <del>102-104</del>                                      | <i>(REVISED ON FEBRUARY 9, 2023)</i>              | <input type="checkbox"/>          | S-613-4                                   | TRAFFIC SIGNAL ONE-LINE DIAGRAMS (6 SHEETS)                          |                                                                        | <i>(NEW, ISSUED ON JUNE 15, 2023)</i> | <i>(REVISED ON MARCH 1, 2024)</i> |                                                                  | 187-188                                                                   |                                                     |                                                |
| <input type="checkbox"/>            | M-203-11 | SUPERELEVATION CROWNED AND.....                      | 10-12            | <input type="checkbox"/>                               | M-606-15                            | GUARDRAIL TYPE 9 SINGLE SLOPE BARRIER .....                  | <del>105-115</del>                                      | <i>(11 SHEETS) (REVISED ON FEBRUARY 17, 2023)</i> | <input type="checkbox"/>          | S-614-1                                   | GROUND SIGN PLACEMENT (2 SHEETS).. <i>(REVISED ON MARCH 1, 2024)</i> |                                                                        |                                       | <input type="checkbox"/>          | S-614-2                                                          | CLASS I SIGNS ... <i>(REVISED ON MARCH 1, 2024)</i>                       | 189                                                 |                                                |
| <input type="checkbox"/>            | M-203-12 | SUPERELEVATION STREETS (2 SHEETS).....               | 13-14            | <input type="checkbox"/>                               | M-607-1                             | WIRE FENCES AND GATES (3 SHEETS).....                        | 116-118                                                 |                                                   | <input type="checkbox"/>          | S-614-3                                   | CLASS II SIGNS ... <i>(REVISED ON MARCH 1, 2024)</i>                 |                                                                        |                                       | <input type="checkbox"/>          | S-614-4                                                          | CLASS III SIGNS (3 SHEETS) ... <i>(REVISED ON MARCH 1, 2024)</i>          | 191-193                                             |                                                |
| <input type="checkbox"/>            | M-206-1  | EXCAVATION AND BACKFILL FOR STRUCTURES .....         | 15-16            | <input type="checkbox"/>                               | M-607-2                             | CHAIN LINK FENCE (3 SHEETS).....                             | 119-121                                                 |                                                   | <input type="checkbox"/>          | S-614-5                                   | BREAK-AWAY SIGN SUPPORT DETAILS .....                                | 194-195                                                                |                                       | <input type="checkbox"/>          | S-614-6                                                          | CONCRETE FOOTINGS AND SIGN ISLANDS.....                                   | 196-197                                             |                                                |
| <input type="checkbox"/>            | M-206-2  | EXCAVATION AND BACKFILL FOR BRIDGES (2 SHEETS)....   | 17-18            | <input type="checkbox"/>                               | M-607-3                             | BARRIER FENCE.....                                           | 122                                                     |                                                   | <input type="checkbox"/>          | S-614-8                                   | TUBULAR STEEL SIGN SUPPORT DETAILS (7 SHEETS).....                   | 198-204                                                                |                                       | <del>S-614-9</del>                | <del>PEDESTRIAN PUSH BUTTON POST ASSEMBLY (2 SHEETS).....</del>  | <del>205-206</del>                                                        | <i>(SUPERSEDED ON JANUARY 23, 2020 BY S-614-45)</i> |                                                |
| <input checked="" type="checkbox"/> | M-208-1  | TEMPORARY EROSION CONTROL (11 SHEETS) .....          | 19-29            | <i>(REVISED ON MAY 16, 2024)</i>                       | <input type="checkbox"/>            | M-607-4                                                      | DEER FENCE, GATES, AND GAME RAMPS (7 SHEETS).....       | <del>123-127</del>                                | <i>(REVISED ON JULY 13, 2020)</i> | <input type="checkbox"/>                  | S-614-10                                                             | MARKER ASSEMBLY INSTALLATIONS .....                                    | 207                                   | <input type="checkbox"/>          | S-614-11                                                         | MILEPOST SIGN DETAIL FOR HIGH SNOW AREAS .....                            | 208                                                 |                                                |
| <input type="checkbox"/>            | M-210-1  | MAILBOX SUPPORTS (2 SHEETS) .....                    | 30-31            |                                                        | <input type="checkbox"/>            | M-607-10                                                     | PICKET SNOW FENCE .....                                 | 128                                               |                                   | <input type="checkbox"/>                  | S-614-12                                                             | STRUCTURE NUMBER INSTALLATION (2 SHEETS).....                          | 209-210                               | <input type="checkbox"/>          | S-614-14                                                         | FLASHING BEACON AND SIGN INSTALLATIONS (4 SHEETS).                        | 211-214                                             |                                                |
| <input type="checkbox"/>            | M-214-1  | NURSERY STOCK DETAILS .....                          | 32               |                                                        | <input type="checkbox"/>            | M-607-15                                                     | ROAD CLOSURE GATE (9 SHEETS).....                       | 129-137                                           |                                   | <input type="checkbox"/>                  | S-614-15                                                             | CHAIN STATION SIGNAGE (1 SHEET) <i>(NEW, ISSUED ON APRIL 30, 2024)</i> |                                       | <input type="checkbox"/>          | S-614-20                                                         | TYPICAL POLE MOUNT SIGN INSTALLATIONS.. <i>(REVISED ON MARCH 1, 2024)</i> | 215                                                 |                                                |
| <input type="checkbox"/>            | M-216-1  | SOIL RETENTION COVERING (2 SHEETS) .....             | 33-34            |                                                        | <input checked="" type="checkbox"/> | M-608-1                                                      | CURB RAMPS (10 SHEETS).....                             | 138-147                                           |                                   | <input type="checkbox"/>                  | S-614-21                                                             | CONCRETE BARRIER SIGN POST INSTALLATIONS.....                          | 216-217                               | <input type="checkbox"/>          | S-614-22                                                         | TYPICAL MULTI-SIGN INSTALLATIONS.....                                     | 218                                                 |                                                |
| <input type="checkbox"/>            | M-400-1  | SAFETYEDGE FOR PAVEMENT                              |                  | <i>(NEW, ISSUED ON DECEMBER 12, 2024)</i>              | <input checked="" type="checkbox"/> | M-609-1                                                      | CURBS, GUTTERS, AND SIDEWALKS (4 SHEETS).....           | 148-151                                           |                                   | <input type="checkbox"/>                  | S-614-23                                                             | J-POST SIGN SUPPORT (3 SHEETS). <i>(NEW, ISSUED ON MAR. 1, 2024)</i>   |                                       | <input type="checkbox"/>          | S-614-40                                                         | TYPICAL TRAFFIC SIGNAL 30'-75'DOUBLE MAST ARMS.....                       | 219-223                                             |                                                |
| <input type="checkbox"/>            | M-412-1  | CONCRETE PAVEMENT JOINTS (9 SHEETS) .....            | <del>35-39</del> | <i>(REVISED ON JANUARY 31, 2022)</i>                   | <input type="checkbox"/>            | M-611-1                                                      | CATTLE GUARD (2 SHEETS).....                            | 152-153                                           |                                   | <input type="checkbox"/>                  | S-614-41                                                             | ALTERNATIVE TRAFFIC SIGNAL .....                                       | 224-227                               | <input type="checkbox"/>          | S-614-42                                                         | 25'-55' SINGLE MAST ARMS (4 SHEETS) <i>(REVISED ON JULY 22, 2022)</i>     | 224-227                                             |                                                |
| <input type="checkbox"/>            | M-412-2  | CONCRETE PAVEMENT CRACK REPAIR (6 SHEETS)            |                  | <i>(REVISED ON SEPTEMBER 6, 2022)</i>                  | <input type="checkbox"/>            | M-611-2                                                      | DEER GUARD (2 SHEETS).....                              | 154-155                                           |                                   | <input type="checkbox"/>                  | S-614-44                                                             | PEDESTAL POLE SIGNALS (2 SHEETS).....                                  | 253-254                               | <input type="checkbox"/>          | S-614-45                                                         | PEDESTRIAN PUSH BUTTON POST ASSEMBLY DETAILS (6 SHEETS)                   |                                                     | <i>(REVISED ON DECEMBER 3, 2020)</i>           |
| <input type="checkbox"/>            | M-510-1  | STRUCTURAL PLATE PIPE H-20 LOADING.....              | 40               |                                                        | <input type="checkbox"/>            | M-614-1                                                      | RUMBLE STRIPS (3 SHEETS).....                           | 156-158                                           |                                   | <input type="checkbox"/>                  | S-614-50                                                             | STATIC SIGN MONOTUBE STRUCTURES (12 SHEETS).....                       | 255-266                               | <input type="checkbox"/>          | S-614-60                                                         | DYNAMIC SIGN MONOTUBE STRUCTURES (14 SHEETS).....                         | 267-280                                             |                                                |
| <input type="checkbox"/>            | M-601-1  | SINGLE CONCRETE BOX CULVERT (CAST-IN-PLACE).....     | 41-42            | (2 SHEETS)                                             | <input type="checkbox"/>            | M-614-2                                                      | SAND BARREL ARRAYS (2 SHEETS).....                      | 159-160                                           |                                   | <input type="checkbox"/>                  | S-627-1                                                              | PAVEMENT MARKINGS (11 SHEETS) <i>(REV. APRIL 30, 2024)</i>             | <del>281-289</del>                    | <input type="checkbox"/>          | S-630-1                                                          | TRAFFIC CONTROLS FOR HIGHWAY CONSTRUCTION.....                            | <del>290-313</del>                                  | <i>(26 SHEETS) (REVISED ON APRIL 30, 2024)</i> |
| <input type="checkbox"/>            | M-601-2  | DOUBLE CONCRETE BOX CULVERT (CAST-IN-PLACE).....     | 43-44            | (2 SHEETS)                                             | <input type="checkbox"/>            | M-615-1                                                      | EMBANKMENT PROTECTOR TYPE 3 .....                       | 161                                               |                                   | <input type="checkbox"/>                  | S-630-2                                                              | BARRICADES, DRUMS, CONCRETE BARRIERS (TEMP).....                       | 314                                   | <input type="checkbox"/>          | S-630-3                                                          | FLASHING BEACON (PORTABLE) DETAILS .....                                  | 315                                                 |                                                |
| <input type="checkbox"/>            | M-601-3  | TRIPLE CONCRETE BOX CULVERT (CAST-IN-PLACE).....     | 45-46            | (2 SHEETS)                                             | <input type="checkbox"/>            | M-615-2                                                      | EMBANKMENT PROTECTOR TYPE 5 .....                       | 162                                               |                                   | <input type="checkbox"/>                  | S-630-4                                                              | STEEL SIGN SUPPORT (TEMPORARY) INSTALLATION.....                       | 316-317                               | <input type="checkbox"/>          | S-630-5                                                          | PORTABLE RUMBLE STRIPS (TEMPORARY) (3 SHEETS) .....                       | 318-319                                             |                                                |
| <input type="checkbox"/>            | M-601-10 | HEADWALL FOR PIPES.....                              | 47               |                                                        | <input type="checkbox"/>            | M-616-1                                                      | INVERTED SIPHON.....                                    | 163                                               |                                   | <input type="checkbox"/>                  | S-630-6                                                              | EMERGENCY PULL-OFF AREA (TEMPORARY).....                               | 320                                   | <input type="checkbox"/>          | S-630-7                                                          | ROLLING ROADBLOCKS FOR TRAFFIC CONTROL (3 SHEETS).....                    | 321-323                                             |                                                |
| <input type="checkbox"/>            | M-601-11 | TYPE "S" SADDLE HEADWALLS FOR PIPE.....              | 48               |                                                        | <input type="checkbox"/>            | M-620-1                                                      | FIELD LABORATORY CLASS 1.....                           | 164                                               |                                   |                                           |                                                                      |                                                                        |                                       |                                   |                                                                  |                                                                           |                                                     |                                                |
| <input type="checkbox"/>            | M-601-12 | HEADWALLS AND PIPE OUTLET PAVING .....               | 49               |                                                        | <input type="checkbox"/>            | M-620-2                                                      | FIELD LABORATORY CLASS 2 (2 SHEETS) .....               | 165-166                                           |                                   |                                           |                                                                      |                                                                        |                                       |                                   |                                                                  |                                                                           |                                                     |                                                |
| <input type="checkbox"/>            | M-601-20 | WINGWALLS FOR PIPE OR BOX CULVERTS (2 SHEETS) ...    | 50-51            |                                                        | <input type="checkbox"/>            | M-620-11                                                     | FIELD OFFICE CLASS 1.....                               | 167                                               |                                   |                                           |                                                                      |                                                                        |                                       |                                   |                                                                  |                                                                           |                                                     |                                                |
| <input type="checkbox"/>            | M-603-1  | METAL PIPE (4 SHEETS).....                           | 52-55            |                                                        | <input type="checkbox"/>            | M-620-12                                                     | FIELD OFFICE CLASS 2.....                               | 168                                               |                                   |                                           |                                                                      |                                                                        |                                       |                                   |                                                                  |                                                                           |                                                     |                                                |
| <input checked="" type="checkbox"/> | M-603-2  | REINFORCED CONCRETE PIPE.....                        | 56               |                                                        | <input type="checkbox"/>            | M-629-1                                                      | SURVEY MONUMENTS (2 SHEETS).....                        | 169-170                                           |                                   |                                           |                                                                      |                                                                        |                                       |                                   |                                                                  |                                                                           |                                                     |                                                |
| <input type="checkbox"/>            | M-603-3  | PRECAST CONCRETE BOX CULVERT.....                    | <del>57</del>    | <i>(REVISED ON SEPTEMBER 10, 2020)</i>                 |                                     |                                                              |                                                         |                                                   |                                   |                                           |                                                                      |                                                                        |                                       |                                   |                                                                  |                                                                           |                                                     |                                                |
| <input type="checkbox"/>            | M-603-4  | CORRUGATED POLYETHYLENE PIPE (AASHTO M294) AND ..... | <del>58</del>    | CORRUGATED POLYPROPYLENE PIPE (AASHTO M330) (2 sheets) |                                     |                                                              |                                                         |                                                   |                                   |                                           |                                                                      |                                                                        |                                       |                                   |                                                                  |                                                                           |                                                     |                                                |
|                                     |          | <i>(REVISED ON MARCH 7, 2022)</i>                    |                  |                                                        |                                     |                                                              |                                                         |                                                   |                                   |                                           |                                                                      |                                                                        |                                       |                                   |                                                                  |                                                                           |                                                     |                                                |
| <input type="checkbox"/>            | M-603-5  | POLYVINYL CHLORIDE (PVC) PIPE (AASHTO M304) .....    | 59               |                                                        |                                     |                                                              |                                                         |                                                   |                                   |                                           |                                                                      |                                                                        |                                       |                                   |                                                                  |                                                                           |                                                     |                                                |
| <input type="checkbox"/>            | M-603-6  | STEEL REINFORCED POLYETHYLENE .....                  | 60               |                                                        |                                     |                                                              |                                                         |                                                   |                                   |                                           |                                                                      |                                                                        |                                       |                                   |                                                                  |                                                                           |                                                     |                                                |
|                                     |          | RIBBED PIPE (AASHTO MP 20)                           |                  |                                                        |                                     |                                                              |                                                         |                                                   |                                   |                                           |                                                                      |                                                                        |                                       |                                   |                                                                  |                                                                           |                                                     |                                                |
| <input checked="" type="checkbox"/> | M-603-10 | CONCRETE AND METAL END SECTIONS .....                | 61               |                                                        |                                     |                                                              |                                                         |                                                   |                                   |                                           |                                                                      |                                                                        |                                       |                                   |                                                                  |                                                                           |                                                     |                                                |
| <input type="checkbox"/>            | M-603-12 | TRAVERSABLE END SECTIONS AND SAFETY GRATES.....      | 62-64            | (3 SHEETS)                                             |                                     |                                                              |                                                         |                                                   |                                   |                                           |                                                                      |                                                                        |                                       |                                   |                                                                  |                                                                           |                                                     |                                                |
| <input type="checkbox"/>            | M-604-10 | INLET, TYPE C .....                                  | 65               |                                                        |                                     |                                                              |                                                         |                                                   |                                   |                                           |                                                                      |                                                                        |                                       |                                   |                                                                  |                                                                           |                                                     |                                                |
| <input type="checkbox"/>            | M-604-11 | INLET, TYPE D .....                                  | 66               |                                                        |                                     |                                                              |                                                         |                                                   |                                   |                                           |                                                                      |                                                                        |                                       |                                   |                                                                  |                                                                           |                                                     |                                                |
| <input checked="" type="checkbox"/> | M-604-12 | CURB INLET TYPE R (2 SHEETS).....                    | 67-68            |                                                        |                                     |                                                              |                                                         |                                                   |                                   |                                           |                                                                      |                                                                        |                                       |                                   |                                                                  |                                                                           |                                                     |                                                |
| <input type="checkbox"/>            | M-604-13 | CONCRETE INLET TYPE 13.....                          | 69               |                                                        |                                     |                                                              |                                                         |                                                   |                                   |                                           |                                                                      |                                                                        |                                       |                                   |                                                                  |                                                                           |                                                     |                                                |
| <input checked="" type="checkbox"/> | M-604-20 | MANHOLES (3 SHEETS).....                             | 70-72            |                                                        |                                     |                                                              |                                                         |                                                   |                                   |                                           |                                                                      |                                                                        |                                       |                                   |                                                                  |                                                                           |                                                     |                                                |
| <input type="checkbox"/>            | M-604-25 | VANE GRATE INLET (5 SHEETS).....                     | 73-77            | <i>(REVISED ON FEBRUARY 3, 2023)</i>                   |                                     |                                                              |                                                         |                                                   |                                   |                                           |                                                                      |                                                                        |                                       |                                   |                                                                  |                                                                           |                                                     |                                                |
| <input type="checkbox"/>            | M-605-1  | SUBSURFACE DRAINS .....                              | 78               |                                                        |                                     |                                                              |                                                         |                                                   |                                   |                                           |                                                                      |                                                                        |                                       |                                   |                                                                  |                                                                           |                                                     |                                                |

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ALTERNATIVE 1  
PER TOWN STANDARDS



TYPICAL SECTION ALTERNATIVE 1  
CR 3 ULTIMATE  
(RONALD REAGAN BLVD TO US 34)

LEGEND:

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| PGL    | PROFILE GRADE LINE           |
| HCL    | HORIZONTAL CONTROL LINE      |
| ROW    | RIGHT-OF-WAY                 |
| $\phi$ | TOPSOIL AND SEEDING/MULCHING |

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CR 3 REALIGNMENT  
TYPICAL SECTIONS

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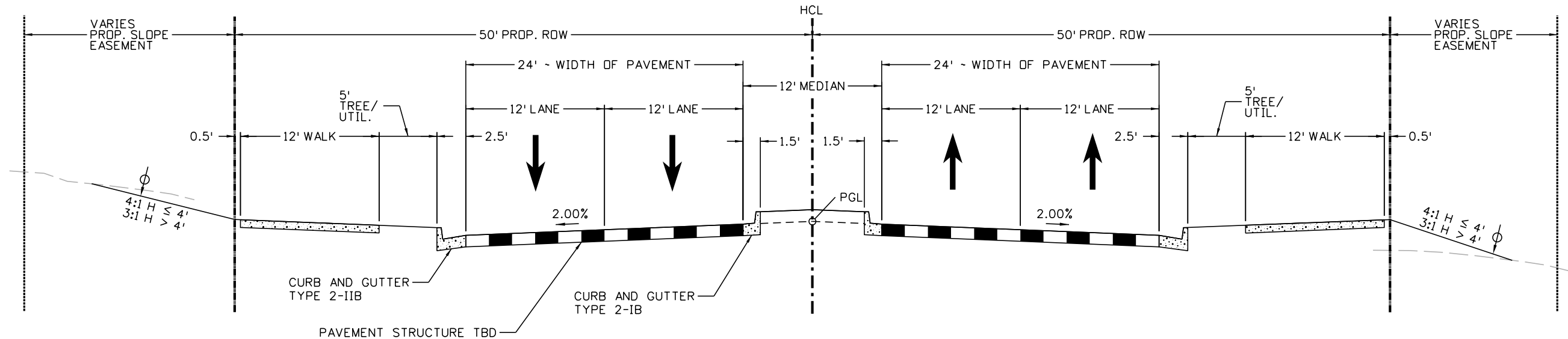
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ALTERNATIVE 2  
NARROWED MEDIAN, NO BIKE LANES, DETACHED WALK



TYPICAL SECTION ALTERNATIVE 2  
CR 3 ULTIMATE  
(RONALD REAGAN BLVD TO US 34)

LEGEND:

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| ROW    | RIGHT-OF-WAY                 |
| $\phi$ | TOPSOIL AND SEEDING/MULCHING |

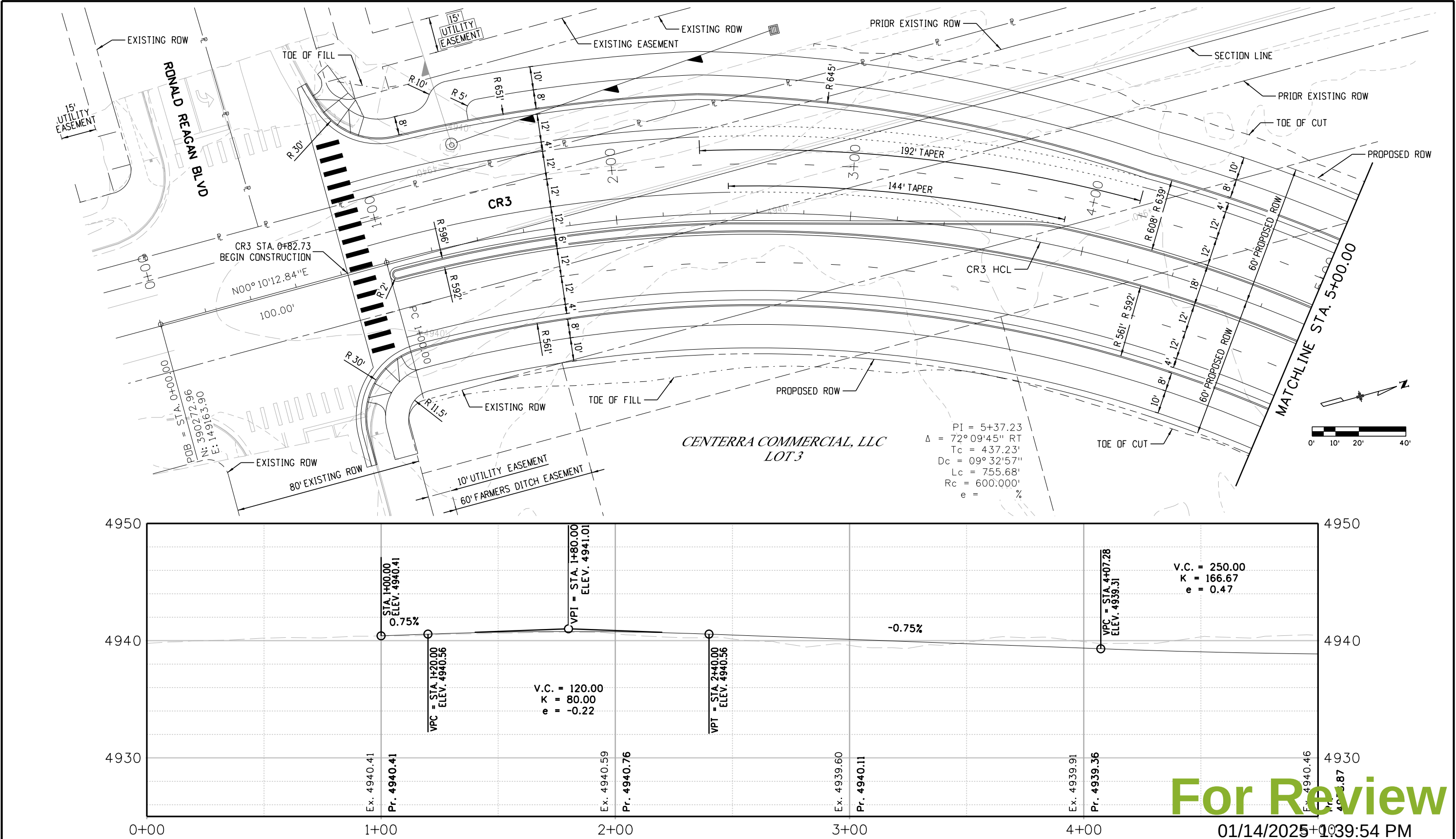
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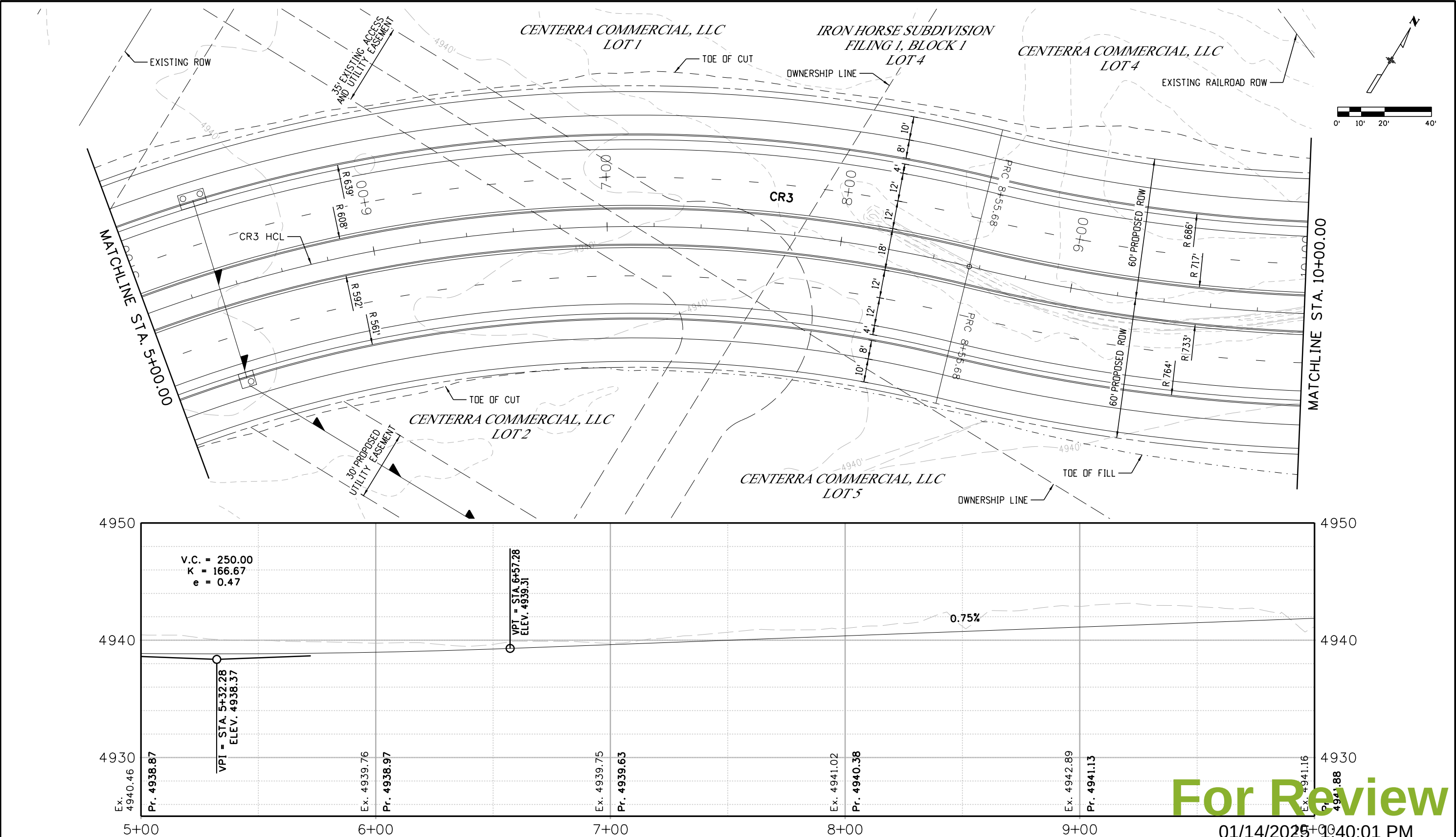
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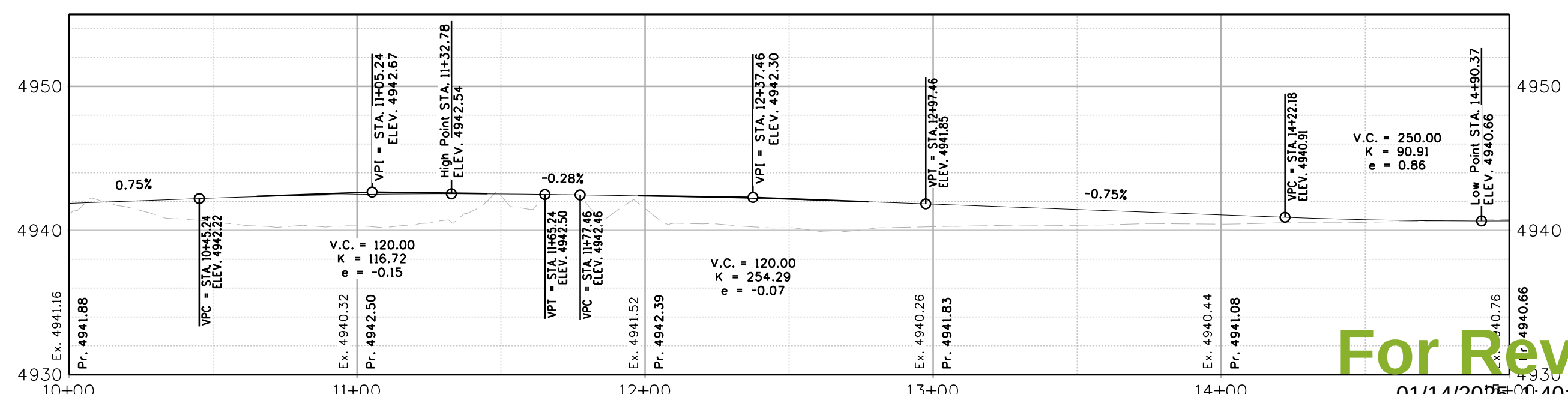
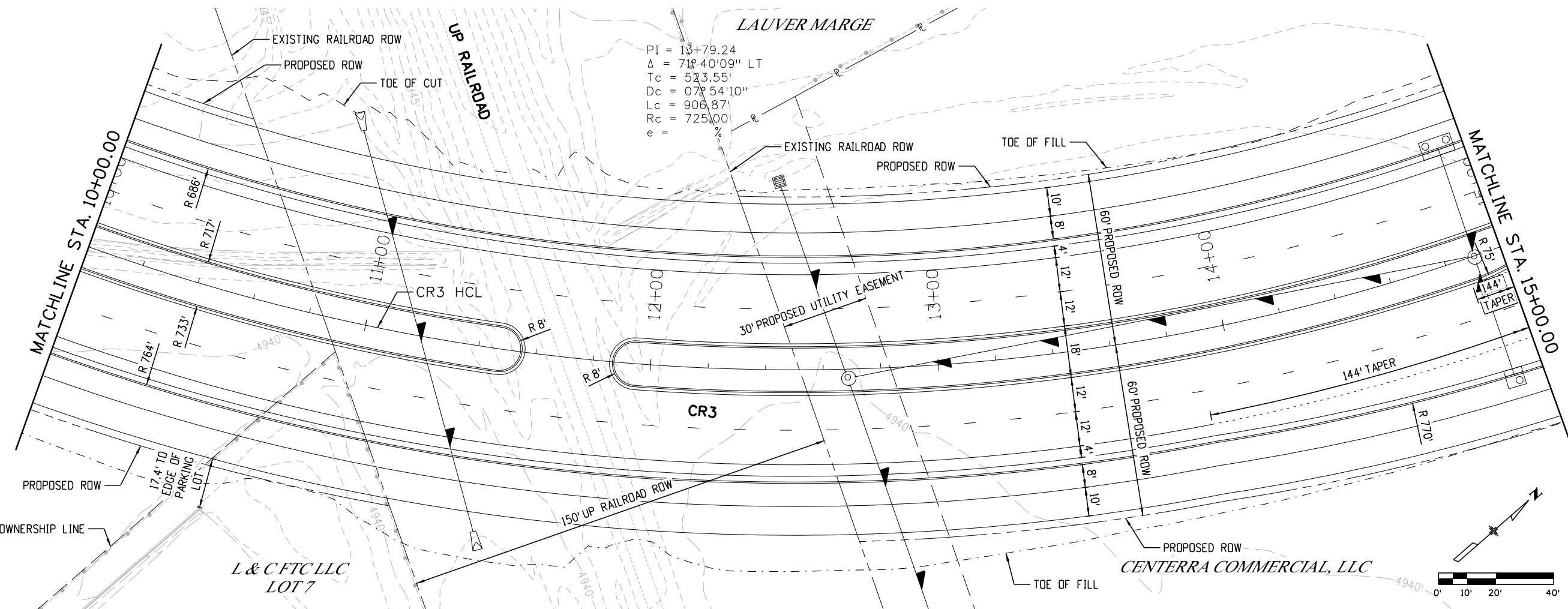


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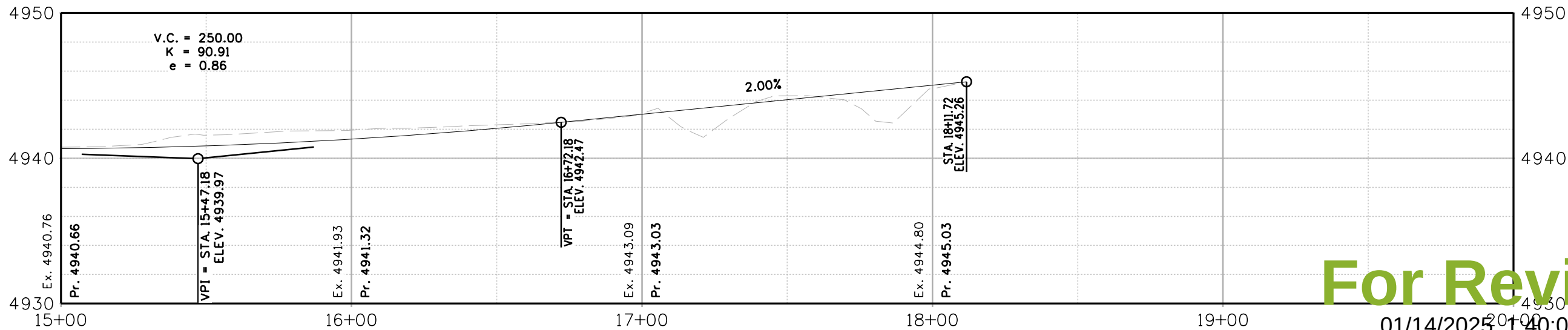
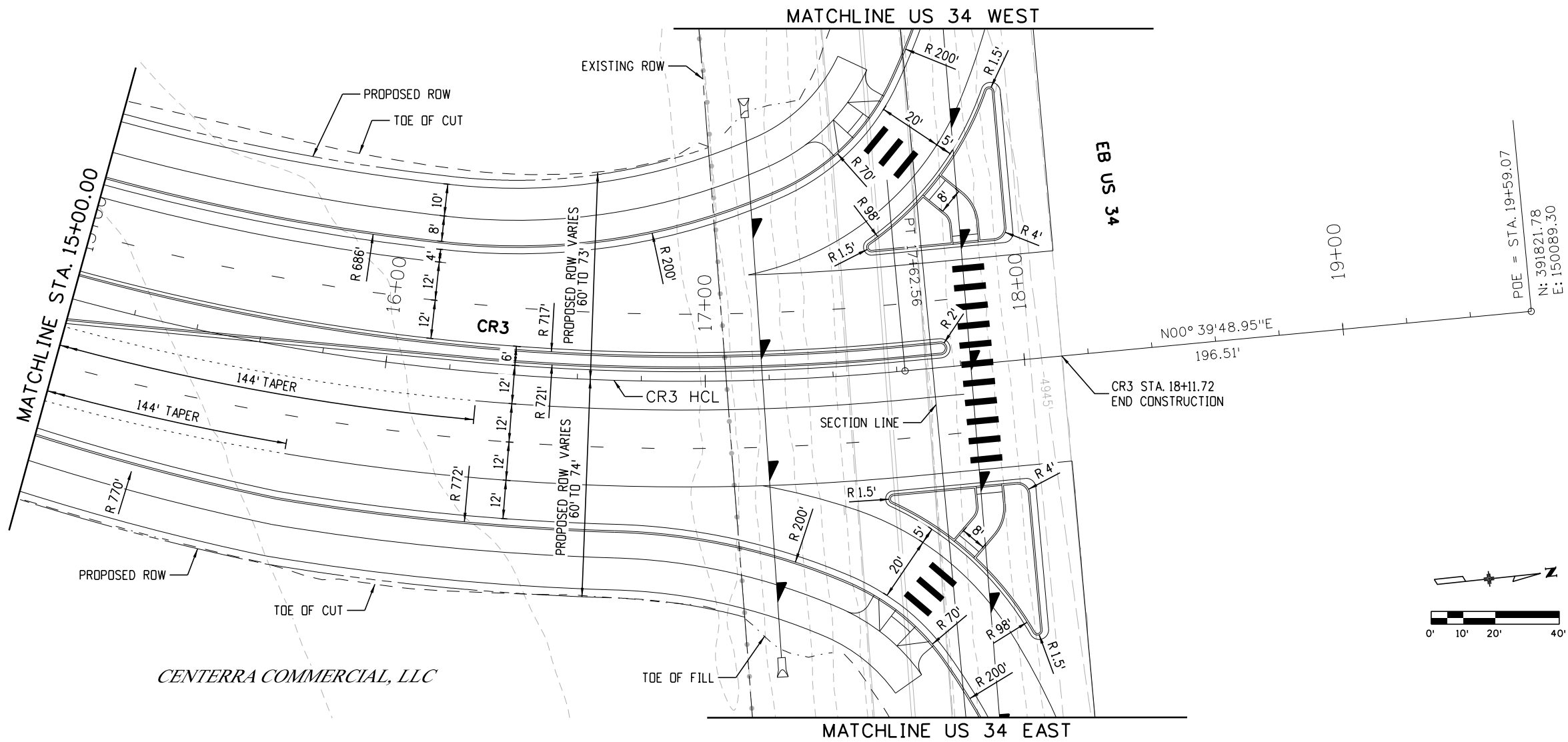
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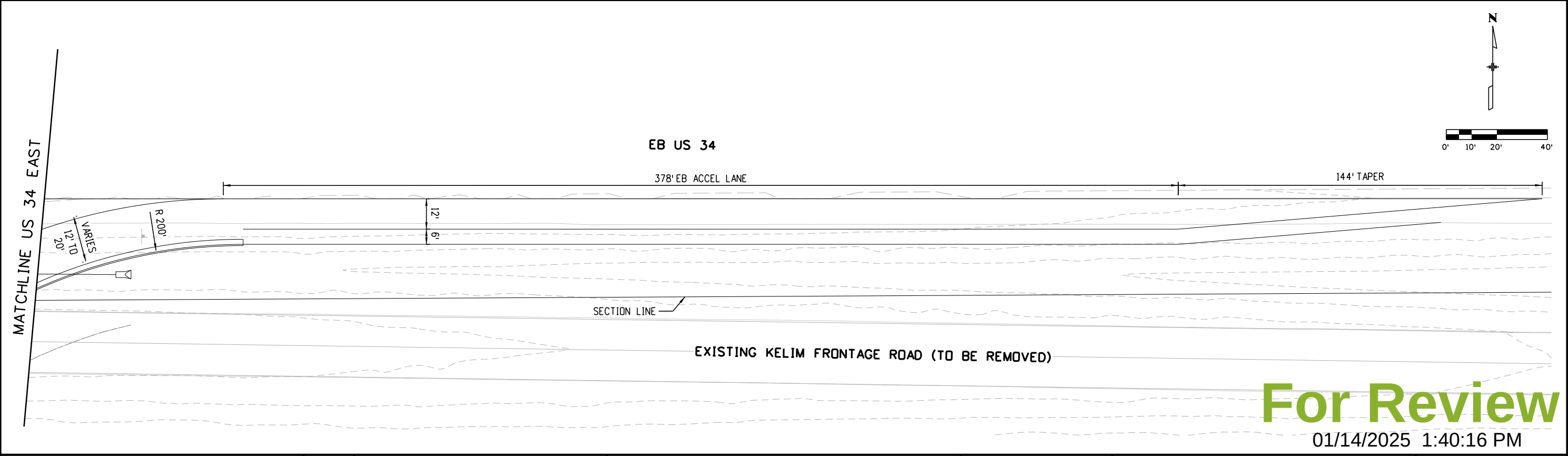
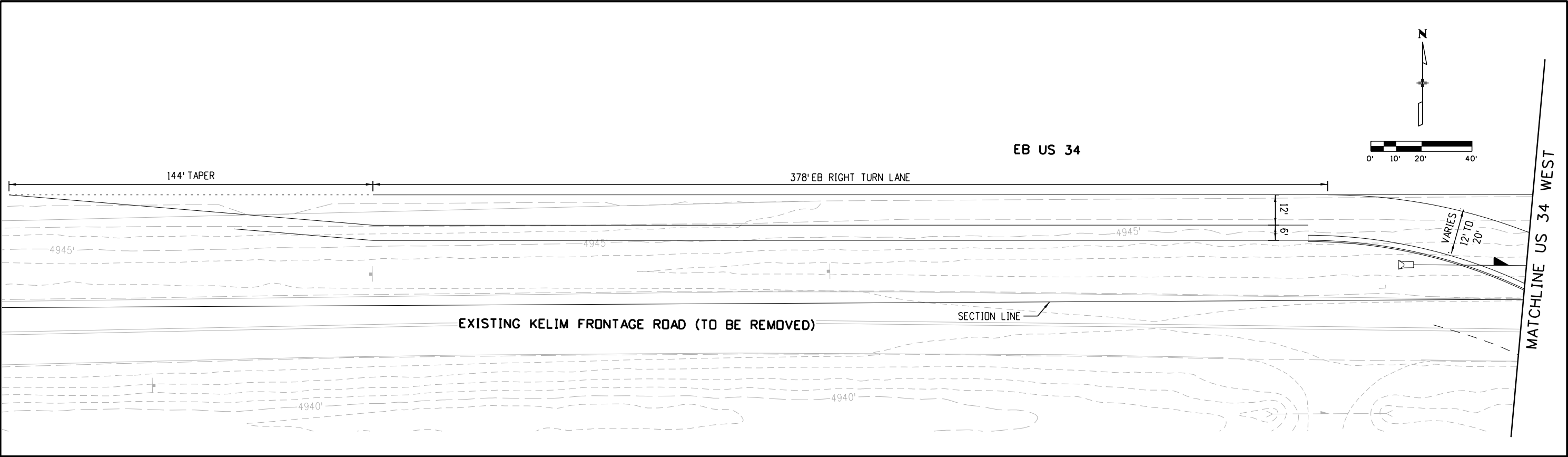
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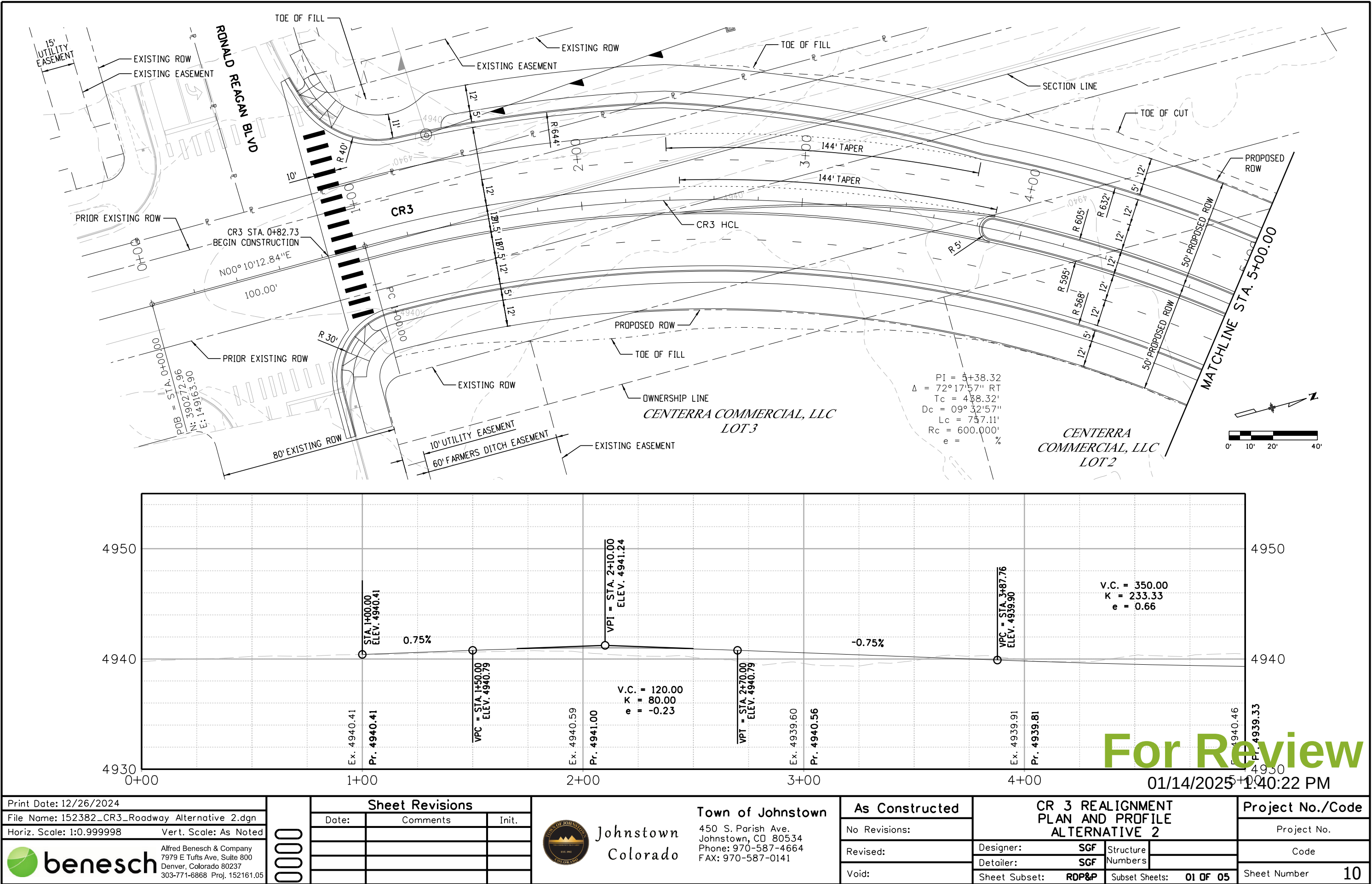
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Town of Johnstown

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Phone: 970-587-4664  
FAX: 970-587-0141

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CR 3 REALIGNMENT  
PLAN AND PROFILE  
ALTERNATIVE 2

Designer: SGF

Detailer: SGF

Sheet Subset: RDP&P

Structure

Numbers

Subset Sheets: 01 OF 05

Project No./Code

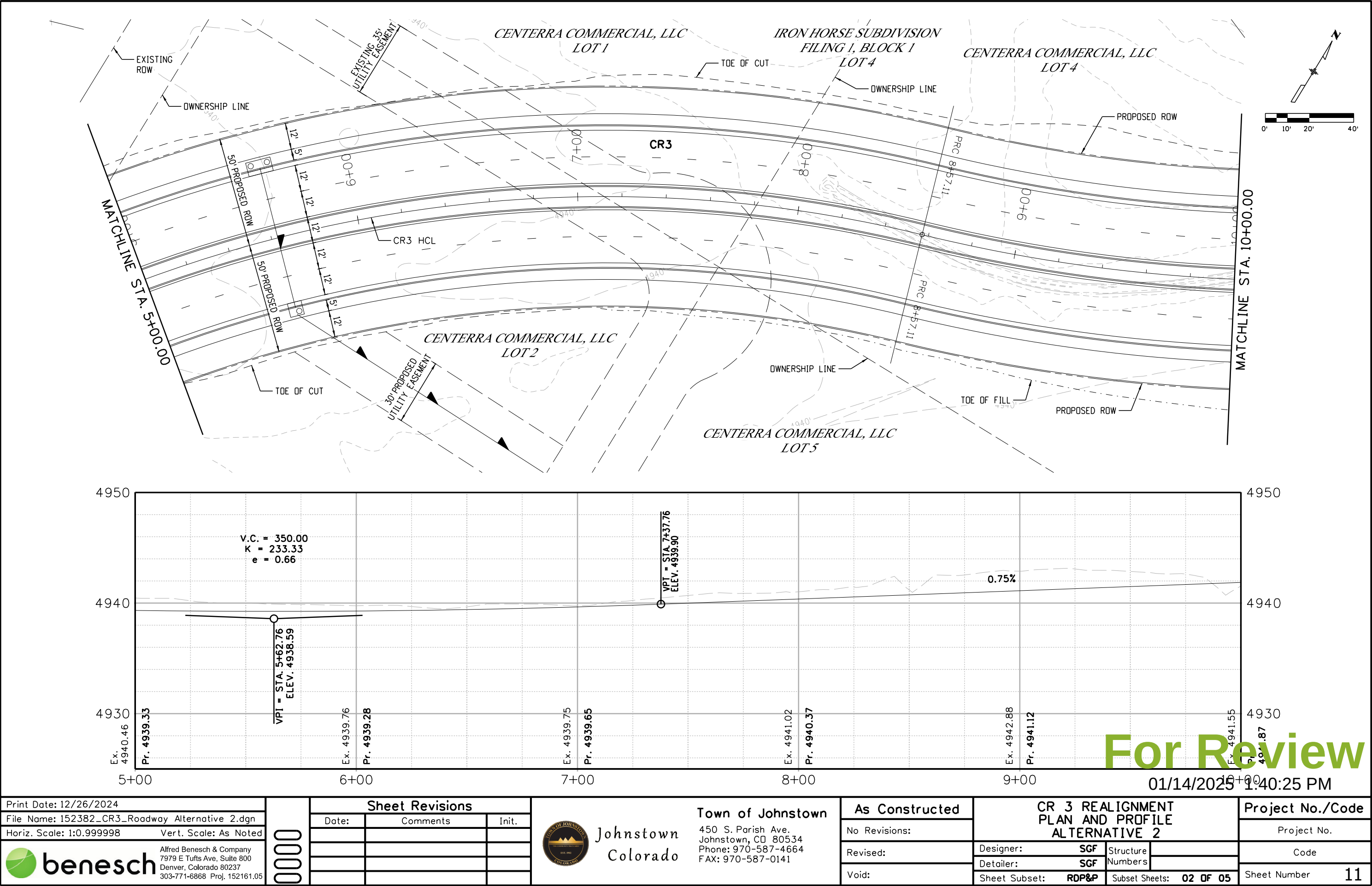
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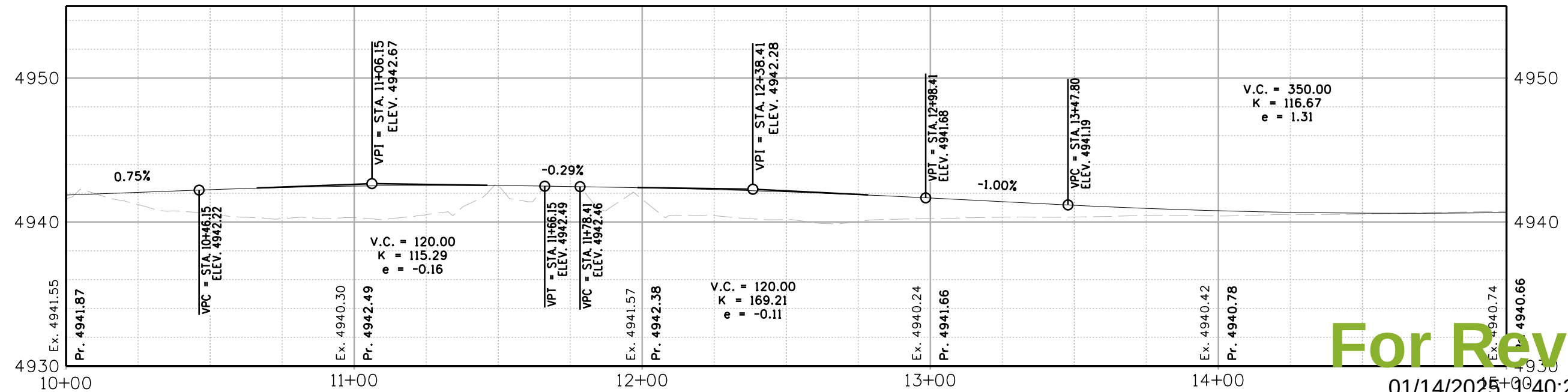
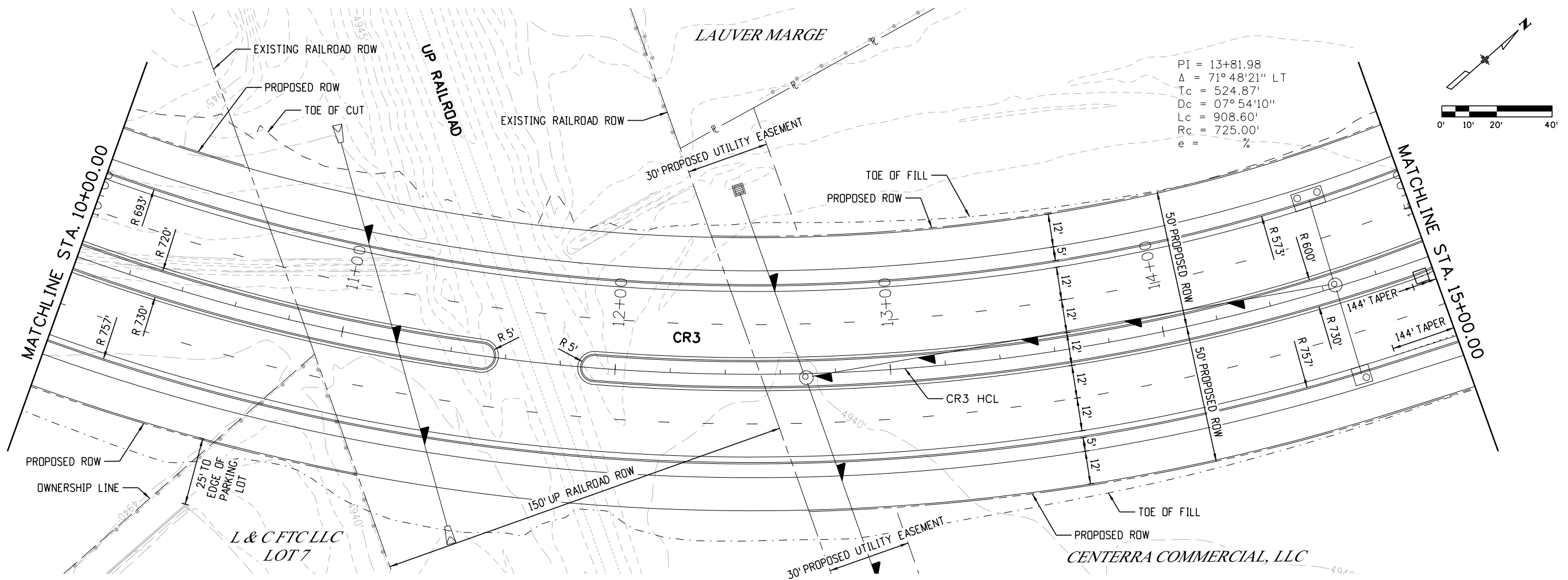
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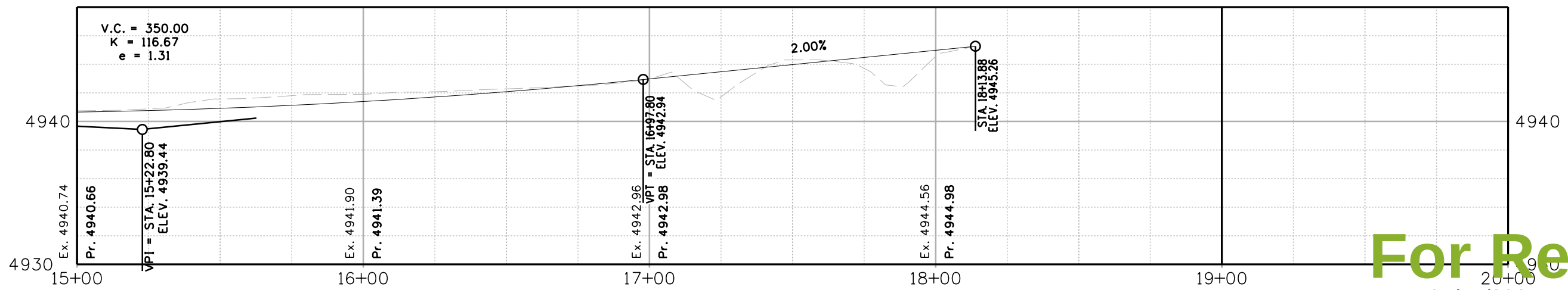
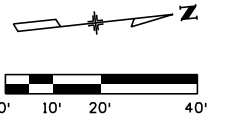
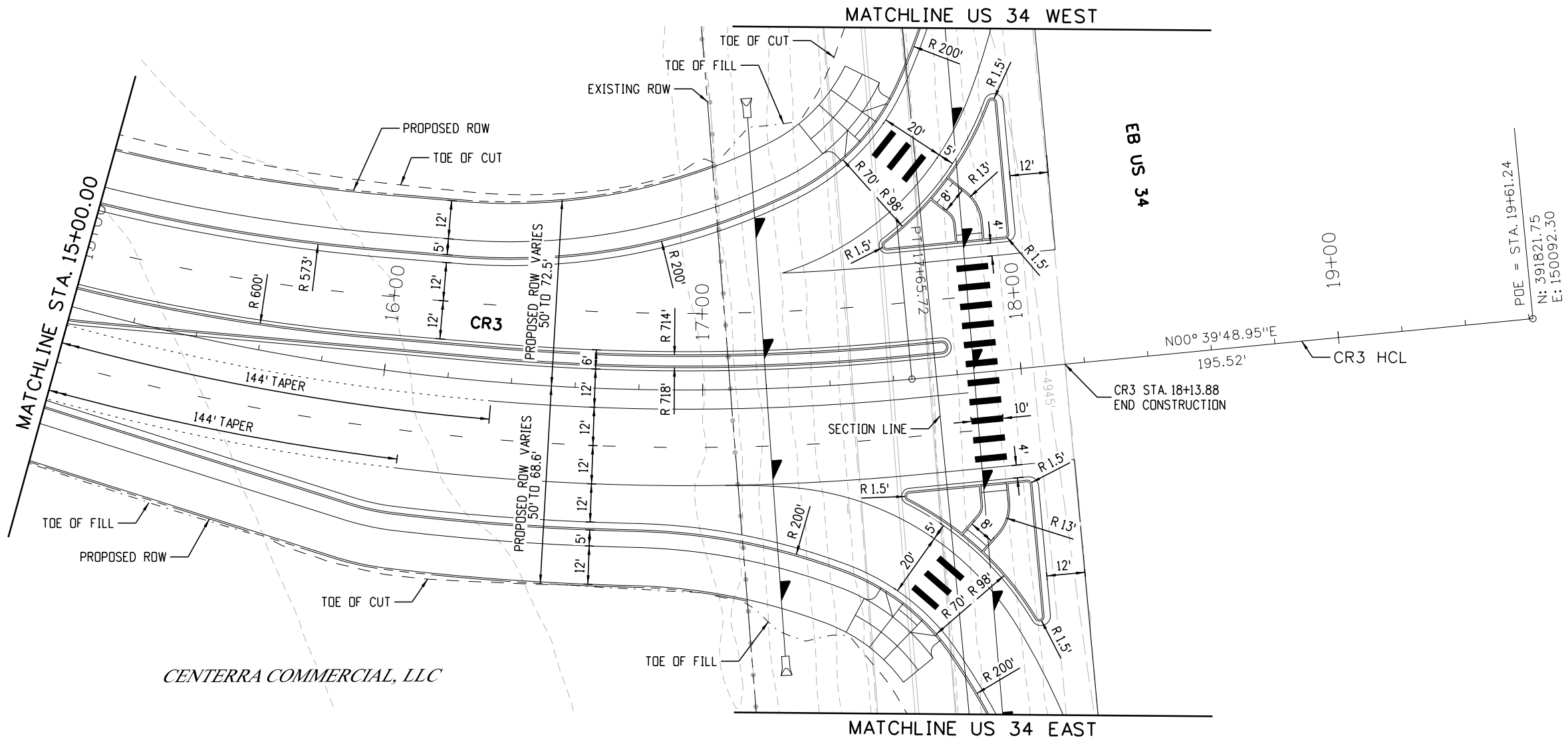
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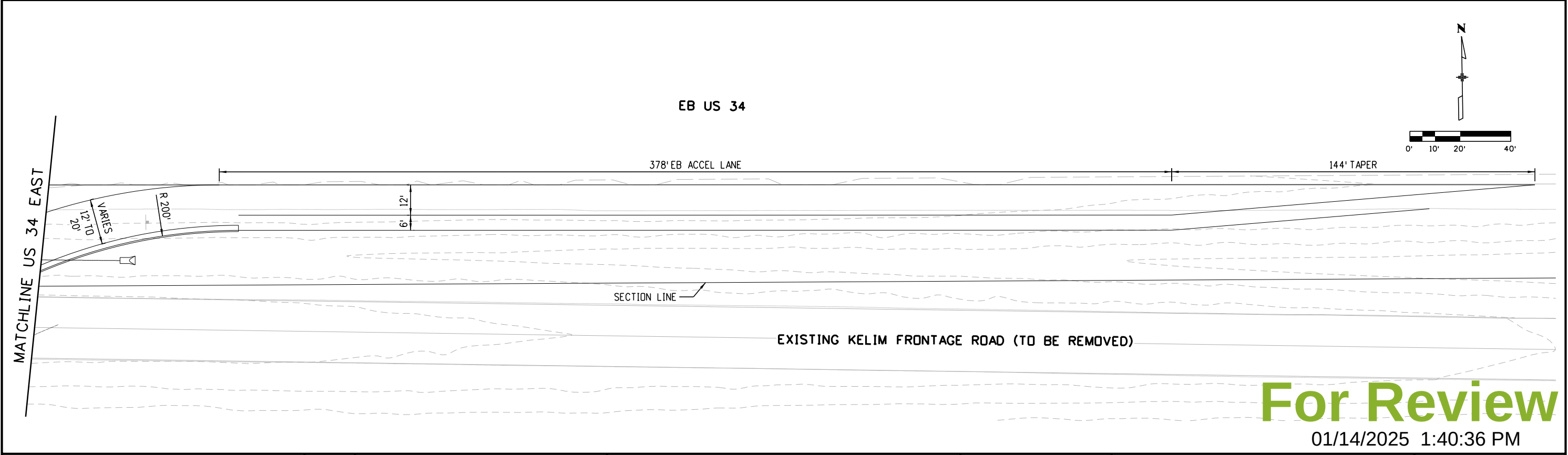
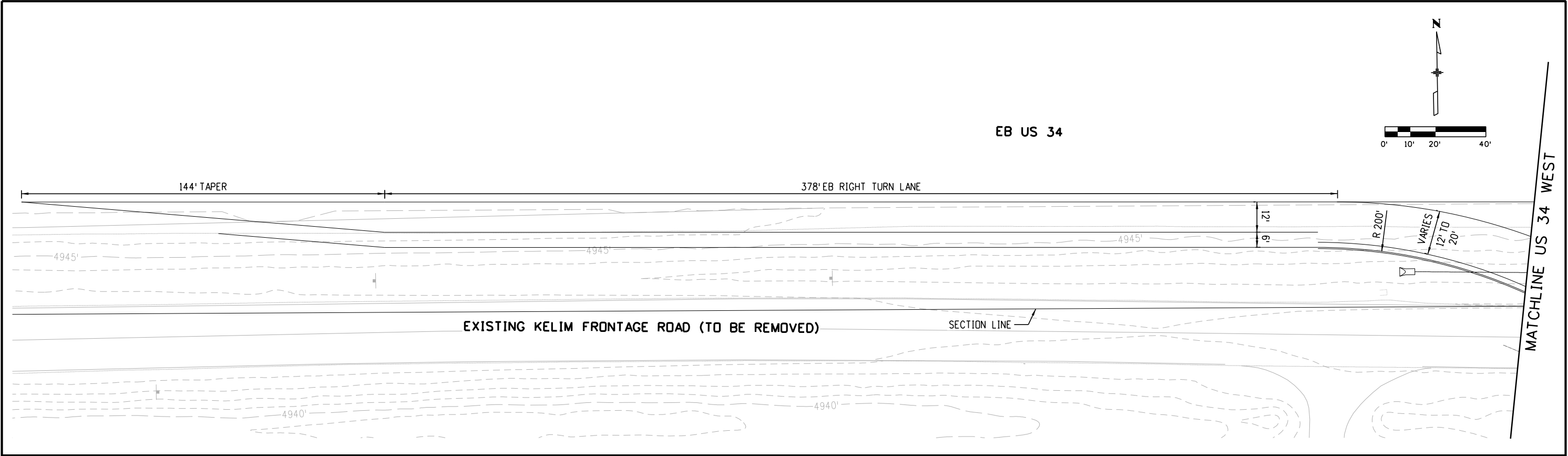
**Town of Johnstown**  
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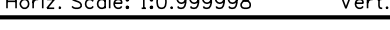


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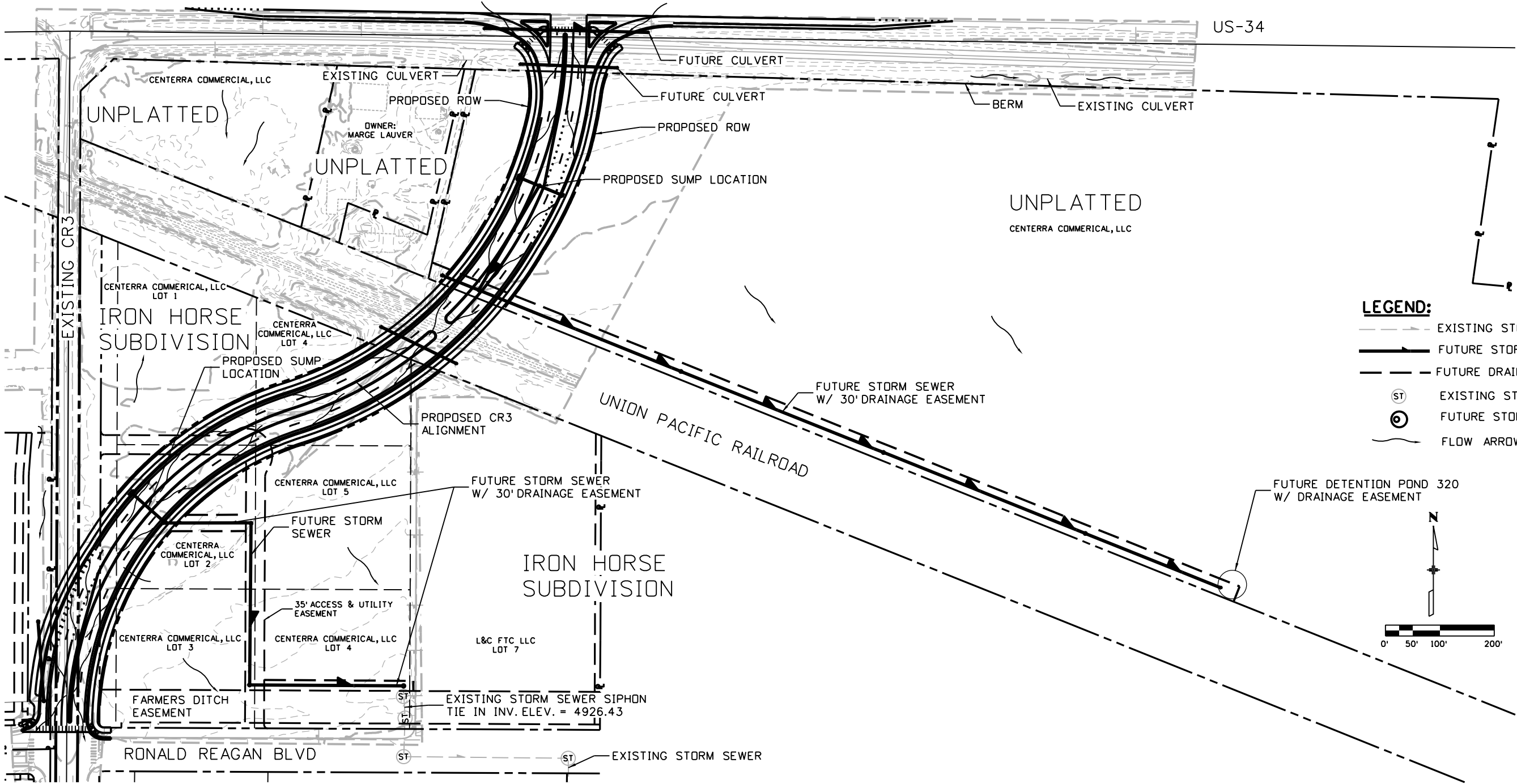
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ENCORE DEVELOPMENT

ENCORE HOLDCO, LLC

NOTES:

1. STORM SEWER ALIGNMENTS AND DETENTION POND LOCATION ARE CONCEPTUAL LAYOUTS AND ARE SUBJECT TO CHANGE AND NOT FOR CONSTRUCTION



LEGEND:

- EXISTING STORM SEWER
- FUTURE STORM SEWER
- FUTURE DRAINAGE EASEMENT
- EXISTING STORM MH
- FUTURE STORM MH
- FLOW ARROW

For Review

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File Name: Drainage Overall Plan map.dgn  
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No Revisions:

Revised:

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CR 3 REALIGNMENT  
DRAINAGE PLAN OVERVIEW

Designer:

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## TOWN COUNCIL AGENDA COMMUNICATION

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**AGENDA DATE:** May 18, 2020

**ITEM NUMBER:** 10A

**SUBJECT:** Second Amendment to the Iron Horse Agreement

**ACTION PROPOSED:** Approve the Second Amendment to the Iron Horse Agreement as Presented

**ATTACHMENTS:**

1. Second Amendment to the Iron Horse Agreement
2. Iron Horse Concept Plan
3. CR 3 Relocation Concept

**PRESENTED BY:** Matt LeCerf, Town Manager

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### **AGENDA ITEM DESCRIPTION:**

Enclosed for your review and consideration, is the proposed Second Amendment to the Iron Horse Agreement. For context, the Iron Horse property was annexed in 2006 and is also known as the Spreng Annexation located at the southeast corner of the intersection of Highway 34 and CR 3 in Larimer County. As part of this annexation and subsequent development agreements entered into with the Town, the Developer Centerra Commercial, LLC (previously Iron Horse, LLC) is required to pay for a proportionate share of the roadway traffic signal and interception improvements along CR3 and to Highway 34.

To date this infrastructure and permit has not occurred. At some point, the Town began restricting building permits on the Iron Horse development with the intent for the improvements to be made prior to construction continuing. The only deviation from this restriction, was the one exception provided on May 11, 2012. In this instance, the Town provided one building permit for the Carrier Lot, but the agreement also reinforced the provisions that:

*“the developer, however, shall not be entitled to receive any additional building permits in either Filing One or Filing Two beyond the one permit issued for the Carrier Lot until either the infrastructure improvements and the CR3 improvements have been paid for and/or constructed in accordance with the Iron Horse Agreements and Town requirements, or the Town and the developer execute a written amendment(s) to the Iron Horse Agreements regarding the intersection improvements and CR3 Improvements.”*

As you may recall, this item was initially provided to Council on May 20, 2019. Since then, the parties have continued to work to find an amicable solution which would allow Centerra Commercial, LLC to move forward and meet the appropriate infrastructure development expectations of the Town. There is a mutual benefit that is realized by having an agreement established that allows the parties to move forward. The document presented this evening is representative of this collaboration and mutual interest. In brief, this document provides the



ability of the developer to move forward with development of the property, which is in the best interest of Centerra Commercial and the Town. Some of the more notable provisions of this agreement include:

- Approval of this agreement would provide for Centerra Commercial to receive building permits on platted lots in the Iron Horse Development.
- The agreement includes and establishes “Reserved Lots” specifically identified and prohibited from development up to December 31, 2025. Prohibiting the development of these lots allows for the Town to work with the Colorado Department of Transportation in pursuing the realignment of CR3 from its current configuration.
- The agreement also includes an estimated cost for required improvements which were to be completed by Centerra Commercial, LLC. Upon the first building permit issued within the undeveloped lots North of Ronald Regan Blvd., Centerra Commercial will be required to provide the full balance of the cost estimates. The funds will be used for the improvements North of Ronald Regan Blvd. up to the intersection at CR3 and Hwy 34. Based on the estimates, the total payment agreed upon is \$771,349.00. The estimate shall be adjusted at the time of actual payment based on the engineering news record construction cost index for the Denver Metropolitan area.
- The developer shall be required to construct curb, gutter, sidewalk and tree landscaping improvements in accordance with the applicable Town standards along CR3 frontage for all lots that abut CR3 in the annexation.
- Obligations would still be in effect for the Developer to make improvements to the intersection of CR3 and Highway 34 based on a proportionate cost. Additionally, improvements south of Ronald Reagan Blvd. on CR3 to the southern railroad would still be in effect and an obligation of the Developer.

It is important to understand as part of this agreement, that the Town is required to adopt a resolution making a final determination related to the realignment of CR3. This resolution along with the actual identification of necessary right of way must be completed within this time. If the Town fails to make a decision within this timeframe, after December 31, 2025, Centerra Commercial is permitted to move forward with development of these Reserved Lots identified in green on the attached map. If as part of the negotiations the Town and Centerra Commercial are unable to reach a resolution, and the Town desires for this roadway to be realigned based on the concept or a similar route, that in condemnation may be necessary. Council should be cognizant of this possible need.

Staff believes the revised agreement as presented represents the obligations of the developer when they committed to annexing and developing the property in the Town of Johnstown. Staff also believes the agreement to be fair and reasonable. Consequently, staff recommendation is to approve the agreement as presented.

#### **LEGAL ADVICE:**

The agreement was reviewed and drafted with Developer’s legal counsel by the Town attorney.

#### **FINANCIAL ADVICE:**

The financial impact of this agreement has yet to be verified until the project is designed and bid. It may obligate the Town financially beyond the contributions by the developer.



**RECOMMENDED ACTION:**

Approve the Second Amendment to the Iron Horse Agreement as presented.

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**SUGGESTED MOTIONS:**

**For Approval:**

I move to approve the Second Amendment to the Iron Horse Agreement between the Town of Johnstown and Centerra Commercial LLC.

**For Denial:**

I move to deny the Second Amendment to the Iron Horse Agreement between the Town of Johnstown and Centerra Commercial LLC.

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**Reviewed and Approved for Presentation:**

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Town Manager



## SECOND AMENDMENT TO IRON HORSE AGREEMENTS

**THIS SECOND AMENDMENT TO IRON HORSE AGREEMENTS** (the “**Second Amendment Agreement**”) is made and entered into between the **TOWN OF JOHNSTOWN, COLORADO**, a municipal corporation (hereinafter referred to as the “**Town**”), and **CENTERRA COMMERCIAL, LLC**, a Colorado limited liability company (hereinafter referred to as “**Centerra Commercial**”), this \_\_\_\_\_ day of \_\_\_\_\_, 2020 (“**Effective Date**”).

### WITNESSETH:

**WHEREAS**, on November 3, 2006, the Town and Iron Horse, LLC, a Colorado limited liability company (“**Iron Horse**”), entered into the “Annexation Agreement – Spreng Annexation” (the “**Annexation Agreement**”) in connection with the annexation of approximately 173.90 acres of property known as the “**Spreng Annexation**”; and

**WHEREAS**, the Annexation Agreement contains, among other requirements, the requirement for payment by Iron Horse or a successor or assign of Iron Horse, which successor or assign shall be expressly responsible for all of the obligations set forth in the Iron Horse Agreements (as defined below) and this Second Amendment Agreement (together, the “**Developer**”) of a proportionate share of a traffic signal and intersection improvements at Larimer County Road 3 and State Highway 34 in the current alignment of Larimer County Road 3 with State Highway 34 (the “**Intersection Improvements**”); and

**WHEREAS**, on October 31, 2006, the Town and Iron Horse entered into the “Public Improvements Development Agreement (Non-Residential) for Town of Johnstown (Iron Horse)” (the “**Filing One Agreement**”) in connection with the development of an approximately 33.321-acre portion of the Spreng Annexation known as Iron Horse Filing One (“**Filing One**”) which agreement requires, among other requirements, the construction by the Developer of, or payment by the Developer for, the Intersection Improvements and certain improvements to Larimer County Road 3 (“**CR3**”) in its current alignment from Ronald Reagan Boulevard to State Highway 34 constructed and installed in accordance with Town regulations (the “**CR3 Improvements**”); and

**WHEREAS**, on April 10, 2020, Centerra Commercial, an affiliate of Iron Horse, acquired all the undeveloped portions of the Spreng Annexation, the legal description which is set forth as Exhibit A, from Iron Horse as its successor and assign, and so Centerra Commercial is the “Developer” for purposes of this Second Amendment Agreement; and

**WHEREAS**, when used herein, the “Developer” shall not include any individual or entity that acquires from Centerra Commercial in an arm’s length transaction any portion



of the property in the Spreng Annexation, as well as any individual or entity that subsequently acquires any such property (a “**Subsequent Owner**”); and

**WHEREAS**, as used above, “arm’s length transaction” shall mean and include a transaction where buyer/recipient and seller/contributor are not affiliates, meaning such parties have less than 50% common direct or indirect ownership; and

**WHEREAS**, in order that Centerra Commercial may sell or otherwise develop the property in the Spreng Annexation, the Town agrees that the Developer shall be responsible for the contractual obligations related to the Intersection Improvements and the CR3 Improvements and agrees that the Subsequent Owners shall not be obligated to design, construct or install the Intersection Improvements or the CR3 Improvements; and

**WHEREAS**, the Parties further recognize and agree that, if acceleration or deceleration lanes (the “**Accel/Decel Lanes**”) are required to be designed, constructed and installed based upon the uses associated with the business operations of the Developer or a Subsequent Owner, then Developer or, in Developer’s discretion, a Subsequent Owner shall be responsible for designing, constructing and installing such acceleration or deceleration lanes; and

**WHEREAS**, on May 11, 2012, the Town and Iron Horse entered into the “Public Improvements Development Agreement (Non-Residential) for Town of Johnstown (Iron Horse, Filing No. 2)” (the “**Filing Two Agreement**”) in connection with the development of an approximately 45.648-acre portion of the Spreng Annexation known as Iron Horse Filing Two (“**Filing Two**”), which agreement requires, among other requirements, the construction by the Developer of, or payment by the Developer for, the Intersection Improvements and the CR3 Improvements as described therein; and

**WHEREAS**, the Annexation Agreement, Filing One Agreement and Filing Two Agreement are referred to collectively herein as the “**Iron Horse Agreements**”; and

**WHEREAS**, subsequent to the execution of the Iron Horse Agreements, based primarily on traffic concerns, the Town restricted the Developer from obtaining building permits for property in the Spreng Annexation until the Intersection Improvements and the CR3 Improvements were completed; and

**WHEREAS**, despite the foregoing, on May 7, 2018, the Town and Iron Horse entered into an Amendment to the Iron Horse Agreements, which provided, subject to certain conditions, for the issuance of a building permit for the development of one lot in either Filing One or Filing Two without triggering the Developer’s requirement to pay for or construct the Intersection Improvements or the CR3 Improvements as set forth in the Iron Horse Agreements (“**First Amendment Agreement**”); and



**WHEREAS**, Centerra Commercial, as the successor and assign of Iron Horse, is bound by and obligated to perform the outstanding obligations, if any, in the Iron Horse Agreements and First Amendment Agreement; and

**WHEREAS**, upon the conditions set forth herein, including, but not limited to, the Developer's payment to the Town of the anticipated cost of the CR3 Improvements, and without limiting the Developer's obligation to pay for the Intersection Improvements, the Town desires to remove the restriction regarding the issuance of building permits for the property in the Spreng Annexation except for the restrictions related to the property referenced and defined herein as the Reserved Lots.

**NOW, THEREFORE**, in consideration of the premises cited above and the mutual covenants and promises contained herein, the sufficiency of which is acknowledged, the Town and Centerra Commercial agree to amend the Iron Horse Agreements as follows:

A. Recitals. The Recitals are incorporated into this Second Amendment Agreement as if fully set forth herein.

B. Payment for CR3 Improvements.

1. Rather than construct the CR3 Improvements as contemplated in the Iron Horse Agreements, the Developer shall, at the time of issuance of the next building permit for a property in the Spreng Annexation, provide payment of the anticipated cost of such improvements to the Town ("**CR3 Payment**"). As of the Effective Date of this Second Amended Agreement, the anticipated cost of the CR3 Improvements is Seven Hundred Seventy-One Thousand Three Hundred Four-Nine Dollars (\$771,349.00), which amount is subject to adjustment at the time of actual payment based on the Engineering News Record Construction Cost Index for the Denver Metropolitan area. The CR3 Payment is further detailed on the attached Exhibit B. The CR3 Payment shall satisfy the Developer's obligations related to the CR3 Improvements as set forth in the Iron Horse Agreements and, except as provided in Subsection B.2. below, relieve the Developer of any further obligations related to the design, construction and installation of CR3.

2. Notwithstanding the foregoing, the Developer shall be required to construct curb, gutter, sidewalk and tree lawn landscaping improvements, in accordance with applicable Town requirements, along the CR3 frontage of all lots that abut CR3 in the Spreng Annexation as a requirement of the development of any such lot. The frontage improvements specified herein shall be completed prior to the issuance of a certificate of occupancy for any such lots.

3. The CR3 Payment shall be used by the Town exclusively for the design, construction and installation of the CR3 Improvements, or any portions



thereof, and the Town shall use the CR3 Improvement Funds for such improvements as soon as the Town, in its reasonable discretion, deems feasible.

C. Building Permits. Upon receipt of the CR3 Payment and except for the Reserved Lots (defined below), the Developer and/or any Subsequent Owner shall be entitled to receive building permits from the Town for a primary building in the Spreng Annexation on the condition that the applicant meets all Town requirements for issuance of the building permit, including, but not limited to, payment of the requisite fees.

D. Reserved Lots.

1. The Town and Centerra Commercial recognize and agree that the Town intends that CR3 be realigned to accommodate growth and development. Because of the anticipated realignment and in exchange for the issuance of building permits as set forth herein, the Developer agrees to temporarily restrict development of Lots 1 through 6, Block One, Filing One (the “**Reserved Lots**”). Specifically, the Developer shall not market, lease or sell the Reserved Lots, nor shall building permits be issued for such lots, except as provided herein.

2. The Town agrees to act in a timely manner to decide on an alternate alignment of CR3 in the form of a Resolution adopted by Town Council (the “**Realignment Resolution**”). When the Town decides on an alternate alignment of CR3, the Town and the Developer agree to work in good faith to confer and negotiate the outstanding issues related to the alternate alignment, including, among others: (i) designing the alternate alignment to minimize impacts to the lots in the Spreng Annexation affected thereby and provide safe access; (ii) right-of-way dedication; (iii) the release of the Reserved Lots from the restrictions herein; (iv) the obligation of the Developer for the payment of the Intersection Improvements as contemplated in the Iron Horse Agreements; and (v) the installation of water, sewer and stormwater lines by the Developer in the right-of-way of the alternate alignment.

3. If the Town fails to adopt the Realignment Resolution by December 31, 2025 or if the Town and the Developer are not able to reach agreement with respect to the release of the Reserved Lots as referenced in Subsection D.2. above within such timeframe, the Reserved Lots, as modified, if at all, shall thereupon automatically be released from the restrictions of this Paragraph D and Developer shall have the right to market, lease or sell the Reserved Lots and owners of the Reserved Lots shall have the right to receive building permits for such lots upon meeting all the then applicable requirements for such permits, including, but not limited to, all Town requirements.



4. In addition to the foregoing, in the event that (i) the Town Council decides to keep the current alignment for the CR3 Improvements, (ii) the Town Council has not adopted the Realignment Resolution by December 31, 2025 or (iii) the parties are not able to reach agreement with respect to the release of the Reserved Lots within such timeframe, then, in any event, the Developer shall have the option, but not the obligation, upon ninety (90) days written notice to the Town, to design, construct and install the CR3 Improvements and the Town shall release to the Developer the CR3 Payment to be used by the Developer to pay the actual cost of design, construction and installation of the CR3 Improvements.

5. Notwithstanding any provision in this Second Amended Agreement, the Town expressly reserves, and does not hereby waive, its lawful right to condemn property in the Spreng Annexation. The Town shall not be required to issue building permits for the Reserved Lots, or any portion thereof, if a condemnation action is pending with respect to the Reserved Lot at issue.

F. Intersection Improvements. Nothing contained herein shall limit, eliminate, amend or modify the Developer's obligation to pay for, and satisfy the obligations related to its proportionate share of the Intersection Improvements as contemplated in the Iron Horse Agreements or its commitment herein regarding the Accel/Decel Lanes. Such obligations shall remain outstanding and be paid, addressed and resolved at a subsequent date; provided, however, that the timeframe within which Developer will pay its proportionate share of the Intersection Improvements will in no event be less than fifteen (15) days after receipt of written notice from the Town.

G. Johnstown North Metropolitan District Nos. 1-3. Without limiting the obligations of the Developer hereunder or in the Iron Horse Agreements, to the extent that the Intersection Improvements the Developer is obligated to design, construct, install or pay for are permitted pursuant to the Consolidated Service Plan for Johnstown North Metropolitan Districts Nos. 1-3 (the "**Districts**"), those improvements may be installed or paid for by the Districts, as determined by the Developer and the Districts.

H. Notice. Any notice required or desired to be given by a party hereto shall be in writing and may be personally delivered; sent by certified mail, return receipt requested; or sent by a nationally recognized receipted overnight delivery service, including the United States Postal Service, United Parcel Service or Federal Express for earliest delivery the next day. Any such notice shall be deemed to have been given and received as follows: when personally delivered to the party to whom it is addressed; when mailed, three delivery (3) days after deposit with the United States Postal Service, postage prepaid; and when by overnight delivery service, one (1) day after deposit in the custody of the delivery service. The addresses for the mailing or delivering of notices shall be as follows:

If to Town:                      Town of Johnstown



Attn: Town Manager  
450 S. Parish Avenue  
Johnstown, CO 80534

With copy to: Law Office of Avi S. Rocklin, LLC  
Attn: Avi Rocklin  
1437 N. Denver Avenue, #330  
Loveland, CO 80538

If to Centerra  
Commercial: Centerra Commercial, LLC  
c/o McWhinney Real Estate Services, Inc.  
Attn: VP of Community Development/GM of Centerra  
2725 Rocky Mountain Avenue, Suite 200  
Loveland, CO 80538

With copy to: McWhinney Real Estate Services, Inc.  
Attn: General Counsel  
1800 Wazee Street, Suite 200  
Denver, CO 80202

Notice of a change of address of a party shall be given in the same manner as all other notices as hereinabove provided.

Notwithstanding the foregoing, notice may be provided by electronic mail (“e-mail”) on the condition that the receiving party acknowledges receipt of the e-mail and does not promptly object to the form of notice.

H. Covenant. This Second Amendment Agreement shall constitute a covenant running with the land in the Spreng Annexation, and shall inure to the benefit of, and be binding upon, the parties hereto and their successors and assigns.

I. Validity of Iron Horse Agreements and First Amendment Agreement. Except as amended herein, all terms and conditions of the Iron Horse Agreements and the First Amendment Agreement shall remain in full force and effect.

J. Recording. This Second Amendment Agreement will be presented for recording with the Clerk and Recorder of Larimer County, Colorado.

[Remainder of page intentionally left blank.]



IN WITNESS WHEREOF, the parties have set their hands below.

**CENTERRA COMMERCIAL, LLC,**  
a Colorado Limited Liability Company

By: McWhinney Real Estate Services, Inc., a  
Colorado Corporation, Manager

By: \_\_\_\_\_  
Printed Name: Bethany Johnson  
Title: Interim General Counsel

STATE OF COLORADO                    )  
                                                          ) ss.  
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this \_\_ day of \_\_\_\_\_, 2020, by Bethany Johnson as Interim General Counsel of MCWHINNEY REAL ESTATE SERVICES, INC., a Colorado corporation, as Manager of CENTERRA COMMERCIAL, LLC, a Colorado limited liability company.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

**TOWN OF JOHNSTOWN, COLORADO,**  
A Municipal Corporation

By: \_\_\_\_\_  
Gary Lebsack, Mayor

ATTEST:

By: \_\_\_\_\_  
Diana Seele, Town Clerk



EXHIBIT A

**Legal Description - Undeveloped Portions of the Spreng Annexation**

**Parcel 1:**

TRACT A, IRON HORSE FILING ONE, TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO, ACCORDING TO PLAT RECORDED NOVEMBER 6, 2006 AT RECEPTION NO. 20060083937.

(Approximately .619 Acres)

LOT 1, BLOCK 1, IRON HORSE FILING ONE, TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO, ACCORDING TO PLAT RECORDED NOVEMBER 6, 2006 AT RECEPTION NO. 20060083937.

(Approximately 1.886 Acres)

LOT 2, BLOCK 1, IRON HORSE FILING ONE, TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO, ACCORDING TO PLAT RECORDED NOVEMBER 6, 2006 AT RECEPTION NO. 20060083937.

(Approximately 1.549 Acres)

LOT 3, BLOCK 1, IRON HORSE FILING ONE, TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO, ACCORDING TO PLAT RECORDED NOVEMBER 6, 2006 AT RECEPTION NO. 20060083937.

(Approximately 1.499 Acres)

LOT 4, BLOCK 1, IRON HORSE FILING ONE, TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO, ACCORDING TO PLAT RECORDED NOVEMBER 6, 2006 AT RECEPTION NO. 20060083937.

(Approximately 1.675 Acres)

LOT 5, BLOCK 1, IRON HORSE FILING ONE, TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO, ACCORDING TO PLAT RECORDED NOVEMBER 6, 2006 AT RECEPTION NO. 20060083937.

(Approximately 1.731 Acres)

LOT 6, BLOCK 1, IRON HORSE FILING ONE, TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO, ACCORDING TO PLAT RECORDED NOVEMBER 6, 2006 AT RECEPTION NO. 20060083937.

(Approximately 1.408 Acres)



**Parcel 2:**

TRACT B, IRON HORSE FILING ONE, TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO, ACCORDING TO PLAT RECORDED NOVEMBER 6, 2006 AT RECEPTION NO. 20060083937.

(Approximately .269 Acres)

LOT 1, BLOCK 2, IRON HORSE FILING ONE, TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO, ACCORDING TO PLAT RECORDED NOVEMBER 6, 2006 AT RECEPTION NO. 20060083937.

(Approximately 2.51 Acres)

**Parcel 4:**

LOT 1, IRON HORSE FILING TWO, TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO ACCORDING TO PLAT RECORDED MAY 14, 2012 AT RECEPTION NO. 20120033427.

(Approximately 10.011 Acres)

LOT 2, IRON HORSE FILING TWO, TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO ACCORDING TO PLAT RECORDED MAY 14, 2012 AT RECEPTION NO. 20120033427.

(Approximately 6.599 Acres)

**Parcel 6:**

A TRACT OF LAND BEING A PORTION OF THE TRACT INDICATED AS IRON HORSE, LLC PARCEL 1 WITHIN THE SPRENG ANNEXATION AS RECORDED NOVEMBER 6, 2006 AT RECEPTION NO. 20060083931 OF THE RECORDS OF LARIMER COUNTY, BEING SITUATE IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13 AND ASSUMING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13 AS BEARING SOUTH 89°20'36" EAST BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 2756.04 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 00°15'14" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13 A DISTANCE OF 50.51 FEET;



THENCE SOUTH 89°44'46" EAST A DISTANCE OF 80.60 FEET TO THE MOST NORTHERLY NORTHWEST CORNER OF SAID SPRENG ANNEXATION AND THE POINT OF BEGINNING;

THENCE SOUTH 88°20'32" EAST ALONG THE NORTHERLY LINE OF SAID SPRENG ANNEXATION A DISTANCE OF 411.32 FEET TO THE WESTERLY LINE OF THAT PARCEL OF LAND INDICATED WITHIN SAID SPRENG ANNEXATION AS BEING DESCRIBED IN BOOK 722, PAGE 367;

THENCE SOUTH 12°35'28" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 305.53 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD;

THENCE NORTH 68°08'05" WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD A DISTANCE OF 437.26 FEET TO THE WESTERLY LINE OF SAID SPRENG ANNEXATION;

THENCE NORTH 00°15'14" EAST ALONG THE WESTERLY LINE OF THE SPRENG ANNEXATION A DISTANCE OF 88.34 FEET;

THENCE NORTH 45°56'32" EAST ALONG THE NORTHWESTERLY LINE OF THE SPRENG ANNEXATION A DISTANCE OF 84.69 FEET TO THE POINT OF BEGINNING.

(Approximately 2.278 Acres)

**Parcel 7:**

A TRACT OF LAND INDICATED AS IRON HORSE, LLC PARCEL II WITHIN THE SPRENG ANNEXATION AS RECORDED NOVEMBER 6, 2006 AT RECEPTION NO. 20060083931 OF THE RECORDS OF LARIMER COUNTY, BEING SITUATE IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13 AND ASSUMING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13 AS BEARING SOUTH 89°20'36" EAST BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 2756.04 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 00°15'14" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13 A DISTANCE OF 50.51 FEET;

THENCE SOUTH 89°44'46" EAST A DISTANCE OF 80.60 FEET TO THE MOST NORTHERLY NORTHWEST CORNER OF SAID SPRENG ANNEXATION;



THENCE SOUTH 88°20'32" EAST ALONG THE NORTHERLY LINE OF SAID SPRENG ANNEXATION AND THE SOUTHEASTERLY PROLOGATION THEREOF, A DISTANCE OF 664.98 FEET TO THE EASTERLY LINE OF THAT PARCEL OF LAND INDICATED WITHIN SAID SPRENG ANNEXATION AS BEING DESCRIBED IN BOOK 722, PAGE 367 AND TO THE POINT OF BEGINNING;

THENCE SOUTH 88°20'21" EAST ALONG THE NORTHERLY LINE OF SAID SPRENG ANNEXATION A DISTANCE OF 1881.81 FEET TO THE WESTERLY LINE OF THAT PARCEL OF LAND INDICATED WITHIN SAID SPRENG ANNEXATION AS BEING DESCRIBED IN BOOK 619, PAGE 554;

THENCE SOUTH 08°00'42" WEST A DISTANCE OF 342.03 FEET;

THENCE SOUTH 84°47'00" EAST A DISTANCE OF 174.54 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13;

THENCE SOUTH 00°27'43" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13 A DISTANCE OF 813.07 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD;

THENCE NORTH 68°08'05" WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD A DISTANCE OF 2248.30 FEET TO THE EASTERLY LINE OF THAT PARCEL OF LAND INDICATED WITHIN SAID SPRENG ANNEXATION AS BEING DESCRIBED IN BOOK 722, PAGE 367;

THENCE NORTH 12°35'28" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 394.31 FEET TO THE POINT OF BEGINNING.

(Approximately 35.699 Acres)

**Parcel 8:**

A TRACT OF LAND BEING A PORTION OF THAT PARCEL INDICATED AS IRON HORSE, LLC PARCEL III WITHIN THE SPRENG ANNEXATION AS RECORDED NOVEMBER 6, 2006 AT RECEPTION NO. 20060083931 OF THE RECORDS OF LARIMER COUNTY, BEING SITUATE IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 13 AND ASSUMING THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13 AS BEARING NORTH 89°29'44" WEST BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 2746.33 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;



THENCE NORTH 00°27'45" EAST ALONG SAID WEST LINE A DISTANCE OF 30.00 FEET TO THE NORTH RIGHT OF WAY LINE OF THE GREAT WESTERN RAILROAD;

THENCE NORTH 89°29'40" WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 534.16 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°29'40" WEST CONTINUING ALONG THE NORTH RIGHT OF WAY LINE OF THE GREAT WESTERN RAILROAD A DISTANCE OF 2192.28 FEET TO A LINE PARALLEL WITH AND 20.00 FEET EASTERLY OF THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13;

THENCE NORTH 00°15'14" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 881.54 FEET TO THE SOUTHWEST CORNER OF IRON HORSE FILING ONE, A PLAT RECORDED NOVEMBER 6, 2006 AT RECEPTION NO. 20060083937 OF THE RECORDS OF LARIMER COUNTY;

THE FOLLOWING SEVEN COURSES ARE ALONG THE SOUTHERLY, WESTERLY AND EASTERLY BOUNDARY LINES OF SAID IRON HORSE FILING ONE SUBDIVISION;

THENCE SOUTH 89°44'46" EAST A DISTANCE OF 350.00 FEET;

THENCE SOUTH 00°15'14" WEST A DISTANCE OF 426.74 FEET;

THENCE SOUTH 89°44'46" EAST A DISTANCE OF 749.76 FEET;

THENCE NORTH 00°15'14" EAST A DISTANCE OF 435.12 FEET;

THENCE NORTH 89°44'46" WEST A DISTANCE OF 200.00 FEET;

THENCE NORTH 00°15'14" EAST A DISTANCE OF 382.13 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF RONALD REAGAN DRIVE;

THENCE SOUTH 89°44'46" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 60.24 FEET TO THE SOUTHWEST CORNER OF IRON HORSE FILING TWO, A PLAT RECORDED MAY 22, 2012 AS RECEPTION NO. 20120033427 OF THE RECORDS OF LARIMER COUNTY;

THE FOLLOWING 5 COURSES ARE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF RONALD REAGAN BOULEVARD AS DEDICATED BY ACTION OF SAID IRON HORSE FILING TWO SUBDIVISION PLAT;

THENCE SOUTH 89°44'46" EAST A DISTANCE OF 94.67 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 164.25 FEET, SAID CURVE HAS A RADIUS OF 435.00 FEET, A DELTA OF 21°38'03" AND IS SUBTENDED BY A CHORD BEARING SOUTH 78°55'44" EAST A DISTANCE OF 163.28 FEET TO A POINT OF TANGENCY;



THENCE SOUTH  $68^{\circ}06'43''$  EAST A DISTANCE OF 1195.63 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 20.59 FEET, SAID CURVE HAS A RADIUS OF 32.00 FEET, A DELTA OF  $36^{\circ}52'12''$  AND IS SUBTENDED BY A CHORD BEARING SOUTH  $49^{\circ}40'37''$  EAST A DISTANCE OF 20.24 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST A DISTANCE OF 87.41 FEET, SAID CURVE HAS A RADIUS OF 58.00 FEET, A DELTA OF  $86^{\circ}20'43''$  AND IS SUBTENDED BY A CHORD BEARING SOUTH  $74^{\circ}24'53''$  EAST A DISTANCE OF 79.37 FEET TO THE END POINT OF SAID CURVE ON THE WESTERLY BOUNDARY LINE OF SAID IRON HORSE FILING TWO;

THE FOLLOWING THREE COURSES ARE ALONG THE EASTERLY BOUNDARY LINES OF SAID IRON HORSE FILING TWO SUBDIVISION PLAT;

THENCE SOUTH  $27^{\circ}35'15''$  EAST ALONG A LINE NON-TANGENT TO THE AFORESAID CURVE A DISTANCE OF 37.54 FEET;

THENCE SOUTH  $21^{\circ}51'55''$  WEST A DISTANCE OF 660.31 FEET;

THENCE SOUTH  $00^{\circ}30'20''$  WEST A DISTANCE OF 129.13 FEET TO THE POINT OF BEGINNING.

(Approximately 45.837 Acres).



**EXHIBIT B**

**CR3 Payment**

| <b>LCR 3 Road - Interim Improvements (1)</b>                                                            |  |                              |                   |                  |                                                        |                  |
|---------------------------------------------------------------------------------------------------------|--|------------------------------|-------------------|------------------|--------------------------------------------------------|------------------|
|                                                                                                         |  | <b>Construction<br/>Cost</b> | <b>Soft Costs</b> | <b>Sub-Total</b> | <b>10%<br/>Contingency<br/>(Construction<br/>Only)</b> | <b>Total</b>     |
| <b>Ronald Regan to Hwy 34 - Shedule 1</b>                                                               |  | \$375,881                    | \$66,120          | \$442,001        | \$37,588                                               | \$479,589        |
| Note: (1) - No Curb & Gutter, No Sidewalks, 4' gravel shoulder both sides. To be completed by Developer |  |                              |                   |                  |                                                        |                  |
| <b>Railroad Crossing (for Interim Phase) - Schedule 5</b>                                               |  | \$235,300                    | \$32,930          | \$268,230        | \$23,530                                               | \$291,760        |
| <b>Overall TOTAL - Interim Improvements</b>                                                             |  | <b>\$611,181</b>             | <b>\$99,050</b>   | <b>\$710,231</b> | <b>\$61,118</b>                                        | <b>\$771,349</b> |



## LAND USE KEY

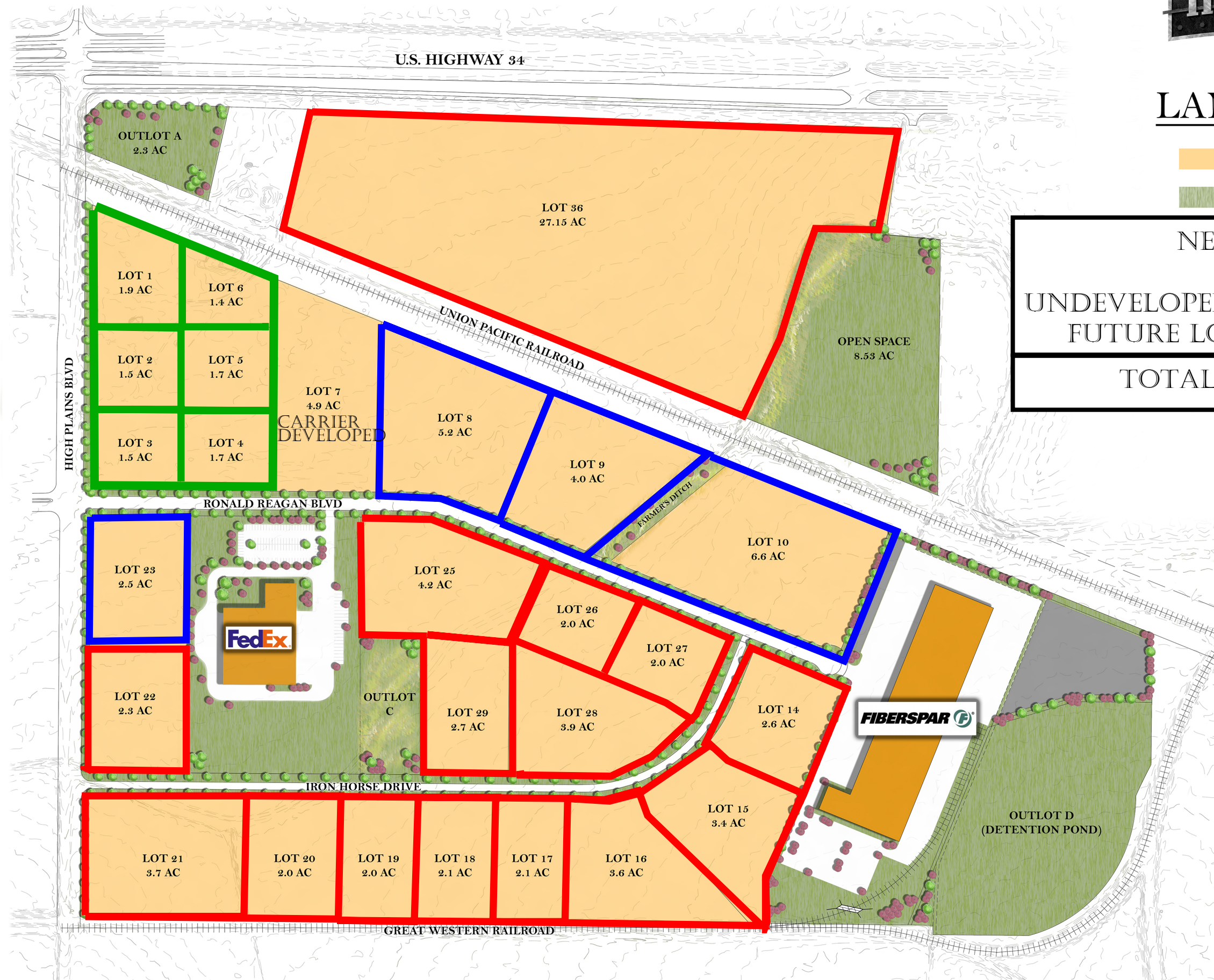
INDUSTRIAL  
OPEN SPACE

NET ACRES:

UNDEVELOPED LOTS - 18.3 ACRES  
FUTURE LOTS - 81.55 ACRES

TOTAL: 99.85 ACRES

-  RESERVED LOTS
-  UNDEVELOPED LOTS
-  FUTURE LOTS



McWHINNEY

NOTE: THIS INFORMATION AND/OR ILLUSTRATION  
ALTHOUGH DEEMED TO BE RELIABLE, IS CONCEPTUAL  
IN NATURE AND McWHINNEY AND/OR ITS AFFILIATES  
MAKES NO WARRANTIES TO ITS ACCURACY. THE  
INFORMATION SHOWN HERE IS SUBJECT TO CHANGE  
AT ANY TIME.

JULY 2013



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[illegible]





450 S. Parish Avenue  
Johnstown, CO 80534  
970-587-4664  
[JohnstownCO.gov](http://JohnstownCO.gov)

## Town Council Agenda Communication

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**Agenda Date:** November 17, 2025

**Subject:** Consideration of a Transfer of a Retail Liquor Store License from Northstar Liquors to Timberline Liquors

**Attachments:**

1. Application for Transfer
2. Timberline Liquor LLC Temporary Permit
3. Johnstown Police Department Memo

**Presented by:** Meghan Martinez, Town Clerk

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### Agenda Item Description:

The Town received a complete application for the transfer of ownership of the Retail Liquor Store License currently held by Northstar Liquor to Timberline Liquor LLC on September 18, 2025.

In accordance with Colorado State Statute, the applicant, Timberline Liquor LLC, requested issuance of a Temporary Permit to allow continued operation of the business under the existing license while the transfer application was being reviewed and processed. The Temporary Permit was granted on September 24, 2025, authorizing Timberline Liquor LLC to operate the establishment under the conditions of the existing license for a period of 120 days or until the transfer is approved, whichever occurs first.

All required materials and fees associated with the transfer have been submitted, and the application has been reviewed for completeness. In addition, the notice of hearing was published in the Johnstown Breeze in accordance with state law and the location was posted in compliance with the Colorado Liquor Code.

The applicant is requesting approval of the transfer of the Retail Liquor Store License from Northstar Liquor to Timberline Liquor LLC. If approved, the Town Clerk will forward the application to the Colorado Department of Revenue, Liquor Enforcement Division for final processing and issuance of the updated State license.

### Strategic Plan Alignment:

#### *Healthy & Resilient Economy*

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

### Legal Advice:



The application was reviewed by the Town Attorney.

**Financial Advice:**

N/A

**Recommended Action:**

Staff recommends approval of the transfer of the retail liquor license to Timberline Liquor LLC.

---

**Suggested Motions:**

To Approve: I move to approve the transfer of the retail liquor store license from Northstar Liquor to Timberline Liquor LLC.

To Deny: I move to deny the application for transfer of a retail liquor store license from Northstar Liquor to Timberline Liquor LLC.

**Reviewed and Approved for Presentation**



---

Town Manager



## Colorado Liquor Retail License Application

\* Note that the Division will not accept cash ☒ Paid by Check Date Uploaded to MoveIt

☐ Paid Online

☐ New License ☐ New-Concurrent ☒ Transfer of Ownership ☐ State Property Only ☐ Master file

- All answers must be printed in black ink or typewritten
- Applicant must check the appropriate box(es)
- Applicant should obtain a copy of the Colorado Liquor and Beer Code: [SBG.Colorado.gov/Liquor](http://SBG.Colorado.gov/Liquor)

Applicant is applying as a/an ☐ Individual ☒ Limited Liability Company ☐ Association or Other  
☐ Corporation ☐ Partnership (includes Limited Liability and Married Couple Partnerships)

Applicant Name If an LLC, name of LLC; if partnership, at least 2 partner's names; if corporation, name of corporation

Timberline Liquor LLC

FEIN Number

State Sales Tax Number

Trade Name of Establishment (DBA)

Business Telephone

Timberline Liquor

7209389162

Address of Premises (specify exact location of premises, include suite/unit numbers)

4919 Thompson Pkwy

City

County

State

ZIP Code

Johnstown

Larimer

CO

80534

Mailing Address (Number and Street)

City or Town

State

ZIP Code

Email Address

jennifer@timberlineliquor.com

If the premises currently has a liquor or beer license, you **must** answer the following questions.

Present Trade Name of Establishment (DBA)

Northstar Liquor

Present State License Number

Present Class of License

Present Expiration Date

Colorado

Retail Liquor Store

June 10, 2026



### Section A Nonrefundable application fees\*

- |                                                                                       |            |
|---------------------------------------------------------------------------------------|------------|
| <input type="checkbox"/> Application Fee for New License .....                        | \$1,100.00 |
| <input type="checkbox"/> Application Fee for New License with Concurrent Review ..... | \$1,200.00 |
| <input checked="" type="checkbox"/> Application Fee for Transfer.....                 | \$1,100.00 |

### Section B Liquor License Fees\*

- |                                                                                                |            |                      |       |                      |
|------------------------------------------------------------------------------------------------|------------|----------------------|-------|----------------------|
| <input type="checkbox"/> Add Optional Premises to H & R .....                                  | \$100.00 X | <input type="text"/> | Total | <input type="text"/> |
| <input type="checkbox"/> Add Sidewalk Service Area.....                                        |            |                      |       | \$75.00              |
| <input type="checkbox"/> Arts License (City).....                                              |            |                      |       | \$308.75             |
| <input type="checkbox"/> Arts License (County) .....                                           |            |                      |       | \$308.75             |
| <input type="checkbox"/> Beer and Wine License (City).....                                     |            |                      |       | \$351.25             |
| <input type="checkbox"/> Beer and Wine License (County).....                                   |            |                      |       | \$436.25             |
| <input type="checkbox"/> Brew Pub License (City).....                                          |            |                      |       | \$750.00             |
| <input type="checkbox"/> Brew Pub License (County).....                                        |            |                      |       | \$750.00             |
| <input type="checkbox"/> Campus Liquor Complex (City) .....                                    |            |                      |       | \$500.00             |
| <input type="checkbox"/> Campus Liquor Complex (County) .....                                  |            |                      |       | \$500.00             |
| <input type="checkbox"/> Campus Liquor Complex (State) .....                                   |            |                      |       | \$500.00             |
| <input type="checkbox"/> Club License (City) .....                                             |            |                      |       | \$308.75             |
| <input type="checkbox"/> Club License (County).....                                            |            |                      |       | \$308.75             |
| <input type="checkbox"/> Distillery Pub License (City).....                                    |            |                      |       | \$750.00             |
| <input type="checkbox"/> Distillery Pub License (County) .....                                 |            |                      |       | \$750.00             |
| <input type="checkbox"/> Entertainment Facility License (City).....                            |            |                      |       | \$500.00             |
| <input type="checkbox"/> Entertainment Facility License (County).....                          |            |                      |       | \$500.00             |
| <input type="checkbox"/> Hotel and Restaurant License (City).....                              |            |                      |       | \$500.00             |
| <input type="checkbox"/> Hotel and Restaurant License (County) .....                           |            |                      |       | \$500.00             |
| <input type="checkbox"/> Hotel and Restaurant License with one optional premises (City).....   |            |                      |       | \$600.00             |
| <input type="checkbox"/> Hotel and Restaurant License with one optional premises (County)..... |            |                      |       | \$600.00             |



## Section B Liquor License Fees\* (Continued)

|                                     |                                                         |          |
|-------------------------------------|---------------------------------------------------------|----------|
| <input type="checkbox"/>            | Liquor-Licensed Drugstore (City).....                   | \$227.50 |
| <input type="checkbox"/>            | Liquor-Licensed Drugstore (County).....                 | \$312.50 |
| <input type="checkbox"/>            | Lodging Facility License (City).....                    | \$500.00 |
| <input type="checkbox"/>            | Lodging Facility License (County) .....                 | \$500.00 |
| <input type="checkbox"/>            | Manager Registration - H & R .....                      | \$30.00  |
| <input type="checkbox"/>            | Manager Registration - Tavern .....                     | \$30.00  |
| <input type="checkbox"/>            | Manager Registration - Lodging & Entertainment .....    | \$30.00  |
| <input type="checkbox"/>            | Manager Registration - Campus Liquor Complex .....      | \$30.00  |
| <input type="checkbox"/>            | Optional Premises License (City) .....                  | \$500.00 |
| <input type="checkbox"/>            | Optional Premises License (County).....                 | \$500.00 |
| <input type="checkbox"/>            | Racetrack License (City) .....                          | \$500.00 |
| <input type="checkbox"/>            | Racetrack License (County) .....                        | \$500.00 |
| <input type="checkbox"/>            | Resort Complex License (City).....                      | \$500.00 |
| <input type="checkbox"/>            | Resort Complex License (County).....                    | \$500.00 |
| <input type="checkbox"/>            | Related Facility - Campus Liquor Complex (City).....    | \$160.00 |
| <input type="checkbox"/>            | Related Facility - Campus Liquor Complex (County) ..... | \$160.00 |
| <input type="checkbox"/>            | Related Facility - Campus Liquor Complex (State) .....  | \$160.00 |
| <input type="checkbox"/>            | Retail Gaming Tavern License (City).....                | \$500.00 |
| <input type="checkbox"/>            | Retail Gaming Tavern License (County).....              | \$500.00 |
| <input type="checkbox"/>            | Retail Liquor Store License - Additional (City).....    | \$227.50 |
| <input type="checkbox"/>            | Retail Liquor Store License - Additional (County).....  | \$312.50 |
| <input checked="" type="checkbox"/> | Retail Liquor Store (City) .....                        | \$227.50 |



### Section B Liquor License Fees\* (Continued)

- ☐ Retail Liquor Store (County).....\$312.50
- ☐ Tavern License (City).....\$500.00
- ☐ Tavern License (County).....\$500.00
- ☐ Vintners Restaurant License (City).....\$750.00
- ☐ Vintners Restaurant License (County).....\$750.00

**Questions? Visit: [SBG.Colorado.gov/Liquor](http://SBG.Colorado.gov/Liquor) for more information**

Do not write in this space - For Department of Revenue use only

#### Liability Information

License Account Number

Liability Date

License Issued Through (Expiration Date)

Total

\$



## Application Documents Checklist and Worksheet

**Instructions:** This checklist should be utilized to assist applicants with filing all required documents for licensure. **All** documents must be properly signed and correspond with the name of the applicant exactly. **All** documents must be typed or legibly printed. Upon final State approval the license will be mailed to the local licensing authority. Application fees are nonrefundable.

**Questions? Visit:** [SBG.Colorado.gov/Liquor](http://SBG.Colorado.gov/Liquor) for more information

**Items submitted, please check all appropriate boxes completed or documents submitted**

### I. Applicant information

- ☒ Applicant/Licensee identified
- ☒ State sales tax license number listed or applied for at time of application
- ☒ License type or other transaction identified
- ☒ Return originals to local authority (additional items may be required by the local licensing authority)
- ☒ All sections of the application need to be completed
- ☒ Master file applicants must include the Application for Master File form DR 8415 and applicable fees to this Retail License Application

### II. Diagram of the premises

- ☒ No larger than 8½" X 11"
- ☒ Dimensions included (does not have to be to scale). Exterior areas should show type of control (fences, walls, entry/exit points, etc.)
- ☐ Separate diagram for each floor (if multiple levels)
- ☐ Return originals to local authority (additional items may be required by the local licensing authority)
- ☐ Kitchen - identified if Hotel and Restaurant
- ☐ Bold/Outlined Licensed Premises

### III. Proof of property possession (One Year Needed)

- ☐ Deed in name of the applicant (or) (matching Applicant Name provided on page 1) date stamped / filed with County Clerk
- ☒ Lease in the name of the applicant (or) (matching Applicant Name provided on page 1)
- ☐ Lease assignment in the name of the applicant with proper consent from the landlord and acceptance by the applicant
- ☐ Other agreement if not deed or lease. (matching Applicant Name provided on page 1)



#### IV. Background information (DR 8404-I) and financial documents

- ☐ Complete DR 8404-I for each principal (individuals with more than 10% ownership, officers, directors, partners, members)
- ☒ Fingerprints taken and submitted to the appropriate Local Licensing Authority through an approved State Vendor. Master File applicants submit results to the State  
**Do not complete fingerprint cards prior to submitting your application.**  
The Vendors are as follows:  
**IdentoGO**  
Appointment Scheduling Website: <https://uenroll.identogo.com/workflows/25YQHT>  
Phone: 844-539-5539 (toll-free)  
IdentoGO FAQs: <https://cbi.colorado.gov/sections/biometric-identification-and-records-unit/biometric-identification-and-records-unit-faqs>  
State Liquor Code for IdentoGO: 25YQHT  
**Colorado Fingerprinting**  
Appointment Scheduling Website: <http://www.coloradofingerprinting.com/cabs/>  
Phone: 720-292-2722 833-224-2227 (toll free)  
State Liquor Code for Colorado Fingerprinting: C030LIQI

- ☐ Purchase agreement, stock transfer agreement, and/or authorization to transfer license
- ☐ List of all notes and loans (Copies to also be attached)

#### V. Sole proprietor/husband and wife partnership (if applicable)

- ☐ Form DR 4679 Lawful Presence Affidavit
- ☒ Copy of State issued Driver's License or Colorado Identification Card for each applicant

#### VI. Corporate applicant information (if applicable)

- ☐ Certificate of Incorporation
- ☒ Certificate of Good Standing
- ☐ Certificate of Authorization if foreign corporation (out of state applicants only)

#### VII. Partnership applicant information (if applicable)

- ☐ Partnership Agreement (general or limited).
- ☐ Certificate of Good Standing

#### VIII. Limited Liability Company applicant information (if applicable)

- ☐ Copy of articles of organization
- ☒ Certificate of Good Standing
- ☐ Copy of Operating Agreement (if applicable)
- ☐ Certificate of Authority if foreign LLC (out of state applicants only)

#### IX. Manager registration for Hotel and Restaurant, Tavern, Lodging & Entertainment, and Campus Liquor Complex licenses when included with this application

- ☐ \$30.00 fee
- ☐ If owner is managing, no fee required



1. Is the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers under the age of twenty-one years?..... ☐ Yes ☒ No

2. Has the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers ever (in Colorado or any other state):

a. Been denied an alcohol beverage license?..... ☐ Yes ☒ No

b. Had an alcohol beverage license suspended or revoked?..... ☐ Yes ☒ No

c. Had interest in another entity that had an alcohol beverage license suspended or revoked?..... ☐ Yes ☒ No

If you answered yes to a, b or c above, explain in detail on a separate sheet.

3. Has a liquor license application (same license class), that was located within 500 feet of the proposed premises, been denied within the preceding two years?..... ☐ Yes ☒ No

If "yes", explain in detail.

4. Are the premises to be licensed within 500 feet, of any public or private school that meets compulsory education requirements of Colorado law, or the principal campus of any college, university or seminary? ..... ☐ Yes ☒ No

or

Waiver by local ordinance? ☐ Yes ☐ No

Other

5. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of greater than (>) 10,000? **NOTE:** The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS..... ☐ Yes ☒ No



6. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of less than (<) 10,000? **NOTE:** The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS..... ☐ Yes ☒ No

For additional Retail Liquor Store only.

- a. Was your Retail Liquor Store License issued on or before January 1, 2016?.... ☐ Yes ☒ No

- b. Are you a Colorado resident?..... ☒ Yes ☐ No

7. Has a liquor or beer license ever been issued to the applicant (including any of the partners, if a partnership; members or manager if a Limited Liability Company; or officers, stockholders or directors if a corporation)? If yes, identify the name of the business and list any **current** financial interest in said business including any loans to or from a licensee..... ☐ Yes ☒ No

8. Does the applicant, as listed on line 2 of this application, **have legal possession of the premises by ownership**, lease or other arrangement?..... ☒ Yes ☐ No

☐ Ownership ☒ Lease ☐ Other (Explain in detail)

- a. If leased, list name of landlord and tenant, and date of expiration, **exactly** as they appear on the lease:

| Landlord | Tenant | Expires |
|----------|--------|---------|
|          |        |         |

- b. Is a percentage of alcohol sales included as compensation to the landlord? If yes, complete question on page 9..... ☐ Yes ☒ No

- c. Attach a diagram that designates the area to be licensed in black bold outline (including dimensions) which shows the bars, brewery, walls, partitions, entrances, exits and what each room shall be utilized for in this business. This diagram should be no larger than 8½" X 11".



9. Who, besides the owners listed in this application (including persons, firms, partnerships, corporations, limited liability companies) will loan or give money, inventory, furniture or equipment to or for use in this business; or who will receive money from this business? Attach a separate sheet if necessary.

|                          |                      |                      |  |
|--------------------------|----------------------|----------------------|--|
| Last Name                |                      | First Name           |  |
| <input type="text"/>     |                      | <input type="text"/> |  |
| Date of Birth (MM/DD/YY) | FEIN or SSN Number   | Interest/Percentage  |  |
| <input type="text"/>     | <input type="text"/> | <input type="text"/> |  |
| Last Name                |                      | First Name           |  |
| <input type="text"/>     |                      | <input type="text"/> |  |
| Date of Birth (MM/DD/YY) | FEIN or SSN Number   | Interest/Percentage  |  |
| <input type="text"/>     | <input type="text"/> | <input type="text"/> |  |
| Last Name                |                      | First Name           |  |
| <input type="text"/>     |                      | <input type="text"/> |  |
| Date of Birth (MM/DD/YY) | FEIN or SSN Number   | Interest/Percentage  |  |
| <input type="text"/>     | <input type="text"/> | <input type="text"/> |  |

Attach copies of all notes and security instruments and any written agreement or details of any oral agreement, by which any person (including partnerships, corporations, limited liability companies, etc.) will share in the profit or gross proceeds of this establishment, and any agreement relating to the business which is contingent or conditional in any way by volume, profit, sales, giving of advice or consultation.

10. Optional Premises or Hotel and Restaurant Licenses with Optional Premises:

Has a local ordinance or resolution authorizing optional premises been adopted?.... ☐ Yes ☐ No

Number of additional Optional Premise areas requested. (See license fee chart)

For the addition of a Sidewalk Service Area per Regulation 47-302(A)(4), include a diagram of the service area and documentation received from the local governing body authorizing use of the sidewalk. Documentation may include but is not limited to a statement of use, permit, easement, or other legal permissions.

11. Liquor Licensed Drugstore (LLDS) applicants, answer the following:

- a. Is there a pharmacy, licensed by the Colorado Board of Pharmacy, located within the applicant's LLDS premise?..... ☐ Yes ☒ No

If "yes" a copy of license must be attached.



12. Club Liquor License applicants answer the following: **Attach a copy of applicable documentation**

a. Is the applicant organization operated solely for a national, social, fraternal, patriotic, political or athletic purpose and not for pecuniary gain?..... ☐ Yes ☐ No

b. Is the applicant organization a regularly chartered branch, lodge or chapter of a national organization which is operated solely for the object of a patriotic or fraternal organization or society, but not for pecuniary gain?..... ☐ Yes ☐ No

c. How long has the club been incorporated?.....

d. Has applicant occupied an establishment for three years (three years required) that was operated solely for the reasons stated above?..... ☐ Yes ☐ No

13. Brew-Pub, Distillery Pub or Vintner's Restaurant applicants answer the following:

a. Has the applicant received or applied for a Federal Permit? (Copy of permit or application must be attached)..... ☐ Yes ☐ No

14. Campus Liquor Complex applicants answer the following:

a. Is the applicant an institution of higher education?..... ☐ Yes ☐ No

b. Is the applicant a person who contracts with the institution of higher education to provide food services?..... ☐ Yes ☐ No

**If "yes" please provide a copy of the contract with the institution of higher education to provide food services.**

15. For all on-premises applicants.

a. For all Liquor Licensed Drugstores (LLDS) the Permitted Manager must also submit an Manager Permit Application - DR 8000 and fingerprints.

Last Name of Manager

First Name of Manager

16. Does this manager act as the manager of, or have a financial interest in, any other liquor licensed establishment in the State of Colorado? If yes, provide name, type of license and account number.....

☐ Yes ☐ No

Name

Type of License

Account Number



**17. Related Facility - Campus Liquor Complex applicants answer the following:**

- a. Is the related facility located within the boundaries of the Campus Liquor Complex?..... ☐ Yes ☐ No

If yes, please provide a map of the geographical location within the Campus Liquor Complex.

If no, this license type is not available for issues outside the geographical location of the Campus Liquor Complex.

**b. Designated Manager for Related Facility - Campus Liquor Complex**

Last Name of Manager

First Name of Manager

**18. Entertainment Facility License**

If Applicant is applying for an Entertainment Facility License, you affirm that your business model and aligns with the statutory privileges and requirements: ..... ☐ Yes ☐ No

Pursuant to 44-3-103(15.5) C.R.S., an Entertainment Facility means an establishment in which the primary business is to provide the public with sports or entertainment activities within its licensed premises; and that, incidental to its primary business, sells and serves alcohol beverages at retail for consumption on the licensed premises; and has sandwiches and light snacks available for consumption on the licensed premises.

If Applicant is applying for a Lodging Facility License, you affirm that your business model and aligns with the statutory privileges and requirements: ..... ☐ Yes ☐ No

Pursuant to 44-3-103(29) C.R.S., a Lodging Facility means an establishment in which the primary business is to provide the public with sleeping rooms and meeting facilities; and that sells and serves alcohol beverages at retail for consumption on the licensed premises; and has sandwiches and light snacks available for consumption on the licensed premises.

**19. Tax Information.**

- a. Has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business?..... ☐ Yes ☒ No

- b. Has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.?..... ☐ Yes ☒ No



If applicant is a corporation, partnership, association or limited liability company, applicant must list all **Officers, Directors, General Partners, and Managing Members**. In addition, applicant must list any stockholders, partners, or members with **ownership of 10% or more in the applicant**. All persons listed below must also attach form DR 8404-I (Individual History Record), and make an appointment with an approved State Vendor through their website. See application checklist, Section IV, for details.

| Name               | Date of Birth (MM/DD/YY) |
|--------------------|--------------------------|
| Randall L Brownell |                          |

| Street Address      |
|---------------------|
| 4662 W 103rd Circle |

| City        | State | ZIP Code | Position | % Owned |
|-------------|-------|----------|----------|---------|
| Westminster | CO    | 80534    | Owner    | 100     |

| Name | Date of Birth (MM/DD/YY) |
|------|--------------------------|
|      |                          |

| Street Address |
|----------------|
|                |

| City | State | ZIP Code | Position | % Owned |
|------|-------|----------|----------|---------|
|      |       |          |          |         |

| Name | Date of Birth (MM/DD/YY) |
|------|--------------------------|
|      |                          |

| Street Address |
|----------------|
|                |

| City | State | ZIP Code | Position | % Owned |
|------|-------|----------|----------|---------|
|      |       |          |          |         |

| Name | Date of Birth (MM/DD/YY) |
|------|--------------------------|
|      |                          |

| Street Address |
|----------------|
|                |

| City | State | ZIP Code | Position | % Owned |
|------|-------|----------|----------|---------|
|      |       |          |          |         |

| Name | Date of Birth (MM/DD/YY) |
|------|--------------------------|
|      |                          |

| Street Address |
|----------------|
|                |

| City | State | ZIP Code | Position | % Owned |
|------|-------|----------|----------|---------|
|      |       |          |          |         |



\*\* If applicant is owned 100% by a parent company, please list the designated principal officer on above.

\*\* Corporations - the President, Vice-President, Secretary and Treasurer must be accounted for above (Include ownership percentage if applicable)

\*\* If total ownership percentage disclosed here does not total 100%, applicant must check this box:

☒ Applicant affirms that no individual other than these disclosed herein owns 10% or more of the applicant and does not have financial interest in a prohibited liquor license pursuant to Article 3 or 5, C.R.S.

I would like to apply for a Two-Year Renewal..... ☒ Yes ☐ No

### Oath Of Applicant

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct, and complete to the best of my knowledge. I also acknowledge that it is my responsibility and the responsibility of my agents and employees to comply with the provisions of the Colorado Liquor or Beer and Wine Code which affect my license.

Printed Name

Randall L Brownell

Title

Owner

Authorized Signature

Date (MM/DD/YY)

09/18/25

### Report and Approval of Local Licensing Authority (City/County)

Date application filed with local authority

Date of local authority hearing (for new license applicants; cannot be less than 30 days from date of application)

For Transfer Applications Only - Is the license being transferred valid?..... ☒ Yes ☐ No

The Local Licensing Authority Hereby Affirms that each person required to file DR 8404-I (Individual History Record) or a DR 8000 (Manager Permit) has been:

☐ Fingerprinted

☐ Subject to background investigation, including NCIC/CCIC check for outstanding warrants

That the local authority has conducted, or intends to conduct, an inspection of the proposed premises to ensure that the applicant is in compliance with and aware of, liquor code provisions affecting their class of license

(Check One)

☐ Date of inspection or anticipated date

☐ Will conduct inspection upon approval of state licensing authority

☐ Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1,500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of > 10,000? .....

☐ Yes ☐ No



☐ Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3,000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of < 10,000? ..... ☐ Yes ☐ No

**NOTE:** The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS.

☐ Does the Liquor-Licensed Drugstore (LLDS) have at least twenty percent (20%) of the applicant's gross annual income derived from the sale of food, during the prior twelve (12) month period? ..... ☐ Yes ☐ No

The foregoing application has been examined; and the premises, business to be conducted, and character of the applicant are satisfactory. We do report that such license, if granted, will meet the reasonable requirements of the neighborhood and the desires of the adult inhabitants, and will comply with the provisions of Title 44, Article 4 or 3, C.R.S., and Liquor Rules. **Therefore, this application is approved.**

Local Licensing Authority Approves this license for a two-year renewal..... ☐ Yes ☐ No

If "No", please cite the law, regulation, local ordinance or resolution that gives the local licensing authority the ability to deny the applicant and grounds for denial. Also, please provide any and all investigative reports, and administrative or criminal action that relate or justify this denial.

### Proof of Violation

Local Licensing Authority for

Telephone Number

☐ Town, City

☐ County

Printed Name

Title

Signature

Date (MM/DD/YY)

Printed Name \_\_\_\_\_

Title

Signature \_\_\_\_\_

Date (MM/DD/YY)



## Tax Check Authorization, Waiver, and Request to Release Information

I, Randall Brownell

am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter  
"Waiver") on behalf of

(the "Applicant/Licensee")

Timberline Liquor, LLC

to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101. et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and is duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.



Name (Individual/Business)

Timberline Liquor, LLC

Social Security Number/Tax Identification Number

Home Phone Number

Business/Work Phone Number

720-938-9162

Street Address

4919 Thompson Pkwy

City

Johnstown

State

CO

ZIP Code

80534

Printed name of person signing on behalf of the Applicant/Licensee

Randall Brownell

Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information)

Date Signed

09/25/25

### Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).



OFFICE OF THE SECRETARY OF STATE  
OF THE STATE OF COLORADO

**CERTIFICATE OF FACT OF GOOD STANDING**

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

Timberline Liquor, LLC

is a

Limited Liability Company

formed or registered on 08/25/2025 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20251931034 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 09/17/2025 that have been posted, and by documents delivered to this office electronically through 09/18/2025 @ 10:55:33 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 09/18/2025 @ 10:55:33 in accordance with applicable law. This certificate is assigned Confirmation Number 17698944 .



*Jena Griswold*

Secretary of State of the State of Colorado

\*\*\*\*\*End of Certificate\*\*\*\*\*

*Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, <https://www.coloradosos.gov/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our website, <https://www.coloradosos.gov> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."*





**Johnstown**  
—COLORADO

**STATE OF COLORADO**  
By Authority of  
**THE TOWN OF JOHNSTOWN, COLORADO**

**TEMPORARY PERMIT – LIQUOR TRANSFER**

**TIMBERLINE LIQUOR**

dba Timberline Liquor  
4919 Thompson Parkway  
Johnstown, CO 80534

Liquor License Number: 03-09525 (Johnstown Plaza dba Northstar Liquor)  
License Type: Retail Liquor Store  
License Expiration: January 22, 2026

This license is issued subject to the laws of the State of Colorado and especially under the provisions of Title 44, Articles 4, 3, CRS 1973 as amended. This license shall be conspicuously posted in the place above described. This license is only valid through the expiration date shown above. Any questions concerning this license should be addressed to: Town Clerk, Town of Johnstown, 450 S. Parish Avenue, Johnstown, Co 80534.

IN TESTIMONY WHEREOF the signature of the Mayor and Town Clerk is hereby affixed, unto this 24<sup>th</sup> day of September, 2025.

Michael P. Duncan, Mayor

  
Meghan C. Martinez, Town Clerk



# Johnstown

## POLICE DEPARTMENT

### TOWN OF JOHNSTOWN POLICE DEPARTMENT

Name and address of Applicant: Timberline Liquor LLC  
4919 Thompson Pkwy  
Johnstown, CO 80534

1. Trade Name and Address: Timberline Liquor  
4919 Thompson Pkwy  
Johnstown, CO 80534

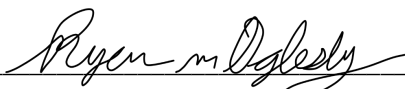
2. Date of Application: 09/18/2025

3. Type of Application: Retail Liquor Store (City)

4. Investigation: Johnstown Police Department Case #: N/A

5. Findings of fact:

- A. Applicant is requesting transfer of ownership from Northstar Liquor to Timberline Liquor.
- B. Applicant has paid their application fees.
- C. There are no pending or open investigations with the Johnstown Police Department and the applicant's fingerprint background check was unremarkable.
- D. There are no pending or open investigations with the Department of Revenue Liquor and Tobacco Enforcement Division.
- E. Cooperation with the Johnstown Police Department has been good.



POLICE COMMANDER

10/31/2025

DATE





450 S. Parish Avenue  
Johnstown, CO 80534  
970-587-4664  
[JohnstownCO.gov](http://JohnstownCO.gov)

## Town Council Agenda Communication

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**Agenda Date:** November 17, 2025

**Subject:** 2026 Proposed Budget

**Attachments:**

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

**Presented by:** Kristyn Unrein, Finance Director

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### 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 first public hearing was held on November 2, 2025. The following changes have been made to the document since the first public hearing:

#### General Fund

- Increase projected 2026 compensation and insurance expenditures of \$75,060

#### Parks & Open Space Fund

- Increase projected 2026 insurance expenditures of \$10,600

#### Library Fund

- Increase projected 2026 expenditures of \$188,626

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.

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#### **Suggested Motions:**

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

#### **Reviewed and Approved for Presentation**





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Town Manager



**TOWN OF JOHNSTOWN  
ANNUAL BUDGET  
FY 2026**

**GENERAL FUND EXPENSE SUMMARY**

|                | Personnel<br>Services | Contract<br>Services | Commodity   | Other<br>Charges | Total<br>Operating<br>Costs | Capital<br>Outlay | Impact<br>Outlay | Debt<br>Service | Total        |
|----------------|-----------------------|----------------------|-------------|------------------|-----------------------------|-------------------|------------------|-----------------|--------------|
| Council        | 69,600                | 562,980              | 12,500      | 643,300          | 1,288,380                   | 12,600,000        | -                | -               | 13,888,380   |
| 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     | 583,490               | 157,260              | 51,560      | 14,300           | 806,610                     | -                 | -                | -               | 806,610      |
| 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         | 6,795,490             | 635,650              | 441,100     | 362,500          | 8,234,740                   | 460,000           | -                | -               | 8,694,740    |
| Public Works   | 961,630               | 44,100               | 63,750      | 35,500           | 1,104,980                   | -                 | -                | -               | 1,104,980    |
| Buildings      | -                     | 408,000              | 8,000       | 96,200           | 512,200                     | 9,700,000         | -                | -               | 10,212,200   |
| Reimbursements | -                     | 190,000              | -           | -                | 190,000                     | -                 | -                | -               | 190,000      |
| Totals         | \$13,987,310          | \$3,560,230          | \$1,021,660 | \$1,522,040      | \$20,091,240                | \$22,773,000      | \$0              | \$0             | \$42,864,240 |

Total Cash Available \$ 71,232,141

Ending Fund Balance \$ 28,367,901



## General Fund

| <u>GENERAL FUND REVENUES</u>                    |                                | <u>2024</u><br><u>Actuals</u> | <u>2025</u><br><u>Jan - Sep</u><br><u>Actuals</u> | <u>2025</u><br><u>Adopted</u><br><u>Budget</u> | <u>2025</u><br><u>Estimated</u> | <u>2026</u><br><u>Proposed</u> |
|-------------------------------------------------|--------------------------------|-------------------------------|---------------------------------------------------|------------------------------------------------|---------------------------------|--------------------------------|
| <b>Advalorem Taxes</b>                          |                                |                               |                                                   |                                                |                                 |                                |
| 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                      |
|                                                 | <b>Subtotal</b>                | <b>18,102,555</b>             | <b>14,477,585</b>                                 | <b>14,681,138</b>                              | <b>14,681,138</b>               | <b>14,590,481</b>              |
| <b>Sales Tax</b>                                |                                |                               |                                                   |                                                |                                 |                                |
| 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                      |
|                                                 | <b>Subtotal</b>                | <b>21,678,299</b>             | <b>12,396,222</b>                                 | <b>16,000,000</b>                              | <b>18,900,000</b>               | <b>18,700,000</b>              |
| <b>Excise Tax</b>                               |                                |                               |                                                   |                                                |                                 |                                |
| 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                        |
|                                                 | <b>Subtotal</b>                | <b>587,682</b>                | <b>235,935</b>                                    | <b>275,000</b>                                 | <b>248,275</b>                  | <b>227,000</b>                 |
| <b>Franchise Tax</b>                            |                                |                               |                                                   |                                                |                                 |                                |
| 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                        |
|                                                 | <b>Subtotal</b>                | <b>679,957</b>                | <b>505,261</b>                                    | <b>575,000</b>                                 | <b>656,000</b>                  | <b>720,000</b>                 |
| <b>Licenses, Permits, &amp; Service Charges</b> |                                |                               |                                                   |                                                |                                 |                                |
| 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

| <b><u>GENERAL FUND REVENUES</u></b>        |                                    | <b><u>2024</u></b><br><b><u>Actuals</u></b> | <b><u>2025</u></b><br><b><u>Jan - Sep</u></b><br><b><u>Actuals</u></b> | <b><u>2025</u></b><br><b><u>Adopted</u></b><br><b><u>Budget</u></b> | <b><u>2025</u></b><br><b><u>Estimated</u></b> | <b><u>2026</u></b><br><b><u>Proposed</u></b> |
|--------------------------------------------|------------------------------------|---------------------------------------------|------------------------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------|----------------------------------------------|
| 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                                      |
| <b>Subtotal</b>                            |                                    | <b>4,499,801</b>                            | <b>3,438,449</b>                                                       | <b>2,533,300</b>                                                    | <b>3,715,553</b>                              | <b>2,069,500</b>                             |
| <b>Fines, Forfeitures, &amp; P.D. Fees</b> |                                    |                                             |                                                                        |                                                                     |                                               |                                              |
| 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                                         | -                                                                      | -                                                                   | -                                             | -                                            |
| <b>Subtotal</b>                            |                                    | <b>306,963</b>                              | <b>208,176</b>                                                         | <b>275,000</b>                                                      | <b>252,000</b>                                | <b>257,000</b>                               |
| <b>Other Revenues</b>                      |                                    |                                             |                                                                        |                                                                     |                                               |                                              |
| 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                                     | -                                                                      | -                                                                   | -                                             | -                                            |
| <b>Subtotal</b>                            |                                    | <b>4,834,424</b>                            | <b>3,278,798</b>                                                       | <b>1,267,800</b>                                                    | <b>4,203,000</b>                              | <b>3,911,400</b>                             |
| <b>Revenue From Other Agencies</b>         |                                    |                                             |                                                                        |                                                                     |                                               |                                              |
| 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                                       |
| <b>Subtotal</b>                            |                                    | <b>1,188,830</b>                            | <b>924,712</b>                                                         | <b>50,000</b>                                                       | <b>1,012,971</b>                              | <b>315,000</b>                               |



# General Fund

| <u>GENERAL FUND REVENUES</u>             |                                | <u>2024</u><br><u>Actuals</u> | <u>2025</u><br><u>Jan - Sep</u><br><u>Actuals</u> | <u>2025</u><br><u>Adopted</u><br><u>Budget</u> | <u>2025</u><br><u>Estimated</u> | <u>2026</u><br><u>Proposed</u> |
|------------------------------------------|--------------------------------|-------------------------------|---------------------------------------------------|------------------------------------------------|---------------------------------|--------------------------------|
| <b>Events &amp; Community Activities</b> |                                |                               |                                                   |                                                |                                 |                                |
| 10.01.3953.00                            | Donations/Community Activities | 378,487                       | -                                                 | 40,000                                         | -                               | -                              |
| 10.01.3955.00                            | Insurance Proceeds             | -                             | 180,350                                           | -                                              | 180,350                         | -                              |
|                                          | <b>Subtotal</b>                | <b>378,487</b>                | <b>180,350</b>                                    | <b>40,000</b>                                  | <b>180,350</b>                  | <b>-</b>                       |
| <b>Total Fund Revenues</b>               |                                | <b>52,256,999</b>             | <b>35,645,487</b>                                 | <b>35,697,238</b>                              | <b>43,849,287</b>               | <b>40,790,381</b>              |
| <b>Intragovernmental Revenues</b>        |                                |                               |                                                   |                                                |                                 |                                |
| 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)                   |
|                                          | <b>Subtotal</b>                | <b>(5,317,366)</b>            | <b>(55,562,415)</b>                               | <b>(57,978,124)</b>                            | <b>(57,978,124)</b>             | <b>(21,978,124)</b>            |
| <b>TOTAL FUND REVENUES W/TRANSERS</b>    |                                | <b>\$ 46,939,632</b>          | <b>\$ (19,916,928)</b>                            | <b>\$ (22,280,886)</b>                         | <b>\$ (14,128,837)</b>          | <b>\$ 18,812,257</b>           |
| <b>UNRESTRICTED CASH BALANCE FORWARD</b> |                                |                               |                                                   |                                                | \$                              | 52,419,884                     |
| <b>TOTAL ANTICIPATED FUNDS AVAILABLE</b> |                                |                               |                                                   |                                                | \$                              | 71,232,141                     |



General Fund - Legislative

| <u>Acct.<br/>No.</u> | <u>Account Title</u>               | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>Proposed</u> |
|----------------------|------------------------------------|-------------------------|---------------------------------------|------------------------------------|---------------------------|--------------------------|
|                      | <b><u>Personnel Services</u></b>   |                         |                                       |                                    |                           |                          |
| 10.10.4001.00        | Salaries                           | 49,908                  | 18,648                                | 36,500                             | 47,600                    | 42,300                   |
| 10.10.4010.00        | Payroll Taxes                      | 3,818                   | 1,349                                 | 2,600                              | 2,600                     | 2,450                    |
| 10.10.4025.00        | Workers Compensation               | 604                     | 132                                   | 1,200                              | 1,000                     | 1,500                    |
| 10.10.4030.00        | Group Insurance                    | -                       | 9,565                                 | -                                  | 20,500                    | 23,350                   |
|                      | <b>Total Personnel Services</b>    | <b>54,330</b>           | <b>29,693</b>                         | <b>40,300</b>                      | <b>71,700</b>             | <b>69,600</b>            |
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      | <b><u>Contractual Services</u></b> |                         |                                       |                                    |                           |                          |
| 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                   |
|                      | <b>Total Contractual Services</b>  | <b>199,474</b>          | <b>138,422</b>                        | <b>369,200</b>                     | <b>339,300</b>            | <b>562,980</b>           |
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      | <b><u>Commodities</u></b>          |                         |                                       |                                    |                           |                          |
| 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                    |
|                      | <b>Total Commodities</b>           | <b>18,320</b>           | <b>15,541</b>                         | <b>7,000</b>                       | <b>20,000</b>             | <b>12,500</b>            |
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      | <b><u>Other Charges</u></b>        |                         |                                       |                                    |                           |                          |
| 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                  |
|                      | <b>Total Other Charges</b>         | <b>492,044</b>          | <b>100,195</b>                        | <b>510,160</b>                     | <b>471,000</b>            | <b>643,300</b>           |



General Fund - Legislative

| <u>Acct.<br/>No.</u> | <u>Account Title</u>               | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>Proposed</u> |
|----------------------|------------------------------------|-------------------------|---------------------------------------|------------------------------------|---------------------------|--------------------------|
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      | <b>Capital - \$5,000/item min.</b> |                         |                                       |                                    |                           |                          |
| 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                |
|                      | <b>Total Capital</b>               | <b>4,958,206</b>        | <b>55</b>                             | <b>2,500,000</b>                   | <b>410,000</b>            | <b>12,600,000</b>        |
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      | <b>Total Budget Request</b>        | <b>\$ 5,722,374</b>     | <b>\$ 283,906</b>                     | <b>\$ 3,426,660</b>                | <b>\$ 1,312,000</b>       | <b>\$ 13,888,380</b>     |
|                      |                                    |                         |                                       |                                    |                           |                          |



General Fund - Town Manager Dept.

| <u>Acct.<br/>No.</u> | <u>Account Title</u>            | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>Proposed</u> |
|----------------------|---------------------------------|-------------------------|---------------------------------------|------------------------------------|---------------------------|--------------------------|
| <b>Town Manager</b>  |                                 |                         |                                       |                                    |                           |                          |
|                      | <b>Personnel Services</b>       |                         |                                       |                                    |                           |                          |
| 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                    |
|                      | <b>Total Personnel Services</b> | <b>1,093,853</b>        | <b>993,762</b>                        | <b>2,230,600</b>                   | <b>1,865,805</b>          | <b>2,200,200</b>         |
|                      |                                 |                         |                                       |                                    |                           |                          |
|                      | <b>New Personnel</b>            |                         |                                       |                                    |                           |                          |
| 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                   |
|                      | <b>Total New Personnel</b>      | <b>-</b>                | <b>-</b>                              | <b>-</b>                           | <b>-</b>                  | <b>177,450</b>           |
|                      |                                 |                         |                                       |                                    |                           |                          |



General Fund - Town Manager Dept.

| <u>Acct.<br/>No.</u> | <u>Account Title</u>                      | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>Proposed</u> |
|----------------------|-------------------------------------------|-------------------------|---------------------------------------|------------------------------------|---------------------------|--------------------------|
|                      | <b><u>Contractual Services</u></b>        |                         |                                       |                                    |                           |                          |
| 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                   |
|                      | <b>Total Contractual Services</b>         | <b>65,983</b>           | <b>18,439</b>                         | <b>255,690</b>                     | <b>286,390</b>            | <b>140,550</b>           |
|                      |                                           |                         |                                       |                                    |                           |                          |
|                      | <b><u>Commodities</u></b>                 |                         |                                       |                                    |                           |                          |
| 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                    |
|                      | <b>Total Commodities</b>                  | <b>86,029</b>           | <b>50,631</b>                         | <b>82,100</b>                      | <b>62,500</b>             | <b>60,950</b>            |
|                      |                                           |                         |                                       |                                    |                           |                          |
|                      | <b><u>Other Charges</u></b>               |                         |                                       |                                    |                           |                          |
| 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                  |
|                      | <b>Total Other Charges</b>                | <b>134,832</b>          | <b>29,861</b>                         | <b>123,000</b>                     | <b>97,800</b>             | <b>129,460</b>           |
|                      |                                           |                         |                                       |                                    |                           |                          |
|                      | <b><u>Capital - \$5,000/item min.</u></b> |                         |                                       |                                    |                           |                          |
| 10.20.4860.00        | Vehicles                                  | 73,680                  | -                                     | -                                  | -                         | -                        |
|                      | <b>Total Capital</b>                      | <b>73,680</b>           | <b>-</b>                              | <b>-</b>                           | <b>-</b>                  | <b>-</b>                 |
|                      | <b>Total Budget Request</b>               | <b>\$ 1,454,376</b>     | <b>\$ 1,092,692</b>                   | <b>\$ 2,691,390</b>                | <b>\$ 2,312,495</b>       | <b>\$ 2,708,610</b>      |



General Fund - Town Manager Dept.

| <u>Acct.<br/>No.</u>         | <u>Account Title</u>               | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>Proposed</u> |
|------------------------------|------------------------------------|-------------------------|---------------------------------------|------------------------------------|---------------------------|--------------------------|
| <b><u>Communications</u></b> |                                    |                         |                                       |                                    |                           |                          |
|                              | <b><u>Contractual Services</u></b> |                         |                                       |                                    |                           |                          |
| 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                   |
|                              | <b>Total Contractual Services</b>  | <b>69,815</b>           | <b>33,378</b>                         | <b>87,540</b>                      | <b>52,540</b>             | <b>154,300</b>           |
|                              |                                    |                         |                                       |                                    |                           |                          |
|                              | <b><u>Commodities</u></b>          |                         |                                       |                                    |                           |                          |
| 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                    |
|                              | <b>Total Commodities</b>           | <b>39,578</b>           | <b>17,138</b>                         | <b>34,950</b>                      | <b>32,200</b>             | <b>47,100</b>            |
|                              |                                    |                         |                                       |                                    |                           |                          |
|                              | <b><u>Other Charges</u></b>        |                         |                                       |                                    |                           |                          |
| 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                    | -                        |
|                              | <b>Total Other Charges</b>         | <b>1,099</b>            | <b>21,816</b>                         | <b>1,500</b>                       | <b>25,000</b>             | <b>2,000</b>             |
|                              |                                    |                         |                                       |                                    |                           |                          |
|                              | <b>Total Budget Request</b>        | <b>\$ 110,492</b>       | <b>\$ 72,332</b>                      | <b>\$ 123,990</b>                  | <b>\$ 109,740</b>         | <b>\$ 203,400</b>        |



General Fund - Town Manager Dept.

| <u>Acct.<br/>No.</u>               | <u>Account Title</u>               | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>Proposed</u> |
|------------------------------------|------------------------------------|-------------------------|---------------------------------------|------------------------------------|---------------------------|--------------------------|
| <b><u>Economic Development</u></b> |                                    |                         |                                       |                                    |                           |                          |
|                                    | <b><u>Contractual Services</u></b> |                         |                                       |                                    |                           |                          |
| 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                   |
|                                    | <b>Total Contractual Services</b>  | <b>106,723</b>          | <b>22,341</b>                         | <b>109,900</b>                     | <b>69,715</b>             | <b>59,570</b>            |
|                                    |                                    |                         |                                       |                                    |                           |                          |
|                                    | <b><u>Commodities</u></b>          |                         |                                       |                                    |                           |                          |
| 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                      |
|                                    | <b>Total Commodities</b>           | <b>14,171</b>           | <b>12,181</b>                         | <b>23,145</b>                      | <b>20,390</b>             | <b>31,700</b>            |
|                                    |                                    |                         |                                       |                                    |                           |                          |
|                                    | <b><u>Other Charges</u></b>        |                         |                                       |                                    |                           |                          |
| 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                    |
|                                    | <b>Total Other Charges</b>         | <b>4,601</b>            | <b>9,806</b>                          | <b>10,300</b>                      | <b>10,922</b>             | <b>11,465</b>            |
|                                    |                                    |                         |                                       |                                    |                           |                          |
|                                    | <b>Total Budget Request</b>        | <b>\$ 125,495</b>       | <b>\$ 44,328</b>                      | <b>\$ 143,345</b>                  | <b>\$ 101,027</b>         | <b>\$ 102,735</b>        |



General Fund - Town Manager Dept.

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



General Fund - Town Manager Dept.

| <u>Acct.<br/>No.</u>          | <u>Account Title</u>               | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>Proposed</u> |
|-------------------------------|------------------------------------|-------------------------|---------------------------------------|------------------------------------|---------------------------|--------------------------|
| <b><u>Human Relations</u></b> |                                    |                         |                                       |                                    |                           |                          |
|                               | <b><u>Contractual Services</u></b> |                         |                                       |                                    |                           |                          |
| 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                   |
|                               | <b>Total Contractual Services</b>  | <b>17,865</b>           | <b>43,697</b>                         | <b>57,450</b>                      | <b>56,080</b>             | <b>45,330</b>            |
|                               |                                    |                         |                                       |                                    |                           |                          |
|                               | <b><u>Commodities</u></b>          |                         |                                       |                                    |                           |                          |
| 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                      |
|                               | <b>Total Commodities</b>           | <b>31,692</b>           | <b>28,277</b>                         | <b>36,300</b>                      | <b>36,000</b>             | <b>47,800</b>            |
|                               |                                    |                         |                                       |                                    |                           |                          |
|                               | <b><u>Other Charges</u></b>        |                         |                                       |                                    |                           |                          |
| 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                   |
|                               | <b>Total Other Charges</b>         | <b>14,146</b>           | <b>13,676</b>                         | <b>22,060</b>                      | <b>22,060</b>             | <b>26,500</b>            |
|                               |                                    |                         |                                       |                                    |                           |                          |
|                               | <b>Total Budget Request</b>        | <b>\$ 63,703</b>        | <b>\$ 85,650</b>                      | <b>\$ 115,810</b>                  | <b>\$ 114,140</b>         | <b>\$ 119,630</b>        |



General Fund - Town Manager Dept.

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



General Fund - Town Clerk Dept.

| <u>Acct.<br/>No.</u> | <u>Account Title</u>               | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>Proposed</u> |
|----------------------|------------------------------------|-------------------------|---------------------------------------|------------------------------------|---------------------------|--------------------------|
|                      | <b><u>Personnel Services</u></b>   |                         |                                       |                                    |                           |                          |
| 10.30.4001.00        | Salaries                           | 274,333                 | 207,728                               | 357,300                            | 357,300                   | 412,570                  |
| 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                    | 31,620                   |
| 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                   |
|                      | <b>Total Personnel Services</b>    | <b>356,052</b>          | <b>283,468</b>                        | <b>506,800</b>                     | <b>506,800</b>            | <b>583,490</b>           |
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      | <b><u>Contractual Services</u></b> |                         |                                       |                                    |                           |                          |
| 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                   |
|                      | <b>Total Contractual Services</b>  | <b>96,288</b>           | <b>63,268</b>                         | <b>114,700</b>                     | <b>94,500</b>             | <b>157,260</b>           |
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      | <b><u>Commodities</u></b>          |                         |                                       |                                    |                           |                          |
| 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                    |
|                      | <b>Total Commodities</b>           | <b>22,927</b>           | <b>49,147</b>                         | <b>40,100</b>                      | <b>52,700</b>             | <b>51,560</b>            |
|                      |                                    |                         |                                       |                                    |                           |                          |



General Fund - Town Clerk Dept.

| <u>Acct.<br/>No.</u> | <u>Account Title</u>        | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>Proposed</u> |
|----------------------|-----------------------------|-------------------------|---------------------------------------|------------------------------------|---------------------------|--------------------------|
|                      | <b><u>Other Charges</u></b> |                         |                                       |                                    |                           |                          |
| 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                    |
|                      | <b>Total Other Charges</b>  | <b>11,762</b>           | <b>(2,967)</b>                        | <b>9,600</b>                       | <b>5,500</b>              | <b>14,300</b>            |
|                      |                             |                         |                                       |                                    |                           |                          |
|                      | <b>Total Budget Request</b> | <b>\$ 487,029</b>       | <b>\$ 392,916</b>                     | <b>\$ 671,200</b>                  | <b>\$ 659,500</b>         | <b>\$ 806,610</b>        |
|                      |                             |                         |                                       |                                    |                           |                          |



General Fund - Finance Dept.

| <u>Acct.<br/>No.</u> | <u>Account Title</u>               | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>Proposed</u> |
|----------------------|------------------------------------|-------------------------|---------------------------------------|------------------------------------|---------------------------|--------------------------|
|                      | <b><u>Personnel Services</u></b>   |                         |                                       |                                    |                           |                          |
| 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                      |
|                      | <b>Total Personnel Services</b>    | <b>322,587</b>          | <b>406,744</b>                        | <b>681,100</b>                     | <b>812,225</b>            | <b>862,550</b>           |
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      | <b><u>Contractual Services</u></b> |                         |                                       |                                    |                           |                          |
| 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                    |
|                      | <b>Total Contractual Services</b>  | <b>263,914</b>          | <b>235,490</b>                        | <b>286,330</b>                     | <b>296,330</b>            | <b>342,800</b>           |
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      | <b><u>Commodities</u></b>          |                         |                                       |                                    |                           |                          |
| 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                    |
|                      | <b>Total Commodities</b>           | <b>16,562</b>           | <b>16,505</b>                         | <b>24,800</b>                      | <b>20,700</b>             | <b>27,200</b>            |
|                      |                                    |                         |                                       |                                    |                           |                          |



General Fund - Finance Dept.

| <u>Acct.<br/>No.</u> | <u>Account Title</u>        | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>Proposed</u> |
|----------------------|-----------------------------|-------------------------|---------------------------------------|------------------------------------|---------------------------|--------------------------|
|                      | <b><u>Other Charges</u></b> |                         |                                       |                                    |                           |                          |
| 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                      |
|                      | <b>Total Other Charges</b>  | <b>3,672</b>            | <b>6,174</b>                          | <b>5,100</b>                       | <b>8,600</b>              | <b>6,450</b>             |
|                      |                             |                         |                                       |                                    |                           |                          |
|                      | <b>Total Budget Request</b> | <b>\$ 606,735</b>       | <b>\$ 664,913</b>                     | <b>\$ 997,330</b>                  | <b>\$ 1,137,855</b>       | <b>\$ 1,239,000</b>      |
|                      |                             |                         |                                       |                                    |                           |                          |



General Fund - Events Dept.

| <u>Acct.<br/>No.</u> | <u>Account Title</u>               | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>Proposed</u> |
|----------------------|------------------------------------|-------------------------|---------------------------------------|------------------------------------|---------------------------|--------------------------|
|                      | <b><u>Personnel Services</u></b>   |                         |                                       |                                    |                           |                          |
| 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                      |
|                      | <b>Total Personnel Services</b>    | <b>-</b>                | <b>-</b>                              | <b>136,350</b>                     | <b>66,050</b>             | <b>140,650</b>           |
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      | <b><u>Contractual Services</u></b> |                         |                                       |                                    |                           |                          |
| 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                              | -                         | -                        |
|                      | <b>Total Contractual Services</b>  | <b>1,743</b>            | <b>-</b>                              | <b>23,720</b>                      | <b>7,950</b>              | <b>13,200</b>            |
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      | <b><u>Commodities</u></b>          |                         |                                       |                                    |                           |                          |
| 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                      |
|                      | <b>Total Commodities</b>           | <b>-</b>                | <b>-</b>                              | <b>4,800</b>                       | <b>4,800</b>              | <b>2,100</b>             |
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      | <b><u>Other Charges</u></b>        |                         |                                       |                                    |                           |                          |
| 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                  |
|                      | <b>Total Other Charges</b>         | <b>27,841</b>           | <b>117,774</b>                        | <b>161,250</b>                     | <b>118,480</b>            | <b>138,000</b>           |
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      | <b>Total Budget Request</b>        | <b>\$ 29,583</b>        | <b>\$ 117,774</b>                     | <b>\$ 326,120</b>                  | <b>\$ 197,280</b>         | <b>\$ 293,950</b>        |
|                      |                                    |                         |                                       |                                    |                           |                          |



General Fund - Planning Dept.

| <u>Acct.<br/>No.</u> | <u>Account Title</u>               | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>Proposed</u> |
|----------------------|------------------------------------|-------------------------|---------------------------------------|------------------------------------|---------------------------|--------------------------|
|                      | <b><u>Personnel Services</u></b>   |                         |                                       |                                    |                           |                          |
| 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                   |
|                      | <b>Total Personnel Services</b>    | <b>536,354</b>          | <b>479,786</b>                        | <b>784,000</b>                     | <b>787,800</b>            | <b>879,100</b>           |
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      | <b><u>New Personnel</u></b>        |                         |                                       |                                    |                           |                          |
| 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                    |
|                      | <b>Total New Personnel</b>         | <b>-</b>                | <b>-</b>                              | <b>-</b>                           | <b>-</b>                  | <b>124,640</b>           |
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      | <b><u>Contractual Services</u></b> |                         |                                       |                                    |                           |                          |
| 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                   |
|                      | <b>Total Contractual Services</b>  | <b>15,332</b>           | <b>267,733</b>                        | <b>380,945</b>                     | <b>438,050</b>            | <b>722,500</b>           |
|                      |                                    |                         |                                       |                                    |                           |                          |



General Fund - Planning Dept.

| <u>Acct.<br/>No.</u> | <u>Account Title</u>        | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>Proposed</u> |
|----------------------|-----------------------------|-------------------------|---------------------------------------|------------------------------------|---------------------------|--------------------------|
|                      | <b><u>Commodities</u></b>   |                         |                                       |                                    |                           |                          |
| 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                    |
|                      | <b>Total Commodities</b>    | <b>40,147</b>           | <b>55,004</b>                         | <b>43,800</b>                      | <b>56,500</b>             | <b>132,000</b>           |
|                      |                             |                         |                                       |                                    |                           |                          |
|                      | <b><u>Other Charges</u></b> |                         |                                       |                                    |                           |                          |
| 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                    |
|                      | <b>Total Other Charges</b>  | <b>7,785</b>            | <b>8,637</b>                          | <b>8,600</b>                       | <b>12,150</b>             | <b>9,940</b>             |
|                      |                             |                         |                                       |                                    |                           |                          |
|                      | <b>Total Budget Request</b> | <b>\$ 599,618</b>       | <b>\$ 811,160</b>                     | <b>\$ 1,217,345</b>                | <b>\$ 1,294,500</b>       | <b>\$ 1,868,180</b>      |
|                      |                             |                         |                                       |                                    |                           |                          |



General Fund - Engineering Dept.

| <u>Acct.<br/>No.</u> | <u>Account Title</u>              | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>Proposed</u> |
|----------------------|-----------------------------------|-------------------------|---------------------------------------|------------------------------------|---------------------------|--------------------------|
|                      | <b>Personnel Services</b>         |                         |                                       |                                    |                           |                          |
| 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                      |
|                      | <b>Total Personnel Services</b>   | <b>558,252</b>          | <b>615,821</b>                        | <b>1,119,800</b>                   | <b>1,010,600</b>          | <b>1,192,510</b>         |
|                      |                                   |                         |                                       |                                    |                           |                          |
|                      | <b>Contractual Services</b>       |                         |                                       |                                    |                           |                          |
| 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                   |
|                      | <b>Total Contractual Services</b> | <b>43,386</b>           | <b>21,934</b>                         | <b>40,150</b>                      | <b>52,045</b>             | <b>74,590</b>            |
|                      |                                   |                         |                                       |                                    |                           |                          |
|                      | <b>Commodities</b>                |                         |                                       |                                    |                           |                          |
| 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                    |
|                      | <b>Total Commodities</b>          | <b>31,073</b>           | <b>6,938</b>                          | <b>45,790</b>                      | <b>44,510</b>             | <b>46,900</b>            |
|                      |                                   |                         |                                       |                                    |                           |                          |



General Fund - Engineering Dept.

| <u>Acct.<br/>No.</u> | <u>Account Title</u>                      | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>Proposed</u> |
|----------------------|-------------------------------------------|-------------------------|---------------------------------------|------------------------------------|---------------------------|--------------------------|
|                      | <b><u>Other Charges</u></b>               |                         |                                       |                                    |                           |                          |
| 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                                    | -                                  | -                         | -                        |
|                      | <b>Total Other Charges</b>                | <b>8,893</b>            | <b>9,986</b>                          | <b>32,800</b>                      | <b>28,800</b>             | <b>44,425</b>            |
|                      |                                           |                         |                                       |                                    |                           |                          |
|                      | <b><u>Capital - \$5,000/item min.</u></b> |                         |                                       |                                    |                           |                          |
| 10.55.4830.00        | Equipment                                 | 6,452                   | -                                     | -                                  | -                         | -                        |
| 10.55.4860.00        | Vehicles                                  | 100,501                 | -                                     | -                                  | -                         | -                        |
|                      | <b>Total Capital</b>                      | <b>106,953</b>          | <b>-</b>                              | <b>-</b>                           | <b>-</b>                  | <b>-</b>                 |
|                      |                                           |                         |                                       |                                    |                           |                          |
|                      |                                           |                         |                                       |                                    |                           |                          |
|                      | <b>Total Budget Request</b>               | <b>\$ 748,557</b>       | <b>\$ 654,679</b>                     | <b>\$ 1,238,540</b>                | <b>\$ 1,135,955</b>       | <b>\$ 1,358,425</b>      |
|                      |                                           |                         |                                       |                                    |                           |                          |



General Fund - Reimbursements

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



# General Fund - Building Inspections

| <u>Acct.<br/>No.</u> | <u>Account Title</u>               | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>Proposed</u> |
|----------------------|------------------------------------|-------------------------|---------------------------------------|------------------------------------|---------------------------|--------------------------|
|                      | <b><u>Personnel Services</u></b>   |                         |                                       |                                    |                           |                          |
| 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                   | -                                     | -                                  | -                         | -                        |
|                      | <b>Total Personnel Services</b>    | <b>72,847</b>           | <b>-</b>                              | <b>-</b>                           | <b>-</b>                  | <b>-</b>                 |
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      | <b><u>Contractual Services</u></b> |                         |                                       |                                    |                           |                          |
| 10.60.4135.00        | Other Contractual Services         | 302,177                 | -                                     | -                                  | -                         | -                        |
| 10.60.4170.00        | Telephone & Internet               | 428                     | -                                     | -                                  | -                         | -                        |
|                      | <b>Total Contractual Services</b>  | <b>302,605</b>          | <b>-</b>                              | <b>-</b>                           | <b>-</b>                  | <b>-</b>                 |
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      | <b><u>Commodities</u></b>          |                         |                                       |                                    |                           |                          |
| 10.60.4310.00        | Computers & Software               | 269                     | -                                     | -                                  | -                         | -                        |
| 10.60.4400.00        | Supplies - Office                  | 171                     | -                                     | -                                  | -                         | -                        |
|                      | <b>Total Commodities</b>           | <b>440</b>              | <b>-</b>                              | <b>-</b>                           | <b>-</b>                  | <b>-</b>                 |
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      | <b><u>Other Charges</u></b>        |                         |                                       |                                    |                           |                          |
| 10.60.4540.00        | Insurance                          | 498                     | -                                     | -                                  | -                         | -                        |
| 10.60.4570.00        | Miscellaneous                      | 286                     | -                                     | -                                  | -                         | -                        |
|                      | <b>Total Other Charges</b>         | <b>784</b>              | <b>-</b>                              | <b>-</b>                           | <b>-</b>                  | <b>-</b>                 |
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      | <b>Total Budget Request</b>        | <b>\$ 376,676</b>       | <b>\$ -</b>                           | <b>\$ -</b>                        | <b>\$ -</b>               | <b>\$ -</b>              |
|                      |                                    |                         |                                       |                                    |                           |                          |



# General Fund - Police

| <u>Acct.<br/>No.</u> | <u>Account Title</u>               | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>Proposed</u> |
|----------------------|------------------------------------|-------------------------|---------------------------------------|------------------------------------|---------------------------|--------------------------|
|                      | <b><u>Personnel Services</u></b>   |                         |                                       |                                    |                           |                          |
| 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                   | 855,700                  |
| 10.70.4035.00        | Retirement Contribution            | 360,770                 | 267,398                               | 467,600                            | 422,000                   | 523,300                  |
|                      | <b>Total Personnel Services</b>    | <b>4,199,924</b>        | <b>3,229,772</b>                      | <b>5,670,850</b>                   | <b>5,180,700</b>          | <b>6,301,930</b>         |
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      | <b><u>New Personnel</u></b>        |                         |                                       |                                    |                           |                          |
| 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                   |
|                      | <b>Total New Personnel</b>         | <b>-</b>                | <b>-</b>                              | <b>-</b>                           | <b>-</b>                  | <b>493,560</b>           |
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      | <b><u>Contractual Services</u></b> |                         |                                       |                                    |                           |                          |
| 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.<br/>No.</u> | <u>Account Title</u>               | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>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                   |
|                      | <b>Total Contractual Services</b>  | <b>379,100</b>          | <b>503,082</b>                        | <b>457,910</b>                     | <b>554,487</b>            | <b>635,650</b>           |
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      | <b>Commodities</b>                 |                         |                                       |                                    |                           |                          |
| 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                   |
|                      | <b>Total Commodities</b>           | <b>267,000</b>          | <b>184,308</b>                        | <b>372,600</b>                     | <b>308,353</b>            | <b>441,100</b>           |
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      | <b>Other Charges</b>               |                         |                                       |                                    |                           |                          |
| 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                    |
|                      | <b>Total Other Charges</b>         | <b>209,449</b>          | <b>176,849</b>                        | <b>237,600</b>                     | <b>236,600</b>            | <b>362,500</b>           |
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      | <b>Capital - \$5,000/item min.</b> |                         |                                       |                                    |                           |                          |
| 10.70.4830.00        | Equipment                          | -                       | 25,000                                | 25,000                             | 25,000                    | -                        |
| 10.70.4860.00        | Vehicles                           | -                       | 313,513                               | 340,000                            | 340,000                   | 460,000                  |
|                      | <b>Total Capital</b>               | <b>-</b>                | <b>338,513</b>                        | <b>365,000</b>                     | <b>365,000</b>            | <b>460,000</b>           |
|                      |                                    |                         |                                       |                                    |                           |                          |



General Fund - Police

| <u>Acct.<br/>No.</u> | <u>Account Title</u>                      | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>Proposed</u> |
|----------------------|-------------------------------------------|-------------------------|---------------------------------------|------------------------------------|---------------------------|--------------------------|
| <b><u>Impact</u></b> |                                           |                         |                                       |                                    |                           |                          |
|                      | <b><u>Capital - \$5,000/item min.</u></b> |                         |                                       |                                    |                           |                          |
| 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                 | -                        |
|                      | <b>Total Capital</b>                      | <b>4,974,661</b>        | <b>1,798,185</b>                      | <b>3,338,000</b>                   | <b>1,824,672</b>          | <b>-</b>                 |
|                      |                                           |                         |                                       |                                    |                           |                          |
|                      | <b>Total Budget Request</b>               | <b>\$ 10,030,134</b>    | <b>\$ 6,230,709</b>                   | <b>\$ 10,441,960</b>               | <b>\$ 8,469,812</b>       | <b>\$ 8,694,740</b>      |
|                      |                                           |                         |                                       |                                    |                           |                          |



## General Fund - Public Works

| <u>Acct.<br/>No.</u> | <u>Account Title</u>               | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>Proposed</u> |
|----------------------|------------------------------------|-------------------------|---------------------------------------|------------------------------------|---------------------------|--------------------------|
|                      | <b><u>Personnel Services</u></b>   |                         |                                       |                                    |                           |                          |
| 10.80.4001.00        | Salaries                           | 397,155                 | 290,766                               | 473,000                            | 451,000                   | 668,200                  |
| 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                    | 50,860                   |
| 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                      |
|                      | <b>Total Personnel Services</b>    | <b>551,078</b>          | <b>413,553</b>                        | <b>683,200</b>                     | <b>653,400</b>            | <b>961,630</b>           |
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      | <b><u>Contractual Services</u></b> |                         |                                       |                                    |                           |                          |
| 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                   |
|                      | <b>Total Contractual Services</b>  | <b>12,385</b>           | <b>4,903</b>                          | <b>78,100</b>                      | <b>23,600</b>             | <b>44,100</b>            |
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      | <b><u>Commodities</u></b>          |                         |                                       |                                    |                           |                          |
| 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.<br/>No.</u> | <u>Account Title</u>               | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>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                    |
|                      | <b>Total Commodities</b>           | <b>73,295</b>           | <b>43,642</b>                         | <b>90,200</b>                      | <b>59,000</b>             | <b>63,750</b>            |
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      | <b>Other Charges</b>               |                         |                                       |                                    |                           |                          |
| 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                    |
|                      | <b>Total Other Charges</b>         | <b>18,800</b>           | <b>17,527</b>                         | <b>33,600</b>                      | <b>36,600</b>             | <b>35,500</b>            |
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      | <b>Capital - \$5,000/item min.</b> |                         |                                       |                                    |                           |                          |
| 10.80.4810.00        | Buildings                          | 27,423                  | -                                     | -                                  | -                         | -                        |
|                      | <b>Total Capital</b>               | <b>27,423</b>           | <b>-</b>                              | <b>-</b>                           | <b>-</b>                  | <b>-</b>                 |
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      | <b>Total Budget Request</b>        | <b>\$ 682,981</b>       | <b>\$ 479,624</b>                     | <b>\$ 885,100</b>                  | <b>\$ 772,600</b>         | <b>\$ 1,104,980</b>      |
|                      |                                    |                         |                                       |                                    |                           |                          |



# General Fund - Buildings

| <u>Acct.<br/>No.</u> | <u>Account Title</u>                      | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>Proposed</u> |
|----------------------|-------------------------------------------|-------------------------|---------------------------------------|------------------------------------|---------------------------|--------------------------|
|                      | <b><u>Contractual Services</u></b>        |                         |                                       |                                    |                           |                          |
| 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                  |
|                      | <b>Total Contractual Services</b>         | <b>284,504</b>          | <b>230,894</b>                        | <b>441,300</b>                     | <b>421,100</b>            | <b>408,000</b>           |
|                      |                                           |                         |                                       |                                    |                           |                          |
|                      | <b><u>Commodities</u></b>                 |                         |                                       |                                    |                           |                          |
| 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                    |
|                      | <b>Total Commodities</b>                  | <b>4,536</b>            | <b>5,787</b>                          | <b>8,000</b>                       | <b>6,500</b>              | <b>8,000</b>             |
|                      |                                           |                         |                                       |                                    |                           |                          |
|                      | <b><u>Other Charges</u></b>               |                         |                                       |                                    |                           |                          |
| 10.82.4540.00        | Insurance                                 | 32,097                  | 48,804                                | 69,900                             | 69,900                    | 96,200                   |
|                      | <b>Total Other Charges</b>                | <b>32,097</b>           | <b>48,804</b>                         | <b>69,900</b>                      | <b>69,900</b>             | <b>96,200</b>            |
|                      |                                           |                         |                                       |                                    |                           |                          |
|                      | <b><u>Capital - \$5,000/item min.</u></b> |                         |                                       |                                    |                           |                          |
| 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                |
|                      | <b>Total Capital</b>                      | <b>248,359</b>          | <b>858,222</b>                        | <b>4,875,000</b>                   | <b>4,336,325</b>          | <b>9,700,000</b>         |
|                      |                                           |                         |                                       |                                    |                           |                          |
|                      | <b>Total Budget Request</b>               | <b>\$ 569,496</b>       | <b>\$ 1,143,708</b>                   | <b>\$ 5,394,200</b>                | <b>\$ 4,833,825</b>       | <b>\$ 10,212,200</b>     |
|                      |                                           |                         |                                       |                                    |                           |                          |



**TOWN OF JOHNSTOWN  
ANNUAL BUDGET  
FY 2026**

**CONSERVATION TRUST FUND EXPENSE SUMMARY**

|                    | Personnel<br>Services | Contract<br>Services | Commodity | Other<br>Charges | Total<br>Operating<br>Costs | Capital<br>Outlay | Debt<br>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>CONSERVATION TRUST FUND REVENUES</u>                   | <u>Actuals</u>    | <u>Jan - Sep</u> | <u>Adopted</u>    | <u>Estimated</u>  | <u>Proposed</u>   |
|               |                                                           |                   | <u>Actuals</u>   | <u>Budget</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             |
|               | <b>TOTAL FUND REVENUES</b>                                | <b>\$ 117,894</b> | <b>\$ 89,272</b> | <b>\$ 118,000</b> | <b>\$ 122,300</b> | <b>\$ 117,000</b> |
|               | <b>UNRESTRICTED CASH BALANCE FORWARD (BEG. FUND BAL.)</b> |                   |                  |                   |                   | <b>\$ 147,842</b> |
|               | <b>TOTAL ANTICIPATED FUNDS AVAILABLE</b>                  | <b>\$ 117,894</b> | <b>\$ 89,272</b> | <b>\$ 118,000</b> | <b>\$ 122,300</b> | <b>\$ 264,842</b> |



# Conservation Trust Fund

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



**TOWN OF JOHNSTOWN  
ANNUAL BUDGET  
FY 2026**

**ARTS & CULTURE FUND EXPENSE SUMMARY**

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



# Arts and Culture Fund

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



**TOWN OF JOHNSTOWN  
ANNUAL BUDGET  
FY 2026**

**PARKS AND OPEN SPACE FUND EXPENSE SUMMARY**

|            | Personnel<br>Services | Contract<br>Services | Commodity  | Other<br>Charges | Total<br>Operating<br>Costs | Capital<br>Outlay | Impact<br>Outlay | Debt<br>Service | Total         |
|------------|-----------------------|----------------------|------------|------------------|-----------------------------|-------------------|------------------|-----------------|---------------|
| Parks Fund | 738,750               | 356,140              | 128,000    | 62,700           | 1,285,590                   | 1,465,000         | 9,500,000        | -               | 12,250,590    |
| Totals     | \$ 738,750            | \$ 356,140           | \$ 128,000 | \$ 62,700        | \$ 1,285,590                | \$ 1,465,000      | \$ 9,500,000     | \$ -            | \$ 12,250,590 |

Total Cash Available \$ 18,740,074

Ending Fund Balance \$ 6,489,484

|                   |       |       |       |       |        |        |        |       |         |
|-------------------|-------|-------|-------|-------|--------|--------|--------|-------|---------|
| % of Total Budget | 6.03% | 2.91% | 1.04% | 0.51% | 10.49% | 11.96% | 77.55% | 0.00% | 100.00% |
|-------------------|-------|-------|-------|-------|--------|--------|--------|-------|---------|



## Parks And Open Space Fund

| <b><u>PARKS AND OPEN SPACE FUND REVENUES</u></b>          |                              | <b><u>2024</u></b><br><b><u>Actuals</u></b> | <b><u>2025</u></b><br><b><u>Jan - Sep</u></b><br><b><u>Actuals</u></b> | <b><u>2025</u></b><br><b><u>Adopted</u></b><br><b><u>Budget</u></b> | <b><u>2025</u></b><br><b><u>Estimated</u></b> | <b><u>2026</u></b><br><b><u>Proposed</u></b> |
|-----------------------------------------------------------|------------------------------|---------------------------------------------|------------------------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------|----------------------------------------------|
| 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)                                     | -                                                                      | -                                                                   | -                                             | -                                            |
|                                                           |                              | <b>2,160,356</b>                            | <b>1,360,041</b>                                                       | <b>1,083,982</b>                                                    | <b>1,839,430</b>                              | <b>1,254,900</b>                             |
| 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                                    |
| <b>Total Fund Revenues</b>                                |                              | <b>\$ 1,290,000</b>                         | <b>\$ 2,140,000</b>                                                    | <b>\$ 2,140,000</b>                                                 | <b>\$ 2,140,000</b>                           | <b>\$ 10,640,000</b>                         |
| <b>Unrestricted Cash Balance Forward (Beg. Fund Bal.)</b> |                              |                                             |                                                                        |                                                                     |                                               | <b>\$ 8,100,074</b>                          |
| <b>TOTAL ANTICIPATED FUNDS AVAILABLE</b>                  |                              |                                             |                                                                        |                                                                     |                                               | <b>\$ 18,740,074</b>                         |



# Parks And Open Space Fund

| <u>Acct.<br/>No.</u> | <u>Account Title</u>                 | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>Proposed</u> |
|----------------------|--------------------------------------|-------------------------|---------------------------------------|------------------------------------|---------------------------|--------------------------|
|                      | <b><u>Personnel Services</u></b>     |                         |                                       |                                    |                           |                          |
| 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                   | 109,900                  |
| 34.90.4035.00        | Retirement Contribution              | 33,412                  | 28,351                                | 49,200                             | 46,400                    | 57,700                   |
|                      | <b>Total Personnel Services</b>      | <b>555,294</b>          | <b>471,705</b>                        | <b>632,900</b>                     | <b>725,400</b>            | <b>713,050</b>           |
|                      |                                      |                         |                                       |                                    |                           |                          |
|                      | <b><u>New Personnel Services</u></b> |                         |                                       |                                    |                           |                          |
| 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              | -                       | -                                     | -                                  | -                         | -                        |
|                      | <b>Total Personnel Services</b>      | <b>-</b>                | <b>-</b>                              | <b>-</b>                           | <b>-</b>                  | <b>25,700</b>            |
|                      |                                      |                         |                                       |                                    |                           |                          |
|                      | <b><u>Contractual Services</u></b>   |                         |                                       |                                    |                           |                          |
| 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.<br/>No.</u> | <u>Account Title</u>                      | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>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                   |
|                      | <b>Total Contractual Services</b>         | <b>307,669</b>          | <b>247,248</b>                        | <b>455,340</b>                     | <b>382,600</b>            | <b>356,140</b>           |
|                      |                                           |                         |                                       |                                    |                           |                          |
|                      | <b><u>Commodities</u></b>                 |                         |                                       |                                    |                           |                          |
| 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                    |
|                      | <b>Total Commodities</b>                  | <b>140,917</b>          | <b>82,608</b>                         | <b>122,300</b>                     | <b>109,800</b>            | <b>128,000</b>           |
|                      |                                           |                         |                                       |                                    |                           |                          |
|                      | <b><u>Other Charges</u></b>               |                         |                                       |                                    |                           |                          |
| 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                   |
|                      | <b>Total Other Charges</b>                | <b>42,312</b>           | <b>23,353</b>                         | <b>61,600</b>                      | <b>33,600</b>             | <b>62,700</b>            |
|                      |                                           |                         |                                       |                                    |                           |                          |
|                      | <b><u>Capital - \$5,000/item min.</u></b> |                         |                                       |                                    |                           |                          |
| 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                    | -                        |
|                      | <b>Total Capital</b>                      | <b>1,769,199</b>        | <b>1,113,513</b>                      | <b>491,600</b>                     | <b>490,425</b>            | <b>1,465,000</b>         |
|                      |                                           |                         |                                       |                                    |                           |                          |



Parks And Open Space Fund

| <u>Acct.<br/>No.</u> | <u>Account Title</u>                      | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>Proposed</u> |
|----------------------|-------------------------------------------|-------------------------|---------------------------------------|------------------------------------|---------------------------|--------------------------|
| <b><u>Impact</u></b> |                                           |                         |                                       |                                    |                           |                          |
|                      | <b><u>Capital - \$5,000/item min.</u></b> |                         |                                       |                                    |                           |                          |
| 34.90.4840.00        | Infrastructure                            | -                       | 940,627                               | 1,520,000                          | 1,250,000                 | 9,500,000                |
|                      | <b>Total Capital</b>                      | -                       | <b>940,627</b>                        | <b>1,520,000</b>                   | <b>1,250,000</b>          | <b>9,500,000</b>         |
|                      |                                           |                         |                                       |                                    |                           |                          |
|                      | <b>Total Budget Request</b>               | <b>\$ 2,815,391</b>     | <b>\$ 2,879,053</b>                   | <b>\$ 3,283,740</b>                | <b>\$ 2,991,825</b>       | <b>\$ 12,250,590</b>     |
|                      |                                           |                         |                                       |                                    |                           |                          |



**TOWN OF JOHNSTOWN  
ANNUAL BUDGET  
FY 2026**

**STREET AND ALLEY FUND EXPENSE SUMMARY**

|              | Personnel<br>Services | Contract<br>Services | Commodity  | Other<br>Charges | Total<br>Operating<br>Costs | Capital<br>Outlay | Impact<br>Outlay | Debt<br>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% |
|-------------------|-------|--------|-------|-------|--------|--------|-------|-------|---------|



## Street And Alley Fund

### STREET AND ALLEY FUND REVENUES

|                                                                | <u>2024</u><br><u>Actuals</u> | <u>2025</u><br><u>Jan - Sep</u><br><u>Actuals</u> | <u>2025</u><br><u>Adopted</u><br><u>Budget</u> | <u>2025</u><br><u>Estimated</u> | <u>2026</u><br><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                        | -                                                 | -                                              | -                               | -                              |
| <b>Subtotal</b>                                                | <b>12,749,513</b>             | <b>11,319,468</b>                                 | <b>8,128,940</b>                               | <b>15,719,504</b>               | <b>11,095,437</b>              |
| <b>Total Fund Revenues</b>                                     | <b>\$ 12,749,513</b>          | <b>\$ 11,319,468</b>                              | <b>\$ 8,128,940</b>                            | <b>\$ 15,719,504</b>            | <b>\$ 11,095,437</b>           |
| <b>Unrestricted Cash Balance Forward (Beg. Fund Bal.)</b>      |                               |                                                   |                                                |                                 | <b>\$ 31,516,295</b>           |
| <b>Total Anticipated Funds Available</b>                       |                               |                                                   |                                                |                                 | <b>\$ 42,611,732</b>           |



# Street And Alley Fund

| <u>Acct.<br/>No.</u> | <u>Account Title</u>               | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>Proposed</u> |
|----------------------|------------------------------------|-------------------------|---------------------------------------|------------------------------------|---------------------------|--------------------------|
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      | <b><u>Personnel Services</u></b>   |                         |                                       |                                    |                           |                          |
| 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                   |
|                      | <b>Total Personnel Services</b>    | <b>726,040</b>          | <b>676,794</b>                        | <b>1,070,490</b>                   | <b>968,150</b>            | <b>962,390</b>           |
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      | <b><u>New Personnel</u></b>        |                         |                                       |                                    |                           |                          |
| 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                   |
|                      | <b>Total New Personnel</b>         | <b>-</b>                | <b>-</b>                              | <b>-</b>                           | <b>-</b>                  | <b>214,610</b>           |
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      | <b><u>Contractual Services</u></b> |                         |                                       |                                    |                           |                          |
| 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.<br/>No.</u> | <u>Account Title</u>               | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>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                  |
|                      | <b>Total Contractual Services</b>  | <b>3,819,308</b>        | <b>1,945,757</b>                      | <b>4,321,320</b>                   | <b>4,283,120</b>          | <b>5,067,890</b>         |
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      | <b>Commodities</b>                 |                         |                                       |                                    |                           |                          |
| 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                    |
|                      | <b>Total Commodities</b>           | <b>377,145</b>          | <b>317,589</b>                        | <b>462,450</b>                     | <b>384,300</b>            | <b>430,950</b>           |
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      | <b>Other Charges</b>               |                         |                                       |                                    |                           |                          |
| 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                     | -                                     | -                                  | -                         | -                        |
|                      | <b>Total Other Charges</b>         | <b>8,127</b>            | <b>11,957</b>                         | <b>21,000</b>                      | <b>20,500</b>             | <b>24,200</b>            |
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      | <b>Capital - \$5,000/item min.</b> |                         |                                       |                                    |                           |                          |
| 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                  |
|                      | <b>Total Capital</b>               | <b>1,542,684</b>        | <b>4,635,628</b>                      | <b>5,689,500</b>                   | <b>5,207,500</b>          | <b>11,035,000</b>        |



Street And Alley Fund

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



**TOWN OF JOHNSTOWN  
ANNUAL BUDGET  
FY 2026**

**CAPITAL PROJECTS FUND EXPENSE SUMMARY**

|                  | Personnel<br>Services | Contract<br>Services | Commodity | Other<br>Charges | Total<br>Operating<br>Costs | Capital<br>Outlay | Debt<br>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% |
|-------------------|-------|-------|-------|-------|-------|--------|-------|---------|



## 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            |
|                                                           | <b>Subtotal</b>                | <b>2,578,408</b>    | <b>1,179,134</b>    | <b>900,000</b>    | <b>1,460,000</b>    | <b>8,460,000</b>     |
| <b>Total Fund Revenues</b>                                |                                | <b>\$ 2,578,408</b> | <b>\$ 1,179,134</b> | <b>\$ 900,000</b> | <b>\$ 1,460,000</b> | <b>\$ 8,460,000</b>  |
| <b>Unrestricted Cash Balance Forward (Beg. Fund Bal.)</b> |                                |                     |                     |                   |                     | <b>\$ 12,786,492</b> |
| <b>TOTAL ANTICIPATED FUNDS AVAILABLE</b>                  |                                |                     |                     |                   |                     | <b>\$ 21,246,492</b> |



# Capital Projects Fund

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



**TOWN OF JOHNSTOWN  
ANNUAL BUDGET  
FY 2026**

**TAX ALLOCATION EXPENSE SUMMARY**

|                | Personnel<br>Services | Contract<br>Services | Commodity | Other<br>Charges | Total<br>Operating<br>Costs | Capital<br>Outlay | Debt<br>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>TAX ALLOCATION FUND REVENUES</u>                       | <u>Actuals</u>      | <u>Jan - Sep</u>  | <u>Adopted</u>      | <u>Estimated</u>    | <u>Proposed</u>     |
|               |                                                           |                     | <u>Actuals</u>    | <u>Budget</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              |
|               |                                                           | <b>1,525,894</b>    | <b>766,250</b>    | <b>1,800,000</b>    | <b>1,750,000</b>    | <b>1,340,000</b>    |
|               | <b>Total Fund Revenues</b>                                | <b>\$ 1,525,894</b> | <b>\$ 766,250</b> | <b>\$ 1,800,000</b> | <b>\$ 1,750,000</b> | <b>\$ 1,340,000</b> |
|               | <b>Unrestricted Cash Balance Forward (Beg. Fund Bal.)</b> |                     |                   |                     |                     | <b>\$ (8,565)</b>   |
|               | <b>Total Anticipated Funds Available</b>                  |                     |                   |                     |                     | <b>\$ 1,331,435</b> |



Tax Allocation Fund

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



TOWN OF JOHNSTOWN  
ANNUAL BUDGET  
FY 2026

WATER FUND EXPENSE SUMMARY

|                      | Personnel<br>Services | Contract<br>Services | Commodity    | Other<br>Charges | Total<br>Operating<br>Costs | Capital<br>Outlay | Debt<br>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

12/31/2024 9/30/2025 12/31/2025

Rate Multiplier:

1.30

|                                               | <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>      |
| <b><u>WATER FUND REVENUES</u></b>             |                      |                      |                      |                      |                      |
| 70.01.3270.00 Watering Permit                 | 500                  | -                    | 250                  | -                    | -                    |
| 70.01.3440.00 Grants                          | -                    | -                    | -                    | -                    | 165,000              |
| 70.01.3810.00 Sales Of Potable Water          | 7,539,642            | 8,210,056            | 7,600,000            | 10,000,000           | 10,200,000           |
| 70.01.3815.00 Sales Of Non-potable Water      | 75,043               | 94,480               | 35,000               | 110,000              | 36,700               |
| 70.01.3820.00 Water Tap Fee                   | 4,372,587            | 3,102,473            | 2,230,000            | 3,500,000            | 2,264,700            |
| 70.01.3825.00 Raw Water Development Fee       | 3,844,569            | 2,690,763            | 1,890,000            | 2,800,000            | 1,944,000            |
| 70.01.3840.00 Hydrant/Bulk Water              | 633,612              | 165,431              | 180,000              | 365,000              | 340,000              |
| 70.01.3845.00 Water Lease                     | 38,133               | 42,335               | 20,000               | 42,335               | 42,000               |
| 70.01.3850.00 Water Share Fees                | 2,009,800            | 6,440,400            | 500,000              | 6,440,400            | 720,000              |
| 70.01.3852.00 Water Meter Fee                 | 314,654              | 215,468              | 146,000              | 300,000              | 142,500              |
| 70.01.3960.00 Interest Income                 | 1,999,381            | 2,571,029            | 1,200,000            | 3,200,000            | 1,600,000            |
| 70.01.3970.00 Miscellaneous                   | 341,492              | 853,364              | 125,000              | 1,000,000            | 125,000              |
| 70.01.3980.00 Proceeds From Issuance Of Bonds | 7,832                | -                    | -                    | -                    | -                    |
| 70.01.3985.00 Refund Of Expenditures          | 42,988               | 573,239              | -                    | 575,101              | -                    |
| 70.01.3995.00 Unrealized Gain On Investments  | 255,429              | -                    | -                    | -                    | -                    |
| 70.01.3999.00 Transfer In/Out                 | -                    | 50,700,000           | 50,700,000           | 50,700,000           | (70,000)             |
| <b>Subtotal</b>                               | <b>21,475,661</b>    | <b>75,659,039</b>    | <b>64,626,250</b>    | <b>79,032,836</b>    | <b>17,509,900</b>    |
| <b>Total Fund Revenues</b>                    | <b>\$ 21,475,661</b> | <b>\$ 75,659,039</b> | <b>\$ 64,626,250</b> | <b>\$ 79,032,836</b> | <b>\$ 17,509,900</b> |

Unrestricted Cash Balance Forward (Beg. Fund Bal.)

\$ 122,443,014

Less Contributed Capital

\$ -

Total Anticipated Funds Available

\$ 139,952,914



# Water Fund

| <u>Acct.<br/>No.</u> | <u>Account Title</u>              | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>Proposed</u> |
|----------------------|-----------------------------------|-------------------------|---------------------------------------|------------------------------------|---------------------------|--------------------------|
|                      | <b>Administrative Costs</b>       |                         |                                       |                                    |                           |                          |
|                      | <b>Personnel Services</b>         |                         |                                       |                                    |                           |                          |
| 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                   |
|                      | <b>Total Personnel Services</b>   | <b>128,695</b>          | <b>106,247</b>                        | <b>195,200</b>                     | <b>176,400</b>            | <b>264,660</b>           |
|                      |                                   |                         |                                       |                                    |                           |                          |
|                      | <b>Contractual Services</b>       |                         |                                       |                                    |                           |                          |
| 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                    |
|                      | <b>Total Contractual Services</b> | <b>153,404</b>          | <b>125,980</b>                        | <b>162,850</b>                     | <b>161,500</b>            | <b>165,850</b>           |
|                      |                                   |                         |                                       |                                    |                           |                          |
|                      | <b>Administrative Costs Total</b> | <b>282,099</b>          | <b>232,227</b>                        | <b>358,050</b>                     | <b>337,900</b>            | <b>430,510</b>           |
|                      |                                   |                         |                                       |                                    |                           |                          |
|                      | <b>Conservation Programming</b>   |                         |                                       |                                    |                           |                          |
|                      | <b>Contractual Services</b>       |                         |                                       |                                    |                           |                          |
| 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                    |
|                      | <b>Total Contractual</b>          | <b>-</b>                | <b>-</b>                              | <b>-</b>                           | <b>25,575</b>             | <b>136,400</b>           |



# Water Fund

| <u>Acct.<br/>No.</u> | <u>Account Title</u>        | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>Proposed</u> |
|----------------------|-----------------------------|-------------------------|---------------------------------------|------------------------------------|---------------------------|--------------------------|
|                      |                             |                         |                                       |                                    |                           |                          |
|                      | <b><u>Commodities</u></b>   |                         |                                       |                                    |                           |                          |
| 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                      |
|                      | <b>Total Commodities</b>    | -                       | -                                     | -                                  | <b>3,411</b>              | <b>2,575</b>             |
|                      |                             |                         |                                       |                                    |                           |                          |
|                      | <b><u>Other Charges</u></b> |                         |                                       |                                    |                           |                          |
| 70.14.4560.00        | Memberships& Subscriptions  | -                       | -                                     | -                                  | 525                       | 1,690                    |
|                      | <b>Total Other</b>          | -                       | -                                     | -                                  | <b>525</b>                | <b>1,690</b>             |
|                      |                             |                         |                                       |                                    |                           |                          |
|                      | <b>Total Conservation</b>   | -                       | -                                     | -                                  | <b>29,511</b>             | <b>140,665</b>           |
|                      |                             |                         |                                       |                                    |                           |                          |



# Water Fund

| <u>Acct.<br/>No.</u> | <u>Account Title</u>            | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>Proposed</u> |
|----------------------|---------------------------------|-------------------------|---------------------------------------|------------------------------------|---------------------------|--------------------------|
|                      | <b>Operational Costs</b>        |                         |                                       |                                    |                           |                          |
|                      | <b>Personnel Services</b>       |                         |                                       |                                    |                           |                          |
| 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                      |
|                      | <b>Total Personnel Services</b> | <b>719,992</b>          | <b>602,217</b>                        | <b>959,000</b>                     | <b>959,350</b>            | <b>1,372,530</b>         |
|                      |                                 |                         |                                       |                                    |                           |                          |
|                      | <b>Contractual Services</b>     |                         |                                       |                                    |                           |                          |
| 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.<br/>No.</u> | <u>Account Title</u>              | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>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                  |
|                      | <b>Total Contractual Services</b> | <b>1,308,224</b>        | <b>833,481</b>                        | <b>989,035</b>                     | <b>1,050,535</b>          | <b>1,569,760</b>         |
|                      |                                   |                         |                                       |                                    |                           |                          |
|                      | <b>Commodities</b>                |                         |                                       |                                    |                           |                          |
| 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                    |
|                      | <b>Total Commodities</b>          | <b>1,092,853</b>        | <b>812,781</b>                        | <b>1,195,100</b>                   | <b>1,196,461</b>          | <b>1,561,100</b>         |
|                      |                                   |                         |                                       |                                    |                           |                          |



# Water Fund

| <u>Acct.<br/>No.</u> | <u>Account Title</u>                      | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>Proposed</u> |
|----------------------|-------------------------------------------|-------------------------|---------------------------------------|------------------------------------|---------------------------|--------------------------|
|                      | <b><u>Other Charges</u></b>               |                         |                                       |                                    |                           |                          |
| 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                  |
|                      | <b>Total Other Charges</b>                | <b>1,004,396</b>        | <b>1,000,695</b>                      | <b>1,638,000</b>                   | <b>1,434,225</b>          | <b>1,689,290</b>         |
|                      |                                           |                         |                                       |                                    |                           |                          |
|                      | <b><u>Capital - \$5,000/item min.</u></b> |                         |                                       |                                    |                           |                          |
| 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                  |
|                      | <b>Total Capital</b>                      | <b>17,275,776</b>       | <b>16,798,410</b>                     | <b>58,200,000</b>                  | <b>41,023,845</b>         | <b>66,940,000</b>        |
|                      |                                           |                         |                                       |                                    |                           |                          |
|                      | <b><u>Debt Service</u></b>                |                         |                                       |                                    |                           |                          |
| 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                 | -                                     | -                                  | -                         | -                        |
|                      | <b>Total Debt</b>                         | <b>2,077,257</b>        | <b>1,616,500</b>                      | <b>4,790,750</b>                   | <b>4,790,750</b>          | <b>4,685,250</b>         |
|                      |                                           |                         |                                       |                                    |                           |                          |
|                      | <b>Operations Total:</b>                  | <b>23,478,498</b>       | <b>21,664,084</b>                     | <b>67,771,885</b>                  | <b>50,455,166</b>         | <b>77,817,930</b>        |
|                      |                                           |                         |                                       |                                    |                           |                          |



# Water Fund

| <u>Acct.<br/>No.</u> | <u>Account Title</u>                         | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>Proposed</u> |
|----------------------|----------------------------------------------|-------------------------|---------------------------------------|------------------------------------|---------------------------|--------------------------|
|                      | <b>Water - Collection &amp; Distribution</b> |                         |                                       |                                    |                           |                          |
|                      | <b>Personnel Services</b>                    |                         |                                       |                                    |                           |                          |
| 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                   |
|                      | <b>Total Personnel Services</b>              | <b>414,513</b>          | <b>379,114</b>                        | <b>580,000</b>                     | <b>605,450</b>            | <b>585,130</b>           |
|                      |                                              |                         |                                       |                                    |                           |                          |
|                      | <b>New Personnel</b>                         |                         |                                       |                                    |                           |                          |
| 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                    |
|                      | <b>Total Personnel Services</b>              | <b>-</b>                | <b>-</b>                              | <b>-</b>                           | <b>-</b>                  | <b>56,320</b>            |
|                      |                                              |                         |                                       |                                    |                           |                          |
|                      | <b>Contractual Services</b>                  |                         |                                       |                                    |                           |                          |
| 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.<br/>No.</u> | <u>Account Title</u>              | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>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                      |
|                      | <b>Total Contractual Services</b> | <b>185,176</b>          | <b>98,325</b>                         | <b>200,210</b>                     | <b>189,450</b>            | <b>233,450</b>           |
|                      |                                   |                         |                                       |                                    |                           |                          |
|                      | <b>Commodities</b>                |                         |                                       |                                    |                           |                          |
| 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                  |
|                      | <b>Total Commodities</b>          | <b>563,042</b>          | <b>436,270</b>                        | <b>503,575</b>                     | <b>502,900</b>            | <b>555,240</b>           |
|                      |                                   |                         |                                       |                                    |                           |                          |
|                      | <b>Other Charges</b>              |                         |                                       |                                    |                           |                          |



# Water Fund

| <u>Acct.<br/>No.</u> | <u>Account Title</u>               | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>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                   |
|                      | <b>Total Other Charges</b>         | <b>33,235</b>           | <b>1,331</b>                          | <b>11,000</b>                      | <b>1,200</b>              | <b>12,100</b>            |
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      | <b>Capital - \$5,000/Item Min.</b> |                         |                                       |                                    |                           |                          |
| 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              | -                                     | -                                  | -                         | -                        |
|                      | <b>Total Capital</b>               | <b>12,419,482</b>       | <b>3,122,702</b>                      | <b>4,679,000</b>                   | <b>3,398,953</b>          | <b>1,780,000</b>         |
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      | <b>Total C&amp;D</b>               | <b>13,615,448</b>       | <b>4,037,743</b>                      | <b>5,973,785</b>                   | <b>4,697,953</b>          | <b>3,222,240</b>         |
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      | <b>Total Budget Request</b>        | <b>\$ 37,376,045</b>    | <b>\$ 25,934,054</b>                  | <b>\$ 74,103,720</b>               | <b>\$ 55,520,530</b>      | <b>\$ 81,611,345</b>     |
|                      |                                    |                         |                                       |                                    |                           |                          |



TOWN OF JOHNSTOWN  
ANNUAL BUDGET  
FY 2026

SEWER FUND EXPENSE SUMMARY

|                      | Personnel<br>Services | Contract<br>Services | Commodity  | Other<br>Charges | Total<br>Operating<br>Costs | Capital<br>Outlay | Debt<br>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>      |
| <b><u>SEWER FUND REVENUES</u></b>                         |                                |                      | <b><u>Actuals</u></b> | <b><u>Budget</u></b> |                      |                      |
| 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                 | -                    | -                    | -                    |
| <b>Subtotal</b>                                           |                                | <b>14,576,679</b>    | <b>12,314,538</b>     | <b>8,549,463</b>     | <b>13,754,936</b>    | <b>10,907,700</b>    |
| <b>Total Fund Revenues</b>                                |                                | <b>\$ 14,576,679</b> | <b>\$ 12,314,538</b>  | <b>\$ 8,549,463</b>  | <b>\$ 13,754,936</b> | <b>\$ 10,907,700</b> |
| <b>Unrestricted Cash Balance Forward (Beg. Fund Bal.)</b> |                                |                      |                       |                      | \$ 33,117,708        |                      |
| <b>Total Anticipated Funds Available</b>                  |                                |                      |                       |                      | <b>\$ 44,025,408</b> |                      |



Sewer Fund

| <u>Acct.<br/>No.</u>        | <u>Account Title</u>              | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>Proposed</u> |
|-----------------------------|-----------------------------------|-------------------------|---------------------------------------|------------------------------------|---------------------------|--------------------------|
| <b>Administrative Costs</b> |                                   |                         |                                       |                                    |                           |                          |
|                             | <b>Personnel Services</b>         |                         |                                       |                                    |                           |                          |
| 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                   |
|                             | <b>Total Personnel Services</b>   | <b>127,736</b>          | <b>75,947</b>                         | <b>118,400</b>                     | <b>118,400</b>            | <b>130,330</b>           |
|                             |                                   |                         |                                       |                                    |                           |                          |
|                             | <b>Contractual Services</b>       |                         |                                       |                                    |                           |                          |
| 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                   |
|                             | <b>Total Contractual Services</b> | <b>78,267</b>           | <b>115,449</b>                        | <b>148,500</b>                     | <b>147,500</b>            | <b>153,500</b>           |
|                             |                                   |                         |                                       |                                    |                           |                          |
|                             | <b>Total Administrative Costs</b> | <b>206,003</b>          | <b>191,397</b>                        | <b>266,900</b>                     | <b>265,900</b>            | <b>283,830</b>           |
| <b>Operational Costs</b>    |                                   |                         |                                       |                                    |                           |                          |
|                             | <b>Personnel Services</b>         |                         |                                       |                                    |                           |                          |
| 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.<br/>No.</u> | <u>Account Title</u>               | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>Proposed</u> |
|----------------------|------------------------------------|-------------------------|---------------------------------------|------------------------------------|---------------------------|--------------------------|
|                      | <b>Total Personnel Services</b>    | <b>686,436</b>          | <b>386,691</b>                        | <b>815,100</b>                     | <b>815,100</b>            | <b>704,570</b>           |
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      | <b><u>New Personnel</u></b>        |                         |                                       |                                    |                           |                          |
| 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                      |
|                      | <b>Total New Personnel</b>         | <b>-</b>                | <b>-</b>                              | <b>-</b>                           | <b>-</b>                  | <b>152,100</b>           |
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      | <b><u>Contractual Services</u></b> |                         |                                       |                                    |                           |                          |
| 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                  |
|                      | <b>Total Contractual Services</b>  | <b>689,227</b>          | <b>460,279</b>                        | <b>870,000</b>                     | <b>707,800</b>            | <b>959,400</b>           |
|                      |                                    |                         |                                       |                                    |                           |                          |



# Sewer Fund

| <u>Acct.<br/>No.</u> | <u>Account Title</u>                      | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>Proposed</u> |
|----------------------|-------------------------------------------|-------------------------|---------------------------------------|------------------------------------|---------------------------|--------------------------|
|                      | <b><u>Commodities</u></b>                 |                         |                                       |                                    |                           |                          |
| 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                    |
|                      | <b>Total Commodities</b>                  | <b>276,499</b>          | <b>180,247</b>                        | <b>301,300</b>                     | <b>285,550</b>            | <b>338,750</b>           |
|                      |                                           |                         |                                       |                                    |                           |                          |
|                      | <b><u>Other Charges</u></b>               |                         |                                       |                                    |                           |                          |
| 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                      |
|                      | <b>Total Other Charges</b>                | <b>847,628</b>          | <b>726,160</b>                        | <b>1,536,500</b>                   | <b>1,141,000</b>          | <b>1,680,600</b>         |
|                      |                                           |                         |                                       |                                    |                           |                          |
|                      | <b><u>Capital - \$5,000/item min.</u></b> |                         |                                       |                                    |                           |                          |
| 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                 | -                        |
|                      | <b>Total Capital</b>                      | <b>22,266,932</b>       | <b>15,379,901</b>                     | <b>23,610,000</b>                  | <b>21,137,030</b>         | <b>6,540,000</b>         |
|                      |                                           |                         |                                       |                                    |                           |                          |



# Sewer Fund

| <u>Acct.<br/>No.</u>                         | <u>Account Title</u>             | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>Proposed</u> |
|----------------------------------------------|----------------------------------|-------------------------|---------------------------------------|------------------------------------|---------------------------|--------------------------|
|                                              | <b><u>Debt Service</u></b>       |                         |                                       |                                    |                           |                          |
| 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                 | -                       | -                                     | -                                  | -                         | -                        |
|                                              | <b>Total Debt Service</b>        | <b>2,764,275</b>        | <b>934,950</b>                        | <b>2,769,900</b>                   | <b>2,769,900</b>          | <b>2,764,900</b>         |
|                                              |                                  |                         |                                       |                                    |                           |                          |
| <b>Sewer - Collection &amp; Distribution</b> |                                  |                         |                                       |                                    |                           |                          |
|                                              | <b><u>Personnel Services</u></b> |                         |                                       |                                    |                           |                          |
| 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                   |
|                                              | <b>Total Personnel Services</b>  | <b>246,413</b>          | <b>220,662</b>                        | <b>300,400</b>                     | <b>334,900</b>            | <b>462,400</b>           |
|                                              |                                  |                         |                                       |                                    |                           |                          |
|                                              | <b><u>New Personnel</u></b>      |                         |                                       |                                    |                           |                          |
| 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                    |
|                                              | <b>Total New Personnel</b>       | <b>-</b>                | <b>-</b>                              | <b>-</b>                           | <b>-</b>                  | <b>56,320</b>            |
|                                              |                                  |                         |                                       |                                    |                           |                          |

## Sewer Fund

| <u>Acct.<br/>No.</u> | <u>Account Title</u>               | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>Proposed</u> |
|----------------------|------------------------------------|-------------------------|---------------------------------------|------------------------------------|---------------------------|--------------------------|
|                      | <b><u>Contractual Services</u></b> |                         |                                       |                                    |                           |                          |
| 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                   |
|                      | <b>Total Contractual Services</b>  | <b>209,959</b>          | <b>163,186</b>                        | <b>385,800</b>                     | <b>343,000</b>            | <b>588,490</b>           |
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      | <b><u>Commodities</u></b>          |                         |                                       |                                    |                           |                          |
| 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                    |
|                      | <b>Total Commodities</b>           | <b>46,883</b>           | <b>27,370</b>                         | <b>51,100</b>                      | <b>50,400</b>             | <b>62,600</b>            |
|                      |                                    |                         |                                       |                                    |                           |                          |



# Sewer Fund

| <u>Acct.<br/>No.</u> | <u>Account Title</u>                      | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>Proposed</u> |
|----------------------|-------------------------------------------|-------------------------|---------------------------------------|------------------------------------|---------------------------|--------------------------|
|                      | <b><u>Other Charges</u></b>               |                         |                                       |                                    |                           |                          |
| 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                   |
|                      | <b>Total Other Charges</b>                | <b>1,296</b>            | <b>988</b>                            | <b>11,000</b>                      | <b>1,200</b>              | <b>15,600</b>            |
|                      |                                           |                         |                                       |                                    |                           |                          |
|                      | <b><u>Capital - \$5,000/Item Min.</u></b> |                         |                                       |                                    |                           |                          |
| 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                   |
|                      | <b>Total Capital</b>                      | <b>4,223,974</b>        | <b>892,760</b>                        | <b>2,204,000</b>                   | <b>898,953</b>            | <b>2,230,000</b>         |
|                      |                                           |                         |                                       |                                    |                           |                          |
|                      |                                           |                         |                                       |                                    |                           |                          |
|                      | <b>Total Budget Request</b>               | <b>32,465,524</b>       | <b>19,564,590</b>                     | <b>33,122,000</b>                  | <b>28,750,733</b>         | <b>16,839,560</b>        |
|                      |                                           |                         |                                       |                                    |                           |                          |

**TOWN OF JOHNSTOWN  
ANNUAL BUDGET  
FY 2026**

**DRAINAGE FUND EXPENSE SUMMARY**

|                      | Personnel<br>Services | Contract<br>Services | Commodity | Other<br>Charges | Total<br>Operating<br>Costs | Capital<br>Outlay | Debt<br>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>     |
| <b><u>DRAINAGE FUND REVENUES</u></b>                      |                                |                     | <b><u>Actuals</u></b> | <b><u>Budget</u></b> |                     |                     |
| 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)            |
| <b>Subtotal</b>                                           |                                | <b>1,466,102</b>    | <b>1,136,336</b>      | <b>1,063,780</b>     | <b>1,446,780</b>    | <b>1,378,000</b>    |
| <b>Total Fund Revenues</b>                                |                                | <b>\$ 1,466,102</b> | <b>\$ 1,136,336</b>   | <b>\$ 1,063,780</b>  | <b>\$ 1,446,780</b> | <b>\$ 1,378,000</b> |
| <b>Unrestricted Cash Balance Forward (Beg. Fund Bal.)</b> |                                |                     |                       |                      |                     | <b>\$ 4,577,279</b> |
| <b>Total Anticipated Funds Available</b>                  |                                |                     |                       |                      |                     | <b>\$ 5,955,279</b> |

# Drainage Fund

| <u>Acct.<br/>No.</u>        | <u>Account Title</u>               | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>Proposed</u> |
|-----------------------------|------------------------------------|-------------------------|---------------------------------------|------------------------------------|---------------------------|--------------------------|
| <b>Administrative Costs</b> |                                    |                         |                                       |                                    |                           |                          |
|                             | <b><u>Personnel Services</u></b>   |                         |                                       |                                    |                           |                          |
| 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                    |
|                             | <b>Total Personnel Services</b>    | <b>101,803</b>          | <b>44,253</b>                         | <b>46,350</b>                      | <b>46,350</b>             | <b>41,160</b>            |
|                             |                                    |                         |                                       |                                    |                           |                          |
|                             | <b><u>Contractual Services</u></b> |                         |                                       |                                    |                           |                          |
| 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                   |
|                             | <b>Total Contractual Services</b>  | <b>53,527</b>           | <b>39,396</b>                         | <b>50,200</b>                      | <b>49,800</b>             | <b>49,800</b>            |
|                             |                                    |                         |                                       |                                    |                           |                          |
|                             | <b>Total Administrative Costs</b>  | <b>155,330</b>          | <b>83,648</b>                         | <b>96,550</b>                      | <b>96,150</b>             | <b>90,960</b>            |
| <b>Operational Costs</b>    |                                    |                         |                                       |                                    |                           |                          |
|                             |                                    |                         |                                       |                                    |                           |                          |
|                             | <b><u>Personnel Services</u></b>   |                         |                                       |                                    |                           |                          |
| 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.<br/>No.</u> | <u>Account Title</u>               | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>Proposed</u> |
|----------------------|------------------------------------|-------------------------|---------------------------------------|------------------------------------|---------------------------|--------------------------|
| 74.90.4035.00        | Retirement Contribution            | 10,893                  | 8,480                                 | 13,300                             | 13,300                    | 13,700                   |
|                      | <b>Total Personnel Services</b>    | <b>144,741</b>          | <b>112,661</b>                        | <b>171,500</b>                     | <b>171,500</b>            | <b>180,620</b>           |
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      | <b><u>Contractual Services</u></b> |                         |                                       |                                    |                           |                          |
| 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                    |
|                      | <b>Total Contractual Services</b>  | <b>56,713</b>           | <b>20,917</b>                         | <b>477,000</b>                     | <b>211,000</b>            | <b>374,000</b>           |
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      | <b><u>Commodities</u></b>          |                         |                                       |                                    |                           |                          |
| 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                    |
|                      | <b>Total Commodities</b>           | <b>7,335</b>            | <b>5,393</b>                          | <b>15,200</b>                      | <b>10,700</b>             | <b>12,200</b>            |
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      | <b><u>Other Charges</u></b>        |                         |                                       |                                    |                           |                          |
| 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                    |
|                      | <b>Total Other Charges</b>         | <b>44,935</b>           | <b>37,655</b>                         | <b>84,200</b>                      | <b>65,500</b>             | <b>69,600</b>            |
|                      |                                    |                         |                                       |                                    |                           |                          |

# Drainage Fund

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



**TOWN OF JOHNSTOWN  
ANNUAL BUDGET  
FY 2026**

**CEMETERY PERPETUAL EXPENSE SUMMARY**

|                      | Personnel<br>Services | Contract<br>Services | Commodity | Other<br>Charges | Total<br>Operating<br>Costs | Capital<br>Outlay | Debt<br>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            |
|                                                           | <b>Subtotal</b>       | <b>21,561</b>    | <b>15,638</b>    | <b>16,310</b>    | <b>18,360</b>    | <b>18,000</b>    |
| <b>Total Fund Revenues</b>                                |                       | <b>\$ 21,561</b> | <b>\$ 15,638</b> | <b>\$ 16,310</b> | <b>\$ 18,360</b> | <b>\$ 18,000</b> |
| <b>Unrestricted Cash Balance Forward (Beg. Fund Bal.)</b> |                       |                  |                  |                  | <b>\$</b>        | <b>226,132</b>   |
| <b>Total Anticipated Funds Available</b>                  |                       |                  |                  |                  | <b>\$</b>        | <b>244,132</b>   |



# Cemetery Perpetual Fund

| <u>Acct.<br/>No.</u> | <u>Account Title</u>                      | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>Proposed</u> |
|----------------------|-------------------------------------------|-------------------------|---------------------------------------|------------------------------------|---------------------------|--------------------------|
|                      | <b><u>Contractual Services</u></b>        |                         |                                       |                                    |                           |                          |
| 80.90.4150.00        | Professional Services                     | -                       | -                                     | -                                  | -                         | -                        |
|                      | <b>Total Contractual Services</b>         | -                       | -                                     | -                                  | -                         | -                        |
|                      |                                           |                         |                                       |                                    |                           |                          |
|                      | <b><u>Other Charges</u></b>               |                         |                                       |                                    |                           |                          |
| 80.90.4570.00        | Miscellaneous                             | -                       | -                                     | -                                  | -                         | -                        |
|                      | <b>Total Other Charges</b>                | -                       | -                                     | -                                  | -                         | -                        |
|                      |                                           |                         |                                       |                                    |                           |                          |
|                      | <b><u>Transfers</u></b>                   |                         |                                       |                                    |                           |                          |
| 80.90.4999.00        | Transfers Out                             | -                       | -                                     | -                                  | -                         | -                        |
|                      | <b>Total Trasfers Out</b>                 | -                       | -                                     | -                                  | -                         | -                        |
|                      |                                           |                         |                                       |                                    |                           |                          |
|                      | <b><u>Capital - \$5,000/item min.</u></b> |                         |                                       |                                    |                           |                          |
| 80.90.4840.00        | Infrastructure                            | -                       | -                                     | -                                  | -                         | -                        |
|                      | <b>Total Capital</b>                      | -                       | -                                     | -                                  | -                         | -                        |
|                      |                                           |                         |                                       |                                    |                           |                          |
|                      | <b>Total Budget Request</b>               | \$ -                    | \$ -                                  | \$ -                               | \$ -                      | \$ -                     |
|                      |                                           |                         |                                       |                                    |                           |                          |

**TOWN OF JOHNSTOWN  
ANNUAL BUDGET  
FY 2026**

**LIBRARY FUND EXPENSE SUMMARY**

|              | Personnel<br>Services | Contract<br>Services | Commodity  | Other<br>Charges | Total<br>Operating<br>Costs | Capital<br>Outlay | Debt<br>Service | Total        |
|--------------|-----------------------|----------------------|------------|------------------|-----------------------------|-------------------|-----------------|--------------|
| Library Fund | 1,440,000             | 385,000              | 318,500    | 642,050          | 2,785,550                   | 1,335,000         | -               | 4,120,550    |
| Totals       | \$ 1,440,000          | \$ 385,000           | \$ 318,500 | \$ 642,050       | \$ 2,785,550                | \$ 1,335,000      | \$ -            | \$ 4,120,550 |

Total Cash Available \$ 16,646,916

Ending Fund Balance \$ 12,526,366

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

\$ 4,120,550



## 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)            |
| <b>Subtotal</b>                                           |                                 | <b>5,907,028</b>    | <b>5,293,093</b>    | <b>5,461,174</b>    | <b>4,725,339</b>    | <b>4,163,024</b>     |
| <b>Total Fund Revenues</b>                                |                                 | <b>\$ 5,907,028</b> | <b>\$ 5,293,093</b> | <b>\$ 5,461,174</b> | <b>\$ 4,725,339</b> | <b>\$ 4,163,024</b>  |
| <b>Unrestricted Cash Balance Forward (Beg. Fund Bal.)</b> |                                 |                     |                     |                     |                     | <b>\$ 12,483,892</b> |
| <b>Total Anticipated Funds Available</b>                  |                                 |                     |                     |                     |                     | <b>\$ 16,646,916</b> |

Library Fund

| <u>Acct.<br/>No.</u> | <u>Account Title</u>               | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>Proposed</u> |
|----------------------|------------------------------------|-------------------------|---------------------------------------|------------------------------------|---------------------------|--------------------------|
|                      | <b><u>Personnel Services</u></b>   |                         |                                       |                                    |                           |                          |
| 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                                | -                                  | -                         | -                        |
|                      | <b>Total Personnel Services</b>    | <b>648,182</b>          | <b>592,959</b>                        | <b>1,150,000</b>                   | <b>720,000</b>            | <b>1,440,000</b>         |
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      | <b><u>Contractual Services</u></b> |                         |                                       |                                    |                           |                          |
| 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                   |
|                      | <b>Total Contractual Services</b>  | <b>389,516</b>          | <b>93,909</b>                         | <b>367,000</b>                     | <b>230,000</b>            | <b>385,000</b>           |
|                      |                                    |                         |                                       |                                    |                           |                          |
|                      | <b><u>Commodities</u></b>          |                         |                                       |                                    |                           |                          |
| 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                  |
|                      | <b>Total Commodities</b>           | <b>106,192</b>          | <b>52,011</b>                         | <b>217,500</b>                     | <b>213,000</b>            | <b>318,500</b>           |
|                      |                                    |                         |                                       |                                    |                           |                          |



Library Fund

| <u>Acct.<br/>No.</u> | <u>Account Title</u>                      | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>Proposed</u> |
|----------------------|-------------------------------------------|-------------------------|---------------------------------------|------------------------------------|---------------------------|--------------------------|
|                      | <b><u>Other Charges</u></b>               |                         |                                       |                                    |                           |                          |
| 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                 | 639,550                  |
|                      | <b>Total Other Charges</b>                | <b>235,007</b>          | <b>(143,470)</b>                      | <b>224,500</b>                     | <b>1,566,000</b>          | <b>642,050</b>           |
|                      |                                           |                         |                                       |                                    |                           |                          |
|                      | <b><u>Capital - \$5,000/item min.</u></b> |                         |                                       |                                    |                           |                          |
| 92.90.4810.00        | Buildings                                 | 13,000                  | 167,751                               | 2,200,000                          | 3,510,000                 | 1,335,000                |
|                      | <b>Total Capital</b>                      | <b>13,000</b>           | <b>167,751</b>                        | <b>2,200,000</b>                   | <b>3,510,000</b>          | <b>1,335,000</b>         |
|                      |                                           |                         |                                       |                                    |                           |                          |
|                      | <b>Total Budget Request</b>               | <b>\$ 1,391,897</b>     | <b>\$ 763,159</b>                     | <b>\$ 4,159,000</b>                | <b>\$ 6,239,000</b>       | <b>\$ 4,120,550</b>      |
|                      |                                           |                         |                                       |                                    |                           |                          |

**TOWN OF JOHNSTOWN  
ANNUAL BUDGET  
FY 2026**

**RECREATION CENTER FUND SUMMARY**

|                      | Personnel<br>Services | Contract<br>Services | Commodity | Other<br>Charges | Total<br>Operating<br>Costs | Capital<br>Outlay | Debt<br>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><br><u>Actuals</u> | <u>2025</u><br><u>Jan - Sep</u><br><u>Actuals</u> | <u>2025</u><br><u>Adopted</u><br><u>Budget</u> | <u>2025</u><br><u>Estimated</u> | <u>2026</u><br><u>Proposed</u> |
|-----------------------------------------------------------|-----------------|-------------------------------|---------------------------------------------------|------------------------------------------------|---------------------------------|--------------------------------|
| 96.01.3999.00                                             | Transfer In     | 503,000                       | 505,000                                           | 505,000                                        | 505,000                         | 655,000                        |
|                                                           | <b>Subtotal</b> | <b>503,000</b>                | <b>505,000</b>                                    | <b>505,000</b>                                 | <b>505,000</b>                  | <b>655,000</b>                 |
| <b>Total Fund Revenues</b>                                |                 | <b>\$ 503,000</b>             | <b>\$ 505,000</b>                                 | <b>\$ 505,000</b>                              | <b>\$ 505,000</b>               | <b>\$ 655,000</b>              |
| <b>Unrestricted Cash Balance Forward (Beg. Fund Bal.)</b> |                 |                               |                                                   |                                                |                                 | \$ 163,945                     |
| <b>Total Anticipated Funds Available</b>                  |                 |                               |                                                   |                                                |                                 | <b>\$ 818,945</b>              |

Recreation Center Fund

| <u>Acct.<br/>No.</u> | <u>Account Title</u>                      | <u>2024<br/>Actuals</u> | <u>2025<br/>Jan - Sep<br/>Actuals</u> | <u>2025<br/>Adopted<br/>Budget</u> | <u>2025<br/>Estimated</u> | <u>2026<br/>Proposed</u> |
|----------------------|-------------------------------------------|-------------------------|---------------------------------------|------------------------------------|---------------------------|--------------------------|
|                      |                                           |                         |                                       |                                    |                           |                          |
|                      | <b><u>Contractual Services</u></b>        |                         |                                       |                                    |                           |                          |
| 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                  | -                                     | -                                  | -                         | -                        |
|                      | <b>Total Contractual Services</b>         | <b>362,641</b>          | <b>380,928</b>                        | <b>505,000</b>                     | <b>505,000</b>            | <b>505,000</b>           |
|                      |                                           |                         |                                       |                                    |                           |                          |
|                      | <b><u>Capital - \$5,000/item min.</u></b> |                         |                                       |                                    |                           |                          |
| 96.90.4810.00        | Buildings                                 | -                       | -                                     | -                                  | -                         | -                        |
| 96.90.4830.00        | Equipment                                 | -                       | -                                     | -                                  | -                         | 150,000                  |
|                      | <b>Total Capital</b>                      | <b>-</b>                | <b>-</b>                              | <b>-</b>                           | <b>-</b>                  | <b>150,000</b>           |
|                      |                                           |                         |                                       |                                    |                           |                          |
|                      | <b>Total Budget Request</b>               | <b>\$ 362,641</b>       | <b>\$ 380,928</b>                     | <b>\$ 505,000</b>                  | <b>\$ 505,000</b>         | <b>\$ 655,000</b>        |
|                      |                                           |                         |                                       |                                    |                           |                          |



| <u>Account Title</u>         | <u>Description</u>                                                           |
|------------------------------|------------------------------------------------------------------------------|
| <b>Contractual Services</b>  |                                                                              |
| 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                      |
| <b>Commodities</b>           |                                                                              |
| 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>                                        |
|-----------------------------|-----------------------------------------------------------|
| <b>Other Charges</b>        |                                                           |
| 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                |                                                           |
| <b>Capital</b>              |                                                           |
|                             | Any purchases of items/projects that are at least \$5,000 |
| Art                         |                                                           |
| Buildings                   |                                                           |
| Easements                   |                                                           |
| Equipment                   |                                                           |
| Infrastructure              |                                                           |
| Land                        |                                                           |
| Vehicles                    |                                                           |
| Water Shares                |                                                           |
| Other Improvements          |                                                           |
| <b>Debt Service</b>         |                                                           |
| Principal                   |                                                           |
| Interest                    |                                                           |
| Fees                        |                                                           |



**Exhibit B****Town of Johnstown 2026 Amended Proposed Budget Changes**

**General Fund** – There has been a decrease in fund balance of \$1,548,616. The changes are detailed as follows:

| <b>Description</b>                                                                                                                                                 | <b>Impact</b> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| 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) | 59,463        |
| 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 \$62,295. The changes are detailed as follows:

| <b>Description</b>                                                             | <b>Impact</b> |
|--------------------------------------------------------------------------------|---------------|
| Revenues – increase estimated Cemetery Lot Purchases (2025)                    | \$15,000      |
| Expenditures – removal of Cemetery Manager position (2026)                     | 123,320       |
| Expenditures – compensation and insurance estimates                            | -10,600       |
| 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:

| <b>Description</b>                                                | <b>Impact</b> |
|-------------------------------------------------------------------|---------------|
| 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 \$4,120,550 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 |



450 S. Parish Avenue  
Johnstown, CO 80534  
970-587-4664  
[JohnstownCO.gov](http://JohnstownCO.gov)

## Town Council Agenda Communication

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**Agenda Date:** November 17, 2025

**Subject:** Ordinance 2025-279 for Land Use and Development Code Amendments

**Attachments:** 1. Ordinance 2025-279

**Presented by:** Jeremy Gleim, Planning and Development Director

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### Agenda Item Description:

In 2023, the Town Council adopted the current Land Use and Development Code (LUDC). This was a comprehensive update to the previous code, meaning the prior code was abandoned in its entirety in favor of the current LUDC. As written in Section 17-1-3 of the LUDC, this development code is adopted to promote the public health, safety, and welfare of the Town and its citizens and businesses. Specifically, the regulations have the following purposes:

1. Implement the Comprehensive Plan, and other plans and programs authorized under the guidance of the Comprehensive Plan.
2. Ensure long-term value and the physical, social, and economic well-being of residents and businesses through coordinated public and private investment.
3. Promote planning and urban design that emphasizes distinct places and unique elements of community character throughout Johnstown.
4. Provide parks, trails, natural areas, and civic spaces and organize development around systems of connected open spaces.
5. Secure proper arrangement and design of streets to shape efficient development patterns, implement multimodal networks, coordinate with existing and planned streets, and improve mobility and access.
6. Divide the Town into zones and districts that promote the character, intensity, and development patterns of distinct places identified in the Comprehensive Plan.
7. Regulate and restrict the development and use of buildings and land within each zoning district to create compatibility within districts and transitions between complimentary districts, uses, and buildings.
8. Secure adequate provisions for water, storm drainage, wastewater facilities and other public improvements based upon local, state, and federal requirements.

Regulatory documents like the LUDC are considered “living” documents, because they require amending and updating on a somewhat regular basis to accommodate changes in state legislature, modifications of standards, and general maintenance to ensure better alignment with industry standards and long-term visioning within the Town. Amendments are also used to introduce new processes/requirements where gaps are identified. Most likely, staff will process a round of amendments annually toward the end of each calendar year.



### **Proposed Amendments**

The following amendments are being proposed. This staff report provides a high-level overview of the amendments and their purpose. The attached ordinance contains the language specific to each amendment, which will be memorialized within the LUDC.

#### **Amendment 1: Board of Adjustments**

The Board of Adjustment (BOA) is a review body that has limited authority to grant variances and hear/decide appeals of decisions that are made by the Director in the interpretation and/or enforcement of the LUDC. The current LUDC provides the framework and administrative overview for the BOA; however, no BOA was ever officially designated. This amendment would empower the Planning & Zoning Commission (PZC) to act as the BOA.

#### **Amendment 2: Final Plat Approvals**

The current process for reviewing and approving Final Plats is via public hearing before the Town Council. Staff are recommending that Final Plats still be approved by the Town Council, but through a consent agenda process rather than a public hearing. This is being recommended because Preliminary Plats require public hearings before the PZC and Town Council for consideration and approval. Upon approval of a Preliminary Plat, an applicant has two years to process a Final Plat and create the legal lots that are proposed with said Preliminary Plat. Provided the Final Plat is consistent with the Preliminary Plat, there is no good reason to hold another public hearing for the project. If a Final Plat is not consistent with the approved Preliminary Plat, staff will not move the Final Plat to Town Council for consideration.

#### **Amendment 3: Minor Amendments to Approved Projects**

The LUDC does not currently have a process for reviewing amendments to approved projects. These provisions will provide staff and the development community with a defined process for these types of reviews. The benefit of this addition to the LUDC is to better organize projects over time, as well as ensuring that any conditions/considerations that were imposed with the original approvals are still being met. These are administrative reviews that will be reviewed and considered at the staff level. Major amendments to approved projects will follow alternative processes that will require PZC and Town Council review.

#### **Amendment 4: Fast Track Permitting for Affordable Housing Projects**

The purpose of this amendment is to create an expedited review process for affordable housing projects, provided they meet certain eligibility requirements. To be eligible, a project will have to be a permitted and allowable use within the respective zoning district, must be located on a “development ready” site, have the requisite raw water to dedicate to the Town to serve the project, and maintain a minimum of 50% of the units as affordable. This amendment will also help the Town become eligible for state funding opportunities associated with affordable housing development.

#### **Amendments 5, 6, 7 and 8: Impact Fees**

These amendments all correlate with the repeal and reenactment of certain impact fees for Fire and Emergency Service Providers and School Districts.

#### **Amendment 9: Dark Sky Provisions**

The purpose of this amendment is to add provisions for Dark Sky regulations 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.

### **Section 10: Marijuana**

The LUDC currently has language that is no longer consistent with state law, and many of the operative terms have been changed. The purpose of this amendment is to revise the LUDC to comply with revisions to state law. Marijuana facilities shall still be prohibited within the Town.

#### **Section 11: Storage**

The purpose of this amendment is to complement the modifications being made elsewhere in the LUDC, specifically related to Section 15 below.

#### **Section 12: Vape and Paraphernalia Stores**

The purpose of this amendment is to limit where vape and paraphernalia stores can be established within Town limits. These types of uses shall be limited to I-1 (Industrial Light) and I-2 (Industrial Heavy) districts, consistent with the provisions enacted previously by the Town Council regarding natural medicine facilities. Those currently in place will be grandfathered until the use ceases to exist.

#### **Section 13: Electric Vehicle Charging Projects**

The purpose of this amendment is to implement state requirements for Electric Vehicle Charging Projects ("EVCP") review and permitting. The House Bill associated with this update is HB 24-1173. Implementation of this is required by December 31, 2025.

#### **Section 14: Accessory Dwelling Units**

The purpose of this amendment is to implement state requirements for Accessory Dwelling Units (ADUs). The House Bill associated with this update is HB 24-1152. Compliance with the provisions of this House Bill was required by June 30, 2025; however, since Staff was already in the process of drafting amendments to the Land Use & Development Code, the State granted us an extension until December 31, 2025, to achieve compliance.

#### **Section 15: Outdoor Storage, Nonresidential**

The purpose of this amendment is to clarify and expand certain requirements for outdoor storage, specifically where outdoor storage is an ancillary use to a primary land use. For example, certain manufacturing operations require storage of raw materials to support production. Under the current LUDC, outdoor storage for raw materials is captured under the general provisions of "outdoor storage" which creates extreme limitations on business operations. The proposed amendments will help support businesses in the I-1 and I-2 zoning districts. The provisions for outdoor storage as a primary land use will remain the same.

#### **Section 16: Temporary Uses**

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.

#### **Section 17: Lot Coverages in Industrial Zoning Districts**

The purpose of this amendment is to modify lot coverage requirements in the Industrial zoning districts. The current standard (10% coverage) was likely an error when the LUDC was written and adopted, because it is not feasible to develop a project with that limitation.

#### **Sections 18, 19, and 20: Parking Standards**

The purpose of these amendments is to introduce guest parking requirements in residential subdivisions. The goal of this is to ensure adequate parking is considered and created during the review process to help maintain safe and functional neighborhoods.



**Section 21: Planting Requirements**

The purpose of this amendment is to comply with state requirements for nonfunctional turf, artificial turf, and invasive plant, tree and grass species. The two most relevant bills associated with this update are: Senate Bill 24-005 and House Bill 25-1113. During the Planning & Zoning Commission hearing on this item, questions were raised about how this would affect single-family residential lots. Based on the definitions in the Colorado Revised Statutes, these prohibitions and restrictions do not extend to single-family residential lots.

**Sections 22 and 23: Definitions**

The purpose of these sections is to remove certain definitions related to marijuana, consistent with state law and the provisions of Section 10 above.

**Town Council Work Session**

Staff held a work session with the Town Council in May of this year to present these amendments and solicit feedback. Staff have been working with the Town Attorney since then to finalize the attached ordinance.

**Planning and Zoning Commission**

The Planning & Zoning Commission convened a regular meeting and held a public hearing on October 8, 2025, to consider these proposed amendments. The Commission asked questions and commented on various sections, which lead to some minor revisions to Section 21 (Planting Requirements), as described above. After due consideration of the staff report, presentation, and public testimony, a motion was made to recommend approval of the proposed updates. The motion passed unanimously.

**Strategic Plan Alignment:***Natural & Built Environment*

- Guide growth in the community through appropriate annexation, zoning, planning, and land use development

**Legal Advice:**

The Town Attorney prepared Ordinance 2025-279.

**Financial Advice:**

N/A

**Recommended Action:**

The Planning and Zoning Commission recommend that the Town Council approve Ordinance 2025-279.

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**Suggested Motions:**

For Approval: Consistent with the Planning and Zoning Commission's recommendation, I move to approve Ordinance 2025-279 on first reading.

For Denial: I move to deny Ordinance 2025-279 pursuant to the following findings...

**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**  
**ORDINANCE NO. 2025-279**

**AN ORDINANCE AMENDING THE TOWN OF JOHNSTOWN LAND USE AND DEVELOPMENT CODE CONCERNING DESIGNATION OF THE PLANNING AND ZONING COMMISSION AS THE BOARD OF ADJUSTMENT AND, AMONG OTHER MINOR AMENDMENTS, REGULATIONS REGARDING ACCESSORY DWELLING UNITS, ELECTRIC VEHICLE CHARGING PROJECTS, FAST TRACK PERMITTING FOR AFFORDABLE HOUSING PROJECTS, MINOR AMENDMENTS TO APPROVED PROJECTS, OUTDOOR LIGHTING AND DARK SKY PROTECTION, VAPE AND PARAPHERNALIA STORES, STORAGE STANDARDS, TEMPORARY USES, GUEST PARKING STANDARDS AND TURF INSTALLATION**

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

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

**WHEREAS**, on or about May 11, 2023, the Town Council adopted the Town of Johnstown Land Use and Development Code (“LUDC”), referenced in Chapter 17 of the Johnstown Municipal Code; and

**WHEREAS**, on May 12, 2025, the Planning and Development Director presented various proposed LUDC amendments to the Town Council during a work session; and

**WHEREAS**, the Town Council thereafter directed the Planning and Development Director to propose finalized amendments to the LUDC; and

**WHEREAS**, on October 8, 2025, the Planning and Development Director presented the Planning and Zoning Commission with proposed finalized amendments to LUDC, as set forth and described on Exhibit A; and

**WHEREAS**, after hearing from the Planning and Development Director and reviewing the LUDC as well as the proposed revisions, the Planning and Zoning Commission voted to recommend approval of the amendments to LUDC; and

**WHEREAS**, on \_\_\_\_\_, 2025, the Town Council conducted a public hearing to determine whether to adopt amendments to the LUDC; and

**WHEREAS**, the Town Council, after conducting the public hearing and considering the recommendation of the Planning and Zoning Commission and the Planning and Development Director, desires to amend the LUDC to, among other minor revisions, designate the Planning and Zoning Commission as the Board of Adjustment and adopt regulations regarding accessory dwelling units, electric vehicle charging projects, fast track permitting for affordable housing

projects, minor amendments to approved projects, outdoor lighting and dark sky protection, vape and paraphernalia stores, storage standards, temporary uses, guest parking standards and turf installation, as more fully described on Exhibit A; 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:**

**Section 1. Recitals.** The recitals set forth above are affirmed and incorporated herein.

**Section 2. Land Use Development Code Amendments.** The amendments to the Land Use Development Code set forth on Exhibit A, attached hereto and incorporated herein by reference, are hereby adopted. The Town Clerk or the Planning and Development Director, or their authorized designee, is hereby directed to make the revisions to the Land Use Development Code and post the amended Land Use Development Code on the Town's website.

**Section 3. Land Use Development Code Minor Revisions.** Minor changes to the Land Use Development Code, such as formatting, grammatical revisions or other non-substantive changes, to unify or clarify the Land Use Development Code may be necessary. The Town Clerk or the Planning and Development Director is hereby authorized to make such changes, provided that neither the intent nor substantive content will be altered by such changes.

**Section 4. Repeal.** Existing or parts of ordinances covering the same matters as embraced in this Ordinance are hereby repealed and all ordinances or parts of ordinances inconsistent with the provisions of this Ordinance are hereby repealed, except that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the taking effect of this Ordinance.

**Section 5. Severability.** If any part or provision of this Ordinance, or its application to any person or circumstance, is adjudged to be invalid or unenforceable, the invalidity or unenforceability of such part, provision, or application shall not affect any of the remaining parts, provisions or applications of this Ordinance that can be given effect without the invalid provision, part or application, and, to this end, the provisions and parts of this Ordinance are declared to be severable.

**Section 6. Publication; Effective Date.** This Ordinance, after its passage on final reading, shall be numbered, recorded, published and posted as required by the Home Rule Charter of the Town of Johnstown, Colorado ("Charter") and the adoption, posting and publication shall be authenticated by the signature of the Mayor and the Town Clerk. This Ordinance shall become effective upon final passage as provided by the Charter. Copies of the entire Ordinance are available at the office of the Town Clerk.



**INTRODUCED, AND APPROVED** on first reading by the Town Council of the Town of Johnstown, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 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

### 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      |
| <b>Final Plat</b>             | ■                   |    |    |         |                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>R</b>    |    | <b>D/C</b> |          |
| <b>Minor Amendments</b>       | ■                   |    |    |         |                  |                          |                          |                          | <b>D</b>    |    |            | <b>A</b> |
| <b>Temporary Use Permit</b>   | ■                   |    |    |         |                  |                          |                          |                          | <b>D</b>    |    |            | <b>A</b> |

...

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<br>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 Species.** Nonfunctional turf, nonfunctional artificial turf and invasive plant species are prohibited as provided herein.

1. *Definitions.* For purposes of this section:

- a. The terms *nonfunctional turf*, *nonfunctional artificial turf*, *invasive plant species*, *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;
- b. The term *applicable property* shall mean, and shall be amended from time to time as amended by state law to mean:



- (1) A street right-of-way, parking lot, median, or transportation corridor;
- (2) Commercial, institutional and industrial property;
- (3) Common interest community property; and
- (4) Multifamily residential housing premises property with more than 12 dwelling units.

2. *Prohibition.*

- (1) Commencing on and after January 1, 2026, no person shall install, plant or place any nonfunctional turf, nonfunctional artificial turf, or invasive plant species, as part of a new development project or redevelopment project, on any portion of applicable property; and
- (2) Commencing on and after January 1, 2028, the prohibition set forth in subsection (1) above shall apply to any portion of 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.”

Dear Johnstown Y Members,

Every year, I reach out to provide our members with an update and to share news about the Y. I can truly say that 2025 has been a year of change for us. We have a lot to celebrate.

In 2025, the Johnstown Y served hundreds of local children in childcare programs each week, including preschool, summer camps and before and after school care. Our sports programs continue to grow. Our swim lessons were full all summer, and we offered free life-saving Safety Around Water lessons to 120 preschoolers this year.

This will end up being a big year for the YMCA Backpack Program, which provides under resourced students with bags of food on weekends. We will likely provide more than 12,000 meals to Weld RE-5J students between August and December of 2025. These are record-breaking numbers for the program. It's heartbreaking to know that there is so much hunger in our community, but we are so grateful that we have tremendous partners at the school district to help us take this on. We are also appreciative of the hard work of our student volunteers that makes this all possible.

In 2025, we saw a huge success with our Youth Passport Program. This grant-funded program sold out, serving 107 young people throughout the summer. The participants enjoyed structured activities and access to the Y, giving them active time, a positive peer community and a safe place while school is out. Plus, it was a lot of fun.

This summer, we also opened our new overnight camp, YMCA Camp Tumbleson Lake, serving more 3,000 young people with outdoor exploration, cabin connections and good ol' fashioned fun. The Y purchased the mountain property in 2024 as an investment into the youth of Northern Colorado. I have already started to see that investment pay off, especially when I witness a child harness their courage to whoosh down the zipline for the first time. It's magic. We expect this camp to sell out in 2026. If you want to send your child or teen to overnight camp this summer, I encourage you to register now ([camptumblesonlake.org](http://camptumblesonlake.org)). We would love to have more campers from the Johnstown area.

One of the things I am most proud of this year is that we provided nearly \$300,000 in financial assistance to Johnstown families and individuals in need; \$150,000 of that donor-funded financial assistance went to local families accessing YMCA childcare programs.



The truth is, we could not do all this work and make this kind of impact without you, our members. Your membership has been vital to our organization, and in return, we have been able to do so much for the Johnstown community.

Here's what I know you are wondering: As a member, what can you expect in 2026?

Next year, the focus is on helping our members achieve their goals, create relationships at the Y and feel a sense of belonging here. Basically, we want you to feel like the Y is your place. That sounds easy, but it comes down to making sure our leadership, values, systems, staff, programming and communication are working in concert toward the same outcomes. As a part of these efforts, we are launching a new customer management tool (registration system) in February of 2026 to improve your experience.

Lastly, I must let you know that we will increase membership rates beginning January 1. Monthly membership dues will increase \$1-\$8 depending on your membership type; our youth memberships will remain as is. We are also navigating staffing and minimum wage increases as well as increased costs of supplies, services, transportation and more. Raising rates allows us to mitigate increases in operational costs.

We are committed to providing you with a membership that has value. That includes nationwide membership (you can access Ys throughout Colorado and beyond), discounts on Y programs, tons of free classes, pools and aquatics programs, child watch and so much more. As always, the YMCA offers financial assistance to those who qualify. Please contact us if you would like to learn more about financial assistance. You are always welcome to reach out to me with comments, concerns or questions.

Sincerely,  
Chris Coker  
President and CEO / YMCA of Northern Colorado

**From:** [Pat Murray](#)  
**To:** [Matt LeCerf](#)  
**Cc:** [Mitzi McCoy](#)  
**Subject:** Proposed 2026 membership rate increase  
**Date:** Thursday, October 30, 2025 4:17:36 PM  
**Attachments:** [image.png](#)  
[CEO Member Letter .pdf](#)

**CAUTION:** This email originated from outside the Town of Johnstown. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Matt,

Please see below the table of our recommended 2026 membership rate increases as well as the CEO letter that would go out to members with the announcement. Obviously, I will hold off on making any announcement until I receive your approval. Let me know if you have any questions and thanks.

| Membership Type | Resident Type      | PROPOSED 01/2026 | YOY INCREASES \$ | YOY INCREASE % |
|-----------------|--------------------|------------------|------------------|----------------|
| Adult           | JTY - Resident     | \$43             | \$2              | 4.90%          |
| Adult Couple    | JTY - Resident     | \$64             | \$3              | 4.90%          |
| Family          | JTY - Resident     | \$99             | \$5              | 5.30%          |
| Youth           | JTY - Resident     | \$30             | \$0              | 0.00%          |
| Senior          | JTY - Resident     | \$31             | \$1              | 3.30%          |
| Senior Couple   | JTY - Resident     | \$53             | \$2              | 3.90%          |
| Adult           | JTY - Neighboring  | \$58             | \$3              | 5.50%          |
| Adult Couple    | JTY - Neighboring  | \$79             | \$4              | 5.30%          |
| Family          | JTY - Neighboring  | \$113            | \$5              | 4.60%          |
| Youth           | JTY - Neighboring  | \$39             | \$0              | 0.00%          |
| Senior          | JTY - Neighboring  | \$46             | \$2              | 4.50%          |
| Senior Couple   | JTY - Neighboring  | \$68             | \$3              | 4.60%          |
| Adult           | JTY - Non-Resident | \$80             | \$2              | 2.60%          |
| Adult Couple    | JTY - Non-Resident | \$109            | \$6              | 5.80%          |
| Family          | JTY - Non-Resident | \$134            | \$8              | 6.30%          |
| Youth           | JTY - Non-Resident | \$39             | \$0              | 0.00%          |
| Senior          | JTY - Non-Resident | \$71             | \$4              | 6.00%          |
| Senior Couple   | JTY - Non-Resident | \$93             | \$5              | 5.70%          |

**Pat Murray**

**District Vice President**

YMCA of Northern Colorado & Southern Wyoming

Serving the Northern Front Range since 1874

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# Town of Johnstown

## October 2025 Building Permit Statistics

### Single Family Residential

Current Month: 28 Issued ytd: 431

### Commercial

\*New Building Issued ytd 18

|        |        |        |        |        |        |                 |
|--------|--------|--------|--------|--------|--------|-----------------|
| Duplex | 3-plex | 4-plex | 5-plex | 6-plex | 7-plex | Apartment Bldgs |
| 20     | 0      | 0      | 0      | 0      | 0      | 11              |

### Other Residential

(basements/alterations/additions)

Issued ytd 891

### Other Commercial

\* (tenant finish/alterations/additions)

Issued ytd 84

| Fees collected at permit issuance    | Residential YTD         | Commercial YTD        |
|--------------------------------------|-------------------------|-----------------------|
| Construction Valuation               | \$163,640,929.85        | \$64,429,424.30       |
| Building permit fees                 | \$1,227,078.59          | \$596,939.81          |
| F&F or F&F Credit                    | \$0.00                  | \$0.00                |
| Paving                               | \$0.00                  | \$0.00                |
| Water Upgrade                        | \$0.00                  | \$0.00                |
| Water & Sewer Reimbursement          | \$0.00                  | \$0.00                |
| Raw Water Development Fee            | \$2,566,728.00          | \$595,689.00          |
| Water Meter                          | \$207,144.00            | \$21,335.32           |
| Water Tap                            | \$2,978,304.00          | \$694,077.00          |
| Sewer Tap                            | \$3,799,704.00          | \$1,986,253.00        |
| Regional Sewer Development fees      | \$1,828,500.00          | \$1,288,500.00        |
| Sewer Inspection Fee                 | \$41,800.00             | \$6,000.00            |
| Park                                 | \$204,000.00            | \$211,500.00          |
| Use Tax                              | \$2,641,106.20          | \$849,614.49          |
| Larimer Use Tax                      | \$285,010.02            | \$111,189.97          |
| Open Space Impact Fee                | \$579,288.00            | \$518,700.00          |
| Library Impact Fee                   | \$556,977.00            | \$498,960.00          |
| Public Facilities Impact Fee         | \$770,888.00            | \$702,021.90          |
| Police Facilities Impact Fee         | \$350,909.00            | \$325,191.53          |
| Transportation Facilities Impact Fee | \$1,347,417.00          | \$1,285,720.18        |
| 402 Interchange Fee                  | \$88,296.00             | \$73,752.00           |
| High Plains Blvd Reimbursement Fee   | \$0.00                  | \$0.00                |
| West Water Fee                       | \$278,390.00            | \$2,308.60            |
| Reinspection Fee                     | \$14,900.00             | \$250.00              |
| <b>TOTAL FEES (YTD)</b>              | <b>\$ 19,766,439.81</b> | <b>\$9,768,002.80</b> |

The Community That Cares

[www.TownofJohnstown.com](http://www.TownofJohnstown.com)

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

### Building permits issued for individual dwelling units - 1991 to (date)

[illegible]

\*Starting in 2023, number represents total number of units constructed including all single-family type structures. This number does not include apartments. Prior to 2023, the number represents single-family units only.

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2025

# COLORADO IMPACT REPORT





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# Powering Colorado's Energy Future

99.97%

Electric reliability

37%

Below national average electric bills

88%

Carbon-free electricity projected by 2030

1.6M

Xcel Energy Colorado electric customers

1.5M

Xcel Energy Colorado gas customers

25,000 miles

of natural gas lines

Statistics as of 2024

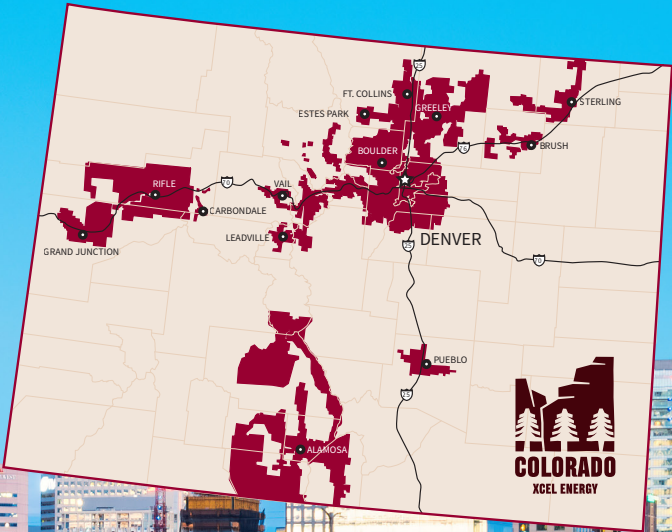
For more than 150 years, Xcel Energy has been more than Colorado's energy provider — we've been a trusted partner in supporting economic development and progress across the state. Our commitment to Colorado is evident in our five-year investment plan, our largest, most comprehensive commitment ever, designed to modernize Colorado's energy infrastructure and meet the evolving needs of the communities we serve.

This enables us to uphold our 99.97% electric reliability rate in Colorado, ensuring that homes, businesses and critical infrastructure have the consistent power supply necessary for economic productivity and quality of life.

Since establishing our industry-leading clean energy vision, we have made significant progress toward removing carbon emissions from our electric generation and achieving net-zero natural gas service and enabling clean transportation.

Our impact spans six critical areas that help define Colorado's success: powering economic prosperity through clean, reliable energy infrastructure; leading the transition to carbon-free electricity; keeping bills as low as possible through operational excellence; supporting those who need energy assistance; safeguarding communities from wildfires and extreme weather risks; and investing directly in community vitality and growth initiatives through strategic partnerships and employee engagement. Together, these efforts power Colorado's bright future.

## Xcel Energy's Colorado Service Area





**Our Energy.  
Your Power.**

Watch now





National Western Center:  
Energized for the Future

Watch now

Jobs and Economic Anchors

With 3,800 employees across Colorado, Xcel Energy provides stable, well-paying jobs that anchor communities across the state. These employees are community members who live, shop and raise their families in Colorado, ensuring that their earnings circulate locally and support neighborhood businesses and services. Notably, as of 2024, 10% of Xcel Energy's Colorado employees are veterans, reflecting our commitment to those who served.

3,800

Total  
employees

2,300

Total  
contractors

>2,400

New businesses connected to  
the Colorado grid in 2024

Generating Jobs in Colorado

Last year, we spent more than \$708 million with Colorado suppliers, including \$250 million with small and diverse suppliers.

Attracting and Supporting Colorado Businesses

Beyond direct employment and supplier spending, our energy infrastructure serves as the foundation that attracts new businesses to Colorado. As businesses consider where to expand, they consistently prioritize access to reliable, competitively priced energy, and our track record as a trusted energy provider is an important part of the state's business attraction and retention efforts. And as the first major U.S. energy provider with a vision to provide 100% carbon-free electricity by 2050, we are helping position Colorado as a leader in clean energy, attracting businesses and investments that align with environmental sustainability goals.

Our \$237 million in annual property taxes directly fund public schools, infrastructure and community services that benefit all residents. Additionally, we collected and paid \$110.9 million in franchise fees across Colorado in 2024, which provide direct revenue to local municipalities to support essential services.

Whether it's supporting new infrastructure, attracting high-tech industries or helping rural economies modernize, our energy solutions are critical for building a stronger, more resilient economy positioned for long-term success.

Xcel Energy has strategic partnerships with **Chambers of Commerce, Economic Development Groups, Downtown Business Partnerships and Building Owners and Managers Association (BOMA) chapters.**





# Leading Colorado's Clean Energy Transition

### Where Energy Meets Opportunity

We power the economic engine of Colorado and help people thrive with reliable, clean energy that creates jobs, supports local businesses and attracts new investment to the state.

### Reducing Emissions and Keeping Bills Low

Colorado's energy transformation tells a compelling story of economic opportunity. The state's strong wind and sunshine help us generate increasing amounts of renewable energy, which lowers costs through savings on fuel.

We are taking steps to operate the cleanest natural gas distribution business possible, reduce leaks and methane emissions and deliver net-zero gas service by 2050. We are committed to continuously operating a natural gas system that is safe, reliable and affordable.

Our Colorado Clean Energy Plan represents a historic clean energy commitment, targeting at least 80% carbon reduction by 2030. We are taking a diverse and balanced approach to energy generation, adding unprecedented amounts of renewable energy resources while maintaining the reliability and affordability that our Colorado customers depend on.

### Xcel Energy Is Leading the Clean Energy Transition



#### Coal Action Plan

End our use of coal by the end of 2030 to reduce emissions



#### New Clean Energy

Addition of clean energy resources including wind, solar and storage



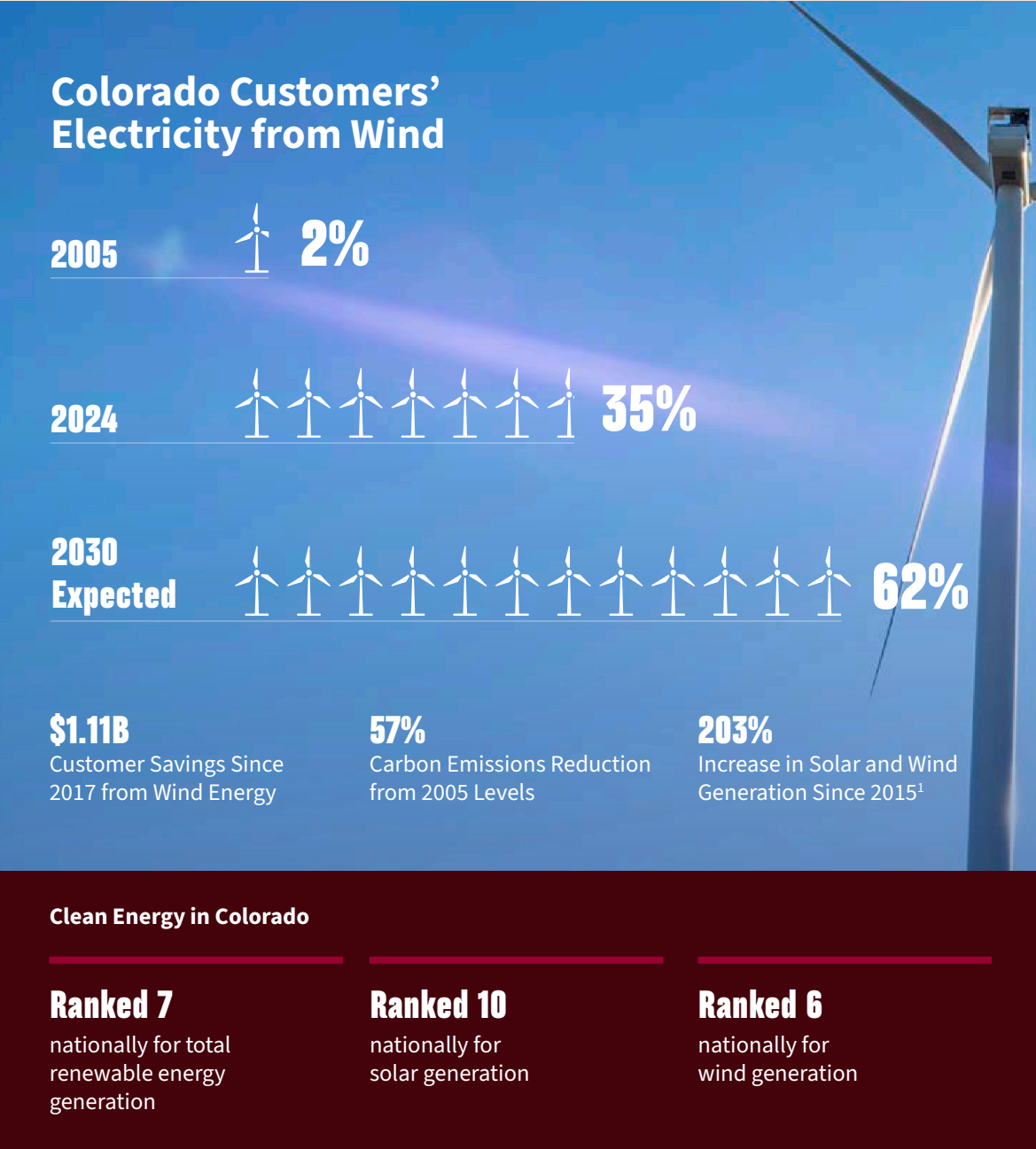
#### Power Pathway

560 miles of new 345 kv transmission infrastructure



#### Maintain Reliability

Firm dispatchable resources to support the transition



<sup>1</sup> Environment Colorado Research and Policy Center



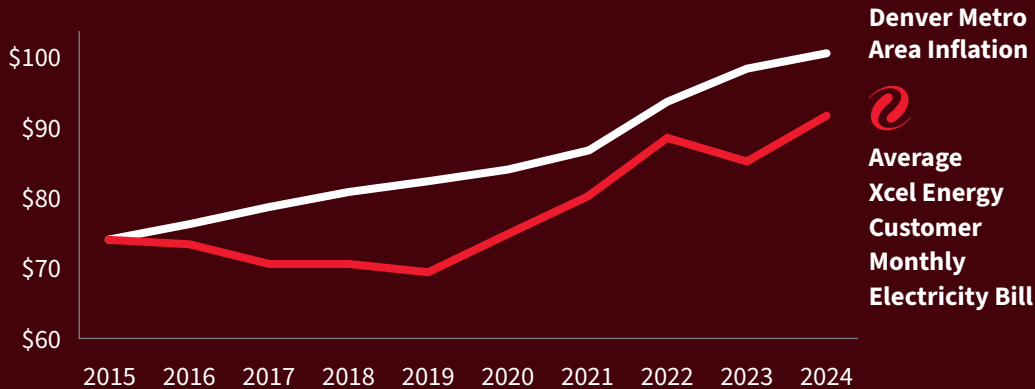
# Keeping Bills as Low as Possible

## How Our Bills Compare

We work to keep costs low for customers, which has resulted in electric bills that are well below the national and state averages and below inflation over the past decade. In 2024, our average residential customer's electric bill was 29% below the state average.

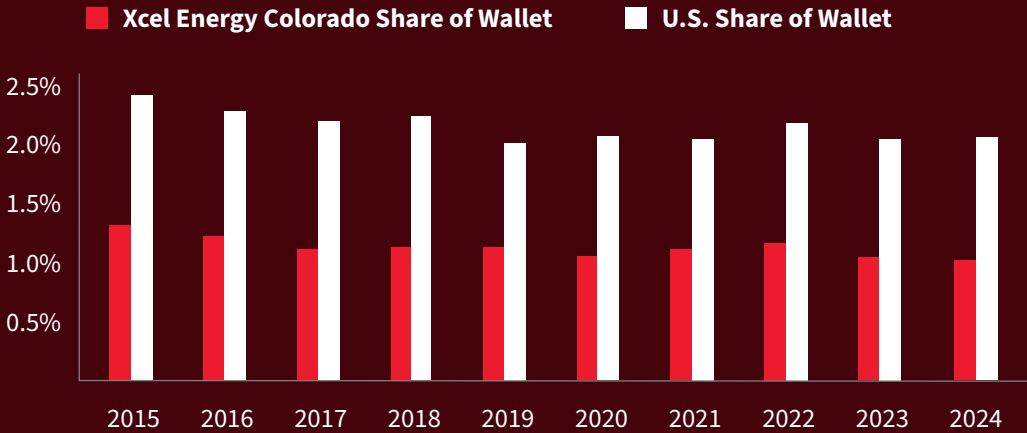
|      |  | National Average | Other Colorado Electric Providers |
|------|-----------------------------------------------------------------------------------|------------------|-----------------------------------|
| 2024 | \$90.26                                                                           | \$143.56         | \$126.35                          |
| 2023 | \$83.94                                                                           | \$137.56         | \$116.05                          |
| 2022 | \$87.24                                                                           | \$135.25         | \$110.81                          |
| 2021 | \$78.92                                                                           | \$121.01         | \$107.15                          |
| 2020 | \$73.48                                                                           | \$117.46         | \$104.86                          |
| 2019 | \$68.13                                                                           | \$115.49         | \$100.66                          |

## Monthly Electric Bill vs. General Inflation



## Household Spending on Electricity

Colorado electric customers spend 1% of their household income on electricity, the lowest “share of wallet” rate in the country.







# How Your Rates Are Set

Electric and natural gas bills are determined by customer usage and the rates we charge for our service, which are set through a public utilities commission process with opportunities for public input.

## 1. Xcel Energy Identifies Need for Rate Adjustment

We evaluate our operational and financial requirements to determine if current rates are sufficient to cover costs and attract the required investment necessary to fund system improvements.

## 2. Xcel Energy Calculates Required Costs

We compile comprehensive cost projections across multiple categories: **power generation and fuel** to produce reliable, cost-efficient electricity; **grid infrastructure** including transmission lines, distribution networks and substations delivering power; **system operations and maintenance** covering crew labor and equipment upkeep ensuring continuous service; **community expansion** infrastructure supporting population and economic growth; **customer support services** such as call centers and community outreach managing customer needs; **emergency preparedness and response** investments in grid resilience and storm recovery capabilities; and **regulatory program compliance** for state-mandated initiatives including low-income assistance.

## 3. Xcel Energy Submits Formal Rate Request

Xcel Energy files a detailed rate case with the state public utilities commission (PUC), presenting justification for the rate change, comprehensive cost documentation, financial projections and revenue requirements. Xcel Energy cannot unilaterally raise rates; we must follow a formal regulatory process.

## 4. Public Comment and Input

The state regulator initiates a transparent review process that includes: public notice of Xcel Energy's rate request, opportunities for public comment and input, and engagement from customer advocacy groups, public interest organizations and other stakeholders.

## 5. Regulatory Review

State regulators conduct a thorough examination: They request additional details and documentation from Xcel Energy; analyze cost justifications and financial projections; review input from parties to the regulatory review and the public; probe the request to ensure it is fair, reasonable and justified; and evaluate whether our proposed costs are prudent and necessary.

## 6. Regulatory Decision

The state PUC makes a final determination, approving rates that they find are just and reasonable to serve the public interest, and in doing so may approve, modify or deny portions of Xcel Energy's request.

Important: The final approved rates may differ from what Xcel Energy requested or what advocacy groups prefer — regulators make independent judgments based on the record before them.

## 7. Implementation

Once approved, new rates take effect according to the statutory timeline, and Xcel Energy implements the rate changes for customers.





**How We Help Keep Your Bills as Low as Possible**

One of Xcel Energy’s key priorities is to keep costs low for our customers as we work to provide safe, reliable electric and natural gas service.

From adding more low-cost renewable energy and securing competitively priced fuel contracts to making operations more efficient, we’re always working to get the most from our dollars and pass savings along to customers.

**Winning Strategies for Keeping Costs Low**

**Diverse energy mix**

Generating power from a broad mix of energy sources provides flexibility, reliability and protection against volatile and unpredictable fuel markets. This allows us to use the most cost-effective option at any given moment and reduce overreliance on a single fuel.

**Competitive Bidding**

Our rigorous bidding policies for goods and services ensure market-driven pricing and transparency, while supporting local economies and complying with Colorado’s “Best Value Employment” requirements for our construction projects.

**Continuous Improvement**

Xcel Energy is focused on empowering employees to continuously improve operations. It’s led to greater efficiency and cost savings in our service centers, fleet operations, power plants and customer care teams.

**Expanding Clean Energy**

By adding more wind, battery storage and solar power to the grid — energy sources with no fuel costs — Xcel Energy has saved customers billions of dollars in avoided costs. Colorado’s geographic advantages and renewable tax incentives further enhance these savings.

**Advanced Grid Investments**

Our grid modernization initiatives — including integration of advanced sensors and meters, drones and AI predictive modeling — allow us to work smarter, not harder. Customers gain greater reliability, faster outage restoration and new opportunities to manage their energy use and costs.

**Smart Purchasing and Storage**

We buy and store natural gas during lower-priced months and lock in lower prices through advance contracts and auctions, protecting customers from the risk of dramatic price surges in winter.

**Operational Excellence**

Through prudent technology upgrades, process improvements and energy conservation programs, Xcel Energy has kept operating and maintenance costs flat since 2014. In our heavily regulated environment, an outstanding customer experience driven by efficiency becomes a key differentiator for creating value.

[Learn More About Keeping Costs Low →](#)





# Helping Those Who Need It

## Customer Savings Programs

Xcel Energy recognizes energy is an essential service, and we offer comprehensive programs that help with bills and lower customers' energy use.

## Saving Energy and Money

The cheapest kilowatt of electricity or dekatherm of natural gas is the one you don't use. Since 1992, our energy efficiency programs have saved our customers money and helped us avoid building eight average-size power plants, keeping costs lower for customers.

From home energy audits to energy-efficient equipment rebates, smart thermostats and heat pumps, we help customers reduce energy use for the long-term. Our weatherization program is a particularly effective approach to long-term affordability, helping our customers reduce their energy consumption through strategic home improvements that lower monthly bills while improving comfort and indoor air quality.

### Savings from Xcel Energy Efficiency Programs

Electricity

**59,140**

homes could be powered by the 455 gigawatt-hours saved in 2024.

Natural Gas

**10,950**

homes could be served by the 821,301 dekatherms saved in 2024.



## Energy Assistance

Our assistance programs provide both immediate bill help and long-term affordability solutions.

### Bill Payment Help

If you are struggling to pay your bills, we have programs and resources to help, including direct bill payment assistance for those who qualify. Payment plans are another option that offers flexibility during tough times, while crisis intervention provides emergency support for natural disasters, job loss or unexpected circumstances.

### Income-Qualified Programs

Eligible Xcel Energy customers receive free weatherization services that help reduce monthly bills. We also offer medical equipment discounts related to life-sustaining devices.

### Community Partnerships

Our community partnerships help ensure our assistance programs reach Xcel Energy customers who may be unfamiliar with traditional utility programs. Further, our strategic partnerships with organizations like Energy Outreach Colorado leverage community expertise and established relationships to ensure that assistance programs effectively reach those who need it the most.

[Learn More About Our Energy Assistance](#) →





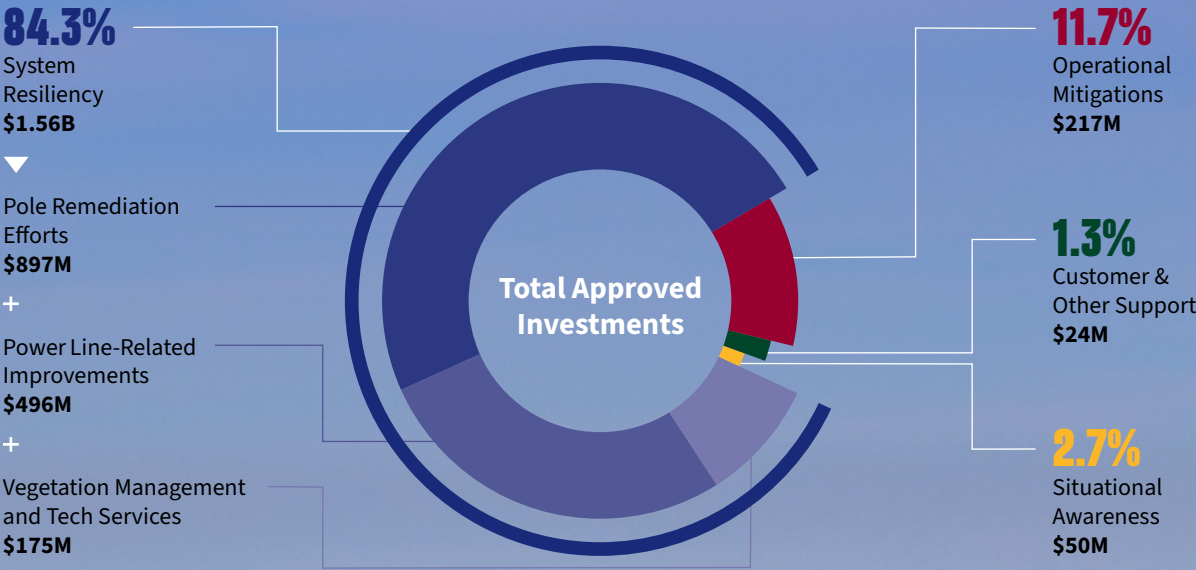
# Safeguarding Colorado's Future

Colorado is one of many states that faces increasing wildfire risk, with four of the five largest wildfires in Colorado history occurring in the past five years, according to the Colorado Division of Fire Prevention and Control. Though most wildfires are not started by utilities, the increased risk requires critical investment in prevention, detection and response. Our wildfire mitigation program (2025-2027) provides industry-leading protection for communities and infrastructure.

## Maintaining and Modernizing Colorado's Energy System

System resilience investments represent 85% of our wildfire budget for 2025-2027. In 2024 alone, we invested millions in wildfire mitigation activities across Colorado.

### 2025-2027 Wildfire Mitigation Plan Overview



### 2024 System Upgrades for Wildfire Mitigation



**18,740**

Distribution Poles Inspected Using Unmanned Aerial Systems (Drones)



**8,337**

Distribution Poles Replaced



**2,832**

Miles of Transmission Line Visually Inspected



**108%**

Completion Rate of Planned Vegetation Management Exceeding Annual Goal of 90%



**How We Help Stop Wildfires**

[Watch now](#)

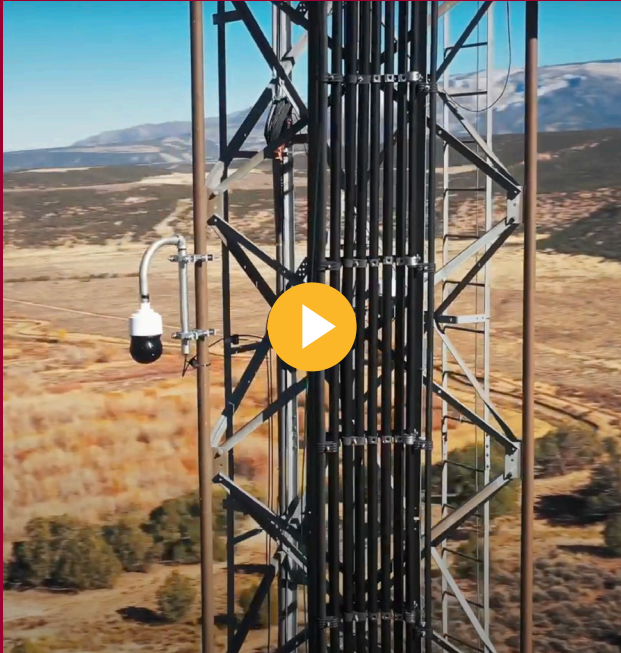




### Advanced Wildfire Detection and Response

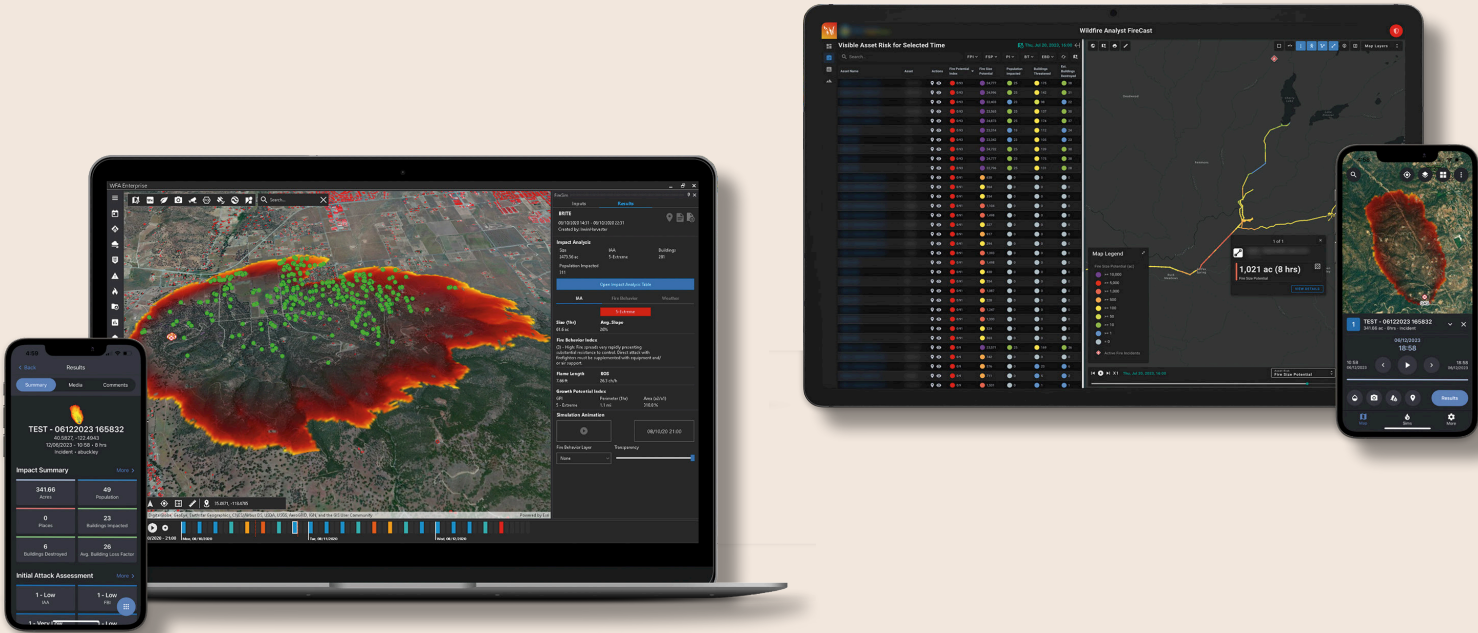
Our growing Pano AI camera network provides 360-degree monitoring with a 10-mile detection radius for each camera. In June 2024, these cameras detected wildfire smoke in Douglas County from a lightning strike, enabling responders to contain the fire to just three acres.

Watch now



### Industry-leading Technosylva Fire Modeling Software

Xcel Energy uses industry-leading Technosylva fire modeling software, which provides sophisticated predictive capabilities that help inform critical decision-making during periods of elevated wildfire risk, integrating real-time weather data, fuel moisture conditions and detailed topographical information to model potential fire spread scenarios under varying conditions. The integration of 29,000 nontraditional fault detection sensors across our Colorado system also provides unprecedented visibility into equipment performance, facilitating proactive maintenance and repairs.



[Learn More About Wildfire Preparedness →](#)





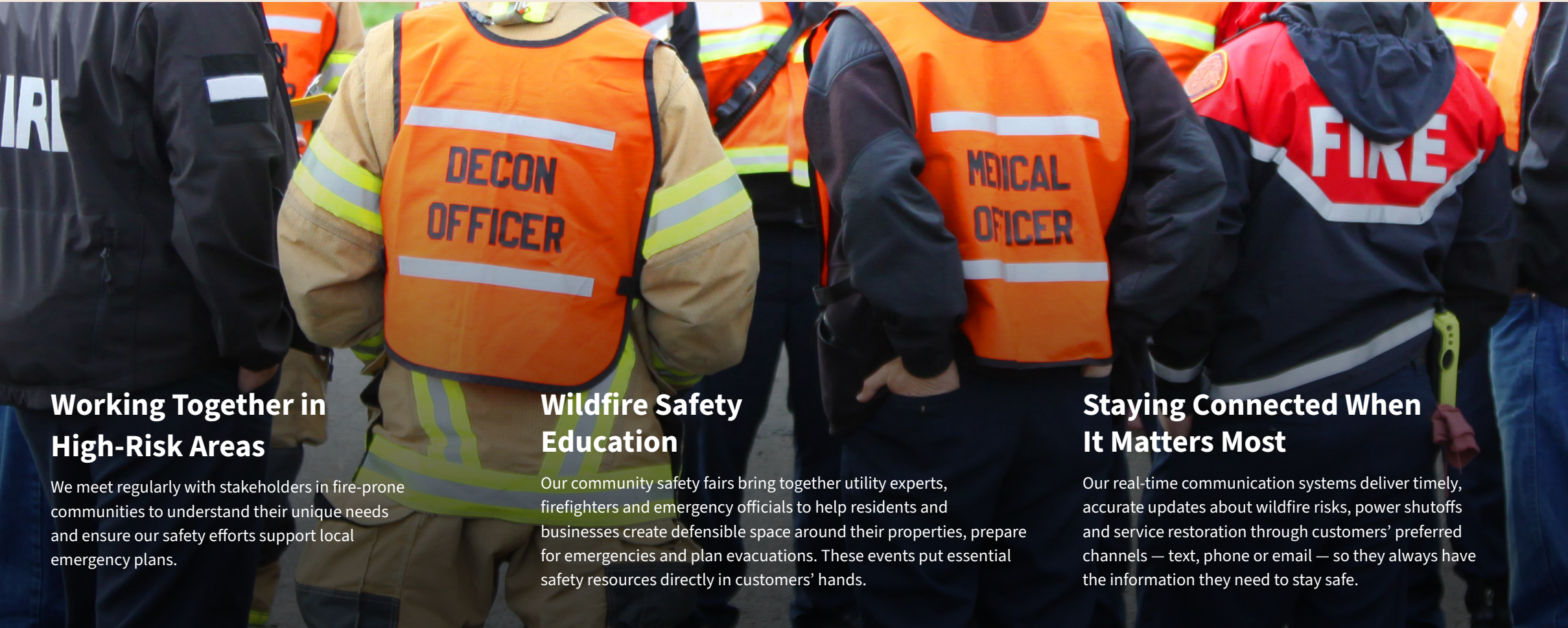
Emergency Preparedness and Community Engagement

Weather-related disasters are increasing across our state and nation, making wildfire preparedness a shared responsibility between utilities, government agencies, emergency responders, community leaders and customers. We also put a focus on working with customers who have electrically powered medical devices to ensure they’re aware of potential power outages and can plan ahead.



Wildfire preparedness and public safety is a group effort, and we are proud to be part of the team.

[Watch now](#)



Working Together in High-Risk Areas

We meet regularly with stakeholders in fire-prone communities to understand their unique needs and ensure our safety efforts support local emergency plans.

Wildfire Safety Education

Our community safety fairs bring together utility experts, firefighters and emergency officials to help residents and businesses create defensible space around their properties, prepare for emergencies and plan evacuations. These events put essential safety resources directly in customers’ hands.

Staying Connected When It Matters Most

Our real-time communication systems deliver timely, accurate updates about wildfire risks, power shutoffs and service restoration through customers’ preferred channels — text, phone or email — so they always have the information they need to stay safe.

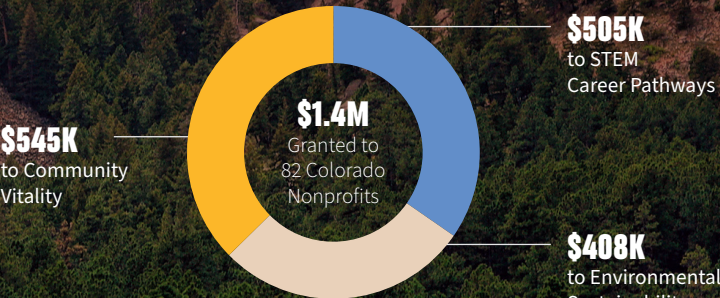




# Investing in Colorado Communities

Our \$4.68 million in community investments in 2024 include foundation grants, employee contributions and volunteer time value, strategically focused on community vitality, STEM education and environmental sustainability.

## 2024 Xcel Energy Foundation Giving



### Community Vitality

Our largest investment area supports 32 organizations, helping 350+ Coloradans gain employment and generating an estimated \$12 million in wages.

Our support for organizations like **Sistahbiz Global Network** addresses systemic barriers facing Black women entrepreneurs, providing business support including training, coaching and technical assistance to help build profitable, scalable enterprises.

### STEM Career Pathways

We invested in 28 organizations in 2024, creating meaningful opportunities for 87,000 students to receive hands-on STEM learning experiences.

Through our partnership with **Girls Inc. of Metro Denver**, we supported their Eureka! program that provides year-round STEM opportunities for 200 middle and high school girls from underserved communities, with 92% being people of color. Xcel Energy employees also volunteered with the organization, working directly with participants to share real-world engineering expertise and career guidance.



Through our collaboration with **Denver Public Schools** and the **Denver Broncos**, students discover physics, engineering and technology concepts through football examples — demonstrating how STEM education can connect to students' interests and real-world applications.

### Environmental Sustainability

Investments in 23 organizations resulted in 4,100 trees being planted, offsetting 2,800 tons of carbon emissions in 2024.

Programs like the **Greenway Foundation's South Platte River Environmental Education (SPREE)** provide environmental literacy programming to thousands of students annually, with particular emphasis on serving low-income families and youth of color who may have limited access to outdoor educational experiences.



Our environmental sustainability investments also support conservation efforts that benefit all Coloradans. This includes our collaboration with the **Denver Botanic Gardens** on their agrivoltaics program at Chatfield Farms, as well as corporate giving to organizations like the **Colorado Water Trust**, which works to protect and restore critical water resources, and **Denver Urban Gardens**, which advances community food security through sustainable agriculture practices.





# Employee Engagement

Our employee volunteers are committed to the communities we serve, contributing thousands of hours to hundreds of organizations in 2024 and every year.

## Employee Giving Campaign

Power Your Purpose 2024

**\$521K**

Raised

**\$1.1M**

Donated

## Day of Service

Colorado 2025

**>3,700**

Volunteer Hours

**>1,300**

Volunteers

**\$132,000**

Economic impact



## 2024 Employee Impact in Colorado

**\$3M**

Company and Xcel  
Energy Foundation  
Contributions

**\$732K**

Employee  
and Retiree  
Contributions

**1,630**

Volunteers

**\$954K**

Economic  
Impact

**28,495**

Total  
Volunteer  
Hours

**8,058**

Hours of  
Paid Time Off  
to Volunteer

**288**

Pro-Bono  
Volunteer  
Hours

**7,599**

Hours  
Volunteered  
Through Dollars  
for Doing

**313**

Nonprofits  
Served

**7,392**

Board Service  
Hours

**144**

Employees  
Who Serve on  
Community  
Boards



### RED Truck program

The RED Truck program exemplifies our innovative approach to community service, providing mobile assistance that reaches our customers in areas, including remote or underserved communities, where traditional service delivery might present challenges.





# Looking Forward: Colorado's Energy Future

At Xcel Energy, we are proud to be at the forefront of energy innovation in Colorado. Our commitment to making energy work better for our customers is unwavering. From the Western Slope to the Eastern Plains, we understand the unique energy needs of our communities. We are dedicated to providing reliable, sustainable and cost-effective energy solutions that power the lives of Coloradans every day. Together and in partnership with you, we are building a brighter, cleaner future for the Centennial State.





