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

Town Council Regular Meeting

450 S. Parish, Johnstown, CO

Monday, March 16, 2026 at 7:00 PM

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

Agenda

Call to Order

Roll Call

Agenda Approval

Special Presentations

1. Accreditation Presentation by the Colorado Association of Chiefs of Police (CACP) to the Johnstown Police Department

Public Comment

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

Consent Agenda

The Consent Agenda includes routine items that are approved together through a single motion and vote. Any member of the Council or staff may request to remove an item from the Consent Agenda and move it to the Regular Agenda for separate discussion.

2. March 2, 2026 Town Council Meeting Minutes

3. February 2026 Financial Statements

4. Resolution 2026-16: A Resolution of the Town of Johnstown, Colorado, Supporting the Application for a History Colorado State Historical Fund Grant

Town Manager Report

5. Town Manager's Report

Old Business

New Business

6. Professional Services Agreement with ROK Technologies for GIS Cloud Transition.

7. Contract Award to Western Plains Construction, LLC for the 2026 Concrete Removal and Replacement Program

8. Resolution 2026-15: Declaring Water Conservation Level 2

9. Cookie Island Sign Options

Public Hearing

10. Ordinance 2026-287: Rieder Farm Change of Zone for Zoning Case No. ZON25-0001

11. Resolution 2026-14: Approving the Granary Filing Three Plat Amendment No. 1

12. Ordinance 2026-288: Amending Section 8-81 of the Johnstown Municipal Code Concerning Truck Routes

13. Ordinance 2026-289: Amending Sections 7-1 and 7-6 and Article V of Chapter 7 of the Johnstown Municipal Code Concerning Respectively Service of Notices to Abate Nuisances and Weeds, Grass, and Brush Regulations

14. Ordinance 2026-290: Amending Chapter 8 of the Johnstown Municipal Code Concerning Low-Powered Scooters, Electric Assisted and Self-Powered Devices and Off-Highway Vehicles

Council Reports and Comments

Mayor's Comments

Informational Items

15. Informational Items

Executive Session

Adjourn

Americans with Disabilities Act Notice

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

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TOWN COUNCIL REGULAR MEETING

450 S. Parish, Johnstown, CO
Monday, March 2, 2026

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

- **Michael P. Duncan,** Mayor
- **Chad Young,** Mayor Pro Tem
- **Jesse Molinar Jr.,** Councilmember
- **Dee Anne Menzies,** Councilmember
- **Dianne Morris,** Councilmember
- **Andrew Paranto,** Councilmember

Absent:

- **Damien Berg,** Councilmember

AGENDA APPROVAL

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

Upon vote, motion passed unanimously.

SPECIAL PRESENTATIONS

Business of the Month: Economic Development Director Sarah Crosthwaite presented Nicole's Warehouse as the March business of the month.

PUBLIC COMMENT

Town Clerk Meghan Martinez noted that there were two online public comments regarding public hearings. Mayor Duncan indicated they would hold those comments until the public hearings.

CONSENT AGENDA

Motion by Councilmember Menzies and seconded by Councilmember Morris to approve the consent agenda which contained the following items.

- February 18, 2026, Town Council Meeting Minutes
- Consideration of the First Amendment to the Podtburg Subdivision Filing 1 Subdivision Development and Improvement Agreement
- Consideration of a Water Sewer Service Agreement (WSSA) for U.S. Engineering, a Subdivision Development Plan Agreement (Johnstown Commercial Center), and Site Development Agreement (U.S. Engineering)
- February 2026 List of Bills

Upon vote, motion passed unanimously.

TOWN MANAGER'S REPORT

Town Manager Matt LeCerf provided a report.

NEW BUSINESS

Resolution 2026-11: Approving and Adopting the Town of Johnstown Comprehensive Stormwater Master Plan: Engineer Eric Jones presented the proposed Resolution and Master Plan.

Motion by Councilmember Morris and seconded by Councilmember Molinar to approve Resolution 2026-11: Approving and Adopting the Town of Johnstown Comprehensive Stormwater Master Plan.

Upon vote, motion passed unanimously.

PUBLIC HEARING:

Ordinance 2026-287 Rieder Farm Change of Zone Request for Zoning Case No. ZON25-0001:

At 7:24 Mayor Duncan opened the public hearing.

Planner James Shrout requested that the item be tabled to the March 16, 2026, Town Council meeting.

Motion by Mayor Duncan and seconded by Councilmember Menzies to table the item to the March 16, 2026, Town Council Meeting.

Upon vote, motion passed unanimously.

Resolution 2026-13: Final Plat for North Range Subdivision Filing No. 2 and Consideration of the Subdivision Development and Improvement Agreement for North Ridge Subdivision, Filing No. 2, Phase I:

At 7:31 Mayor Duncan opened the public hearing.

Planner JT Stewart presented. The applicant was also presented and addressed the Council.

No public comments were received.

At 7:40 Mayor Duncan closed the public hearing.

Motion by Councilmember Paranto and seconded by Councilmember Morris to approve Resolution 2026-13 the Final Plat for North Ridge Subdivision Filing No. 2 as presented.

Upon vote, motion passed unanimously.

Motion by Councilmember Paranto and seconded by Councilmember Morris to approve the Subdivision Development and Improvement Agreement for the North Ridge Subdivision Filing no. 2 – Phase I.

Upon vote, motion passed unanimously.

Motion by Councilmember Paranto and seconded by Mayor Pro Tem Young to approve the North Ridge Subdivision Limited Joinder Agreement.

Upon vote, motion passed unanimously.

COUNCIL REPORTS AND COMMENTS

Councilmember Paranto: He asked if view corridors and straight commercial zoning has been contemplated in the Land Use and Development Code.

Councilmember Morris: Nothing at this time.

Councilmember Molinar: Nothing at this time.

Councilmember Menzies: She was very pleased with the budget billing process that the Town recently rolled out. She thanked staff for making it an easy process.

Mayor Pro Tem Young: Nothing at this time.

MAYOR COMMENTS: He addressed the Iranian military operations and expressed condolences to the families of the service members who lost their lives. The Town of Johnstown supports our service members. He wished protection, wisdom and a swift end to the conflict.

EXECUTIVE SESSION:

Motion by Councilmember Paranto and seconded by Councilmember Morris to go into executive session to discuss a personnel matter under C.R.S. Section 24-6-402(4)(f) regarding the Town Manager Annual Evaluation.

Upon vote, motion passed unanimously.

At 7:49 Mayor Duncan recessed the meeting to go into executive session.

At 8:28 Mayor reconvened the meeting.

Motion by Mayor Duncan and seconded by Councilmember Menzies to authorize a 10% raise for the Town Manager effective March 18, 2026.

Upon vote, motion passed unanimously.

ADJOURNMENT

There being no further business for the Town Council, Mayor Duncan adjourned the meeting at 8:32 p.m.

Approved by Town Council:

_____

Michael P. Duncan, Mayor

Attest:

_____

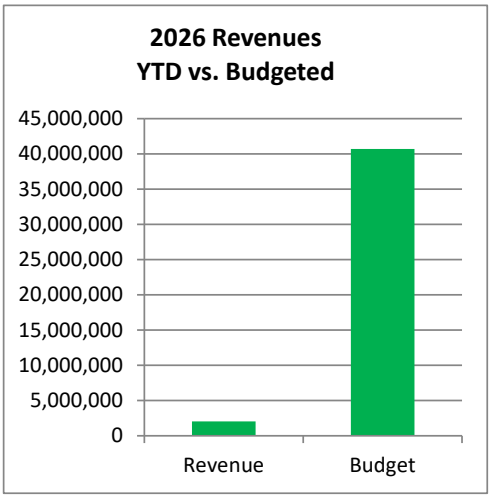
Meghan C. Martinez, MMC, Town Clerk

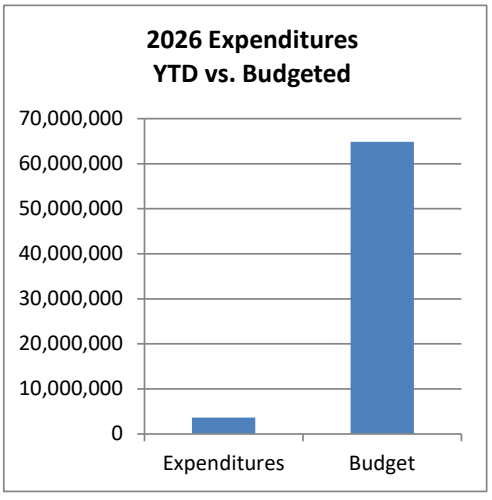
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - General Fund
Period Ending February 28, 2026
Unaudited

General Fund	2026 Actuals February	2026 Adopted Budget	% Complete
Beginning Fund Balance*	$ 57,178,580	$ 57,178,580	
Revenues:			
Taxes & Fees	673,118	34,237,481	2.0%
Licenses & Permits	697,728	1,980,900	35.2%
Fines & Forfeitures	30,365	257,000	11.8%
Intergovernmental	108,902	275,000	39.6%
Earnings on Investment	526,566	3,700,000	14.2%
Miscellaneous Revenue	12,629	240,000	5.3%
Transfers In	-	-	
Total Operating Revenues	2,049,308	40,690,381	5.0%
Expenditures:			
Legislative	254,026	13,888,380	1.8%
Town Manager	339,491	3,207,775	10.6%
Town Clerk	111,754	806,610	13.9%
Events	16,500	293,950	5.6%
Finance	100,368	1,239,000	8.1%
Planning	210,486	1,868,180	11.3%
Reimbursements	26,445	190,000	13.9%
Engineering	160,528	1,358,425	11.8%
Police	1,145,919	8,694,740	13.2%
Public Works	131,661	1,104,980	11.9%
Buildings	807,729	10,212,200	7.9%
Transfers Out	332,447	21,978,124	1.5%
Total Expenditures	3,637,353	64,842,364	5.6%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	**(1,588,045)**	**(24,151,983)**	
Prior Period Adjustment			
Ending Fund Balance*	**$ 55,590,535**	**$ 33,026,597**	

** - Unaudited*

16% of the fiscal year has elapsed



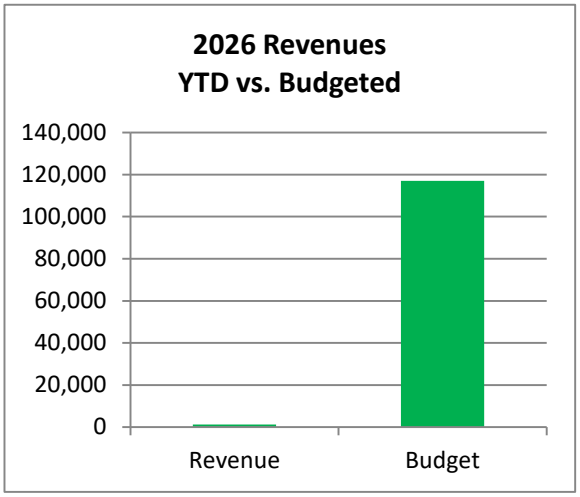


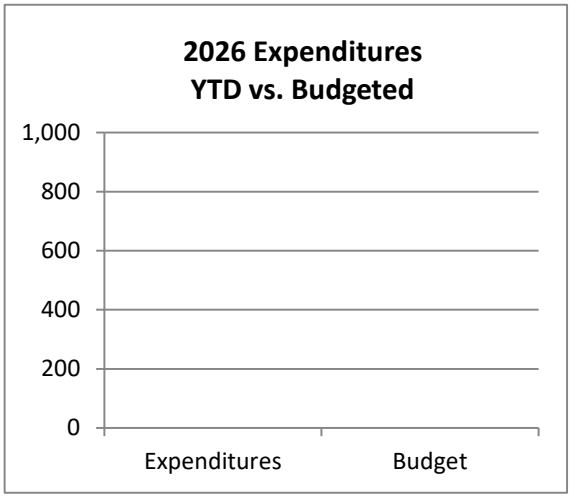
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Conservation Trust Fund
Period Ending February 28, 2026
Unaudited

Conservation Trust Fund	2026 Actuals February	2026 Adopted Budget	% Complete
Beginning Fund Balance*	$ 149,655	$ 149,655	
Revenues:			
Intergovernmental	-	115,000	0.0%
Earnings on Investment	1,184	2,000	59.2%
Transfers In	-	-	
Total Operating Revenues	1,184	117,000	1.0%
Expenditures:			
Operations	-	-	
Capital Outlay	-	-	
Transfers Out	-	-	
Total Expenditures	-	-	
Excess (Deficiency) of Revenues and Other Sources over Expenditures	**1,184**	**117,000**	
Ending Fund Balance*	**$ 150,839**	**$ 266,655**	

** - Unaudited*

16% of the fiscal year has elapsed



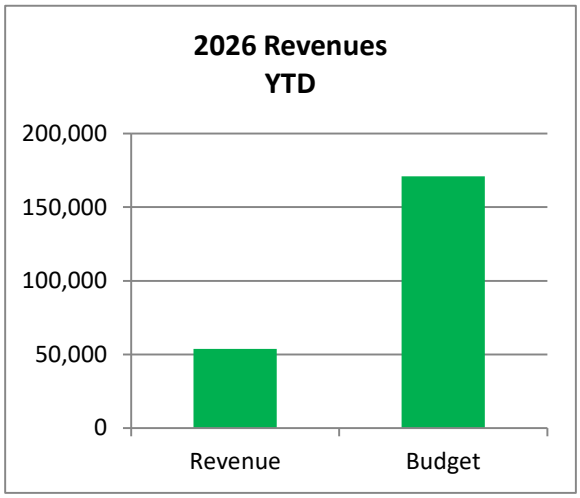


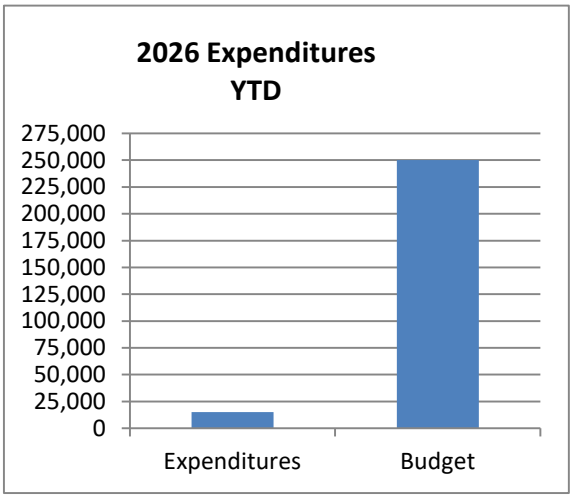
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Arts and Culture Fund
Period Ending February 28, 2026
Unaudited

Arts & Culture Fund	2026 Actuals February	2026 Adopted Budget	% Complete
Beginning Fund Balance*	$ 916,780	$ 916,780	
Revenues:			
Intergovernmental	52,090	167,400	31.1%
Earnings on Investment	1,618	3,500	46.2%
Total Operating Revenues	53,708	170,900	31.4%
Expenditures:			
Operations	-	-	
Capital Outlay	15,149	250,000	6.1%
Total Expenditures	15,149	250,000	6.1%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	**38,559**	**(79,100)**	
Ending Fund Balance*	**$ 955,339**	**$ 837,680**	

** - Unaudited*

16% of the fiscal year has elapsed



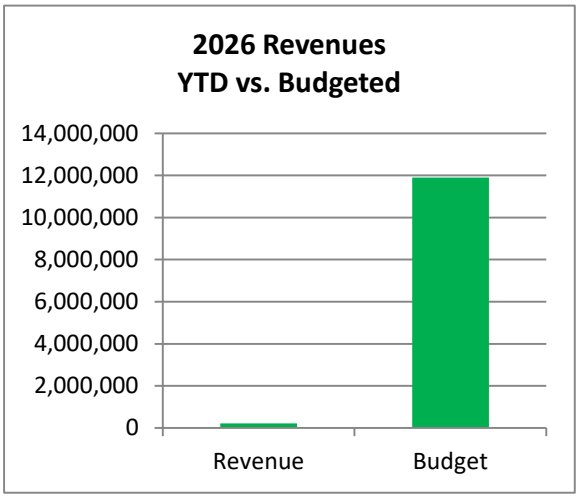


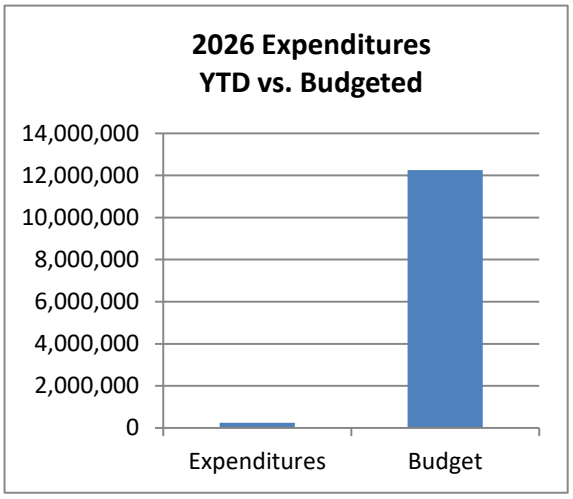
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Parks and Open Space Fund
Period Ending February 28, 2026
Unaudited

Parks and Open Space Fund	2026 Actuals February	2026 Adopted Budget	% Complete
Beginning Fund Balance*	$ 11,145,384	$ 11,145,384	
Revenues:			
Taxes & Fees	185,994	1,088,700	17.1%
License & Permit	-	1,200	0.0%
Earnings on Investment	20,360	100,000	20.4%
Miscellaneous Revenue	13,763	65,000	21.2%
Transfers In	-	10,640,000	0.0%
Total Operating Revenues	220,117	11,894,900	1.9%
Expenditures:			
Operations	135,624	1,285,590	10.5%
Capital Outlay	110,404	10,965,000	1.0%
Transfers Out	-	-	
Total Expenditures	246,028	12,250,590	2.0%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	**(25,912)**	**(355,690)**	
Ending Fund Balance*	**$ 11,119,472**	**$ 10,789,694**	

** - Unaudited*

16% of the fiscal year has elapsed



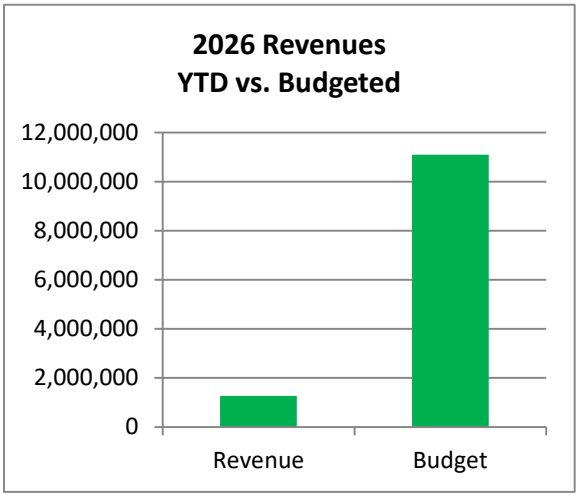


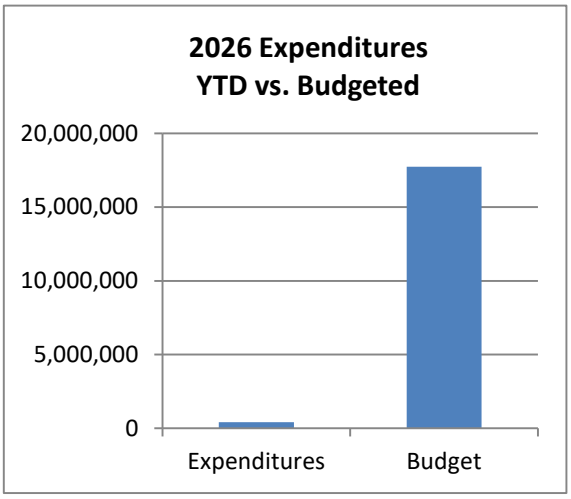
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Street and Alley Fund
Period Ending February 28, 2026
Unaudited

Street and Alley Fund	2026 Actuals February	2026 Adopted Budget	% Complete
Beginning Fund Balance*	$ 30,882,322	$ 30,882,322	
Revenues:			
Taxes & Fees	479,872	6,759,237	7.1%
Intergovernmental	10,409	623,000	1.7%
Charges for Services	206,309	1,250,000	16.5%
Capital Investment Fees	421,866	1,113,200	37.9%
Earnings on Investment	158,908	850,000	18.7%
Miscellaneous Revenues	-	500,000	0.0%
Tranfers In	-	-	
Total Operating Revenues	1,277,365	11,095,437	11.5%
Expenditures:			
Operations & Maintenance	328,994	6,700,040	4.9%
Capital	76,418	11,035,000	0.7%
Total Expenditures	405,412	17,735,040	2.3%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	**871,953**	**(6,639,603)**	
Ending Fund Balance*	**$ 31,754,275**	**$ 24,242,719**	

** - Unaudited*

16% of the fiscal year has elapsed



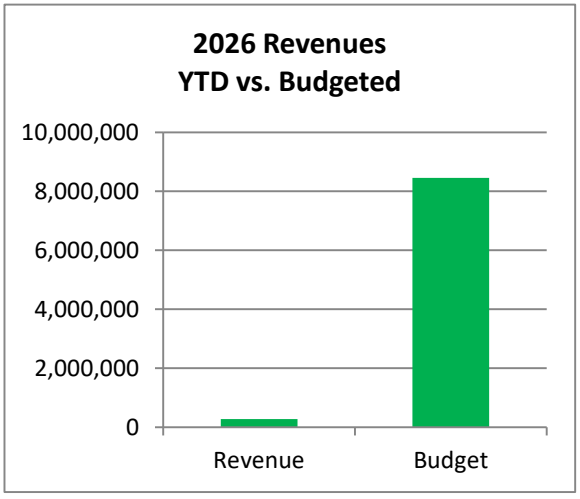


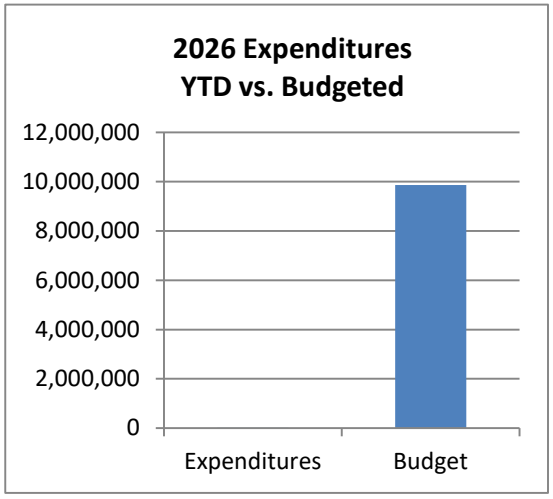
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Capital Projects Fund
Period Ending February 28, 2026
Unaudited

Capital Projects Fund	2026 Actuals February	2026 Adopted Budget	% Complete
Beginning Fund Balance*	$ 14,514,919	$ 14,514,919	
Revenues:			
Taxes and Fees	236,175	750,000	31.5%
Miscellaneous Revenue	-	-	
Interest	43,152	250,000	17.3%
Transfers In	-	7,460,000	0.0%
Total Operating Revenues	279,327	8,460,000	3.3%
Expenditures:			
Capital Outlay	12,085	9,862,000	0.1%
Transfers Out	-	-	
Total Expenditures	12,085	9,862,000	0.1%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	**267,242**	**(1,402,000)**	
Ending Fund Balance*	**$ 14,782,161**	**$ 13,112,919**	

** - Unaudited*

16% of the fiscal year has elapsed



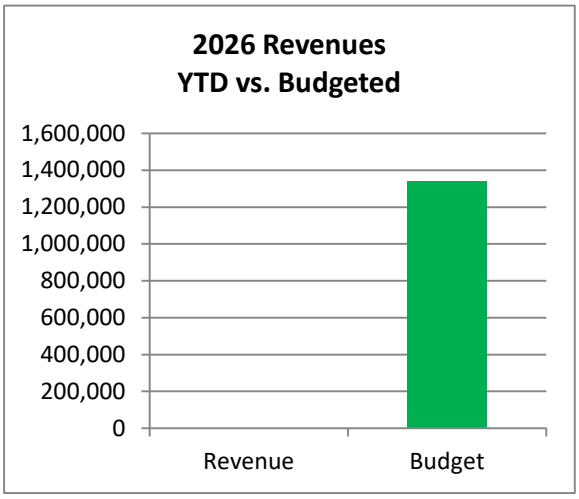


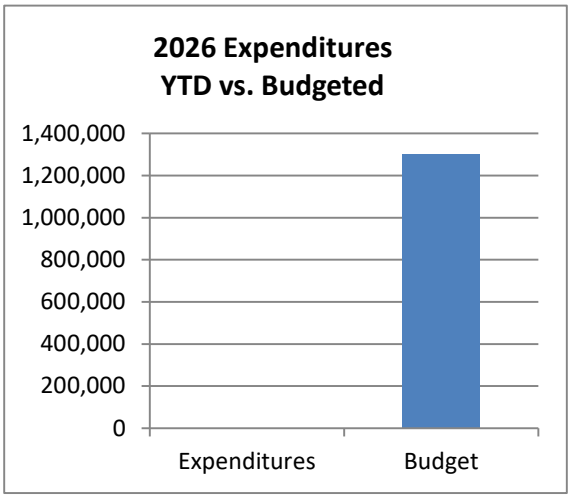
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Tax Allocation Fund
Period Ending February 28, 2026
Unaudited

Tax Allocation Fund	2026 Actuals February	2026 Adopted Budget	% Complete
Beginning Fund Balance*	$ 41,435	$ 41,435	
Revenues:			
Taxes & Fees	-	1,340,000	0.0%
Earnings on Investment	-	-	
Total Operating Revenues	-	1,340,000	0.0%
Expenditures:			
Miscellaneous	-	1,300,000	0.0%
Total Expenditures	-	1,300,000	0.0%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	**-**	**40,000**	
Ending Fund Balance	**$ 41,435**	**$ 81,435**	

** - Unaudited*

16% of the fiscal year has elapsed



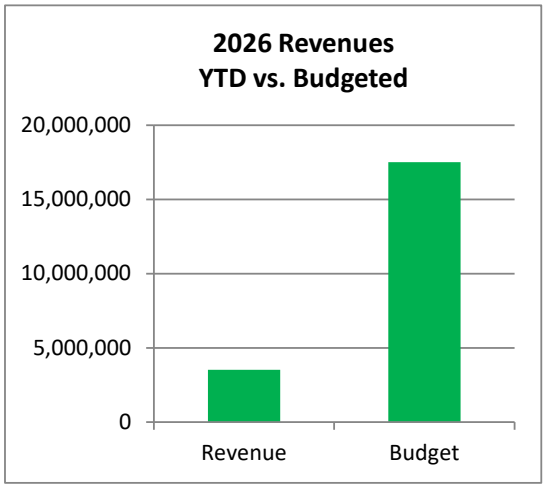


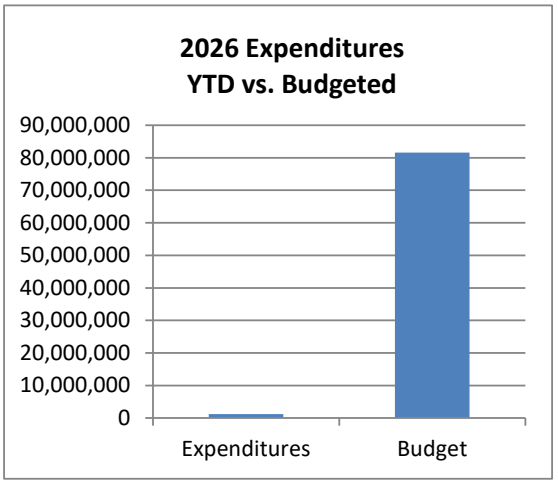
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Water Fund
Period Ending February 28, 2026
Unaudited

Water Fund	2026 Actuals February	2026 Adopted Budget	% Complete
Beginning Cash Balance*	$ 133,212,963	$ 133,212,963	
Revenues:			
Charges for Services	1,578,206	10,576,700	14.9%
Total Operating Revenues	1,578,206	10,576,700	14.9%
Expenses:			
Administration	47,153	571,175	8.3%
Operations	744,735	6,374,920	11.7%
Capital Outlay	193,508	68,580,000	0.3%
Depreciation	203,426	1,400,000	14.5%
Debt Service	-	4,685,250	0.0%
Total Operating Expenses	1,188,822	81,611,345	1.5%
Operating Income (Loss)	389,383	(71,034,645)	
Non-Operating Revenues (Expenses)			
Tap Fees	711,162	2,264,700	31.4%
Capital Investment Fees	637,301	1,944,000	32.8%
Misc. Revenues	101,476	1,194,500	8.5%
Interest	487,025	1,600,000	30.4%
Transfers In/(Out)	-	(70,000)	0.0%
Total Non-Operating Revenues (Expenses)	1,936,964	6,933,200	27.9%
Excess (Deficiency) of Revenues and Other Sources over Expenses	**2,326,347**	**(64,101,445)**	
Ending Cash Balance*	**$ 135,539,310**	**$ 69,111,518**	

** - Unaudited*

16% of the fiscal year has elapsed



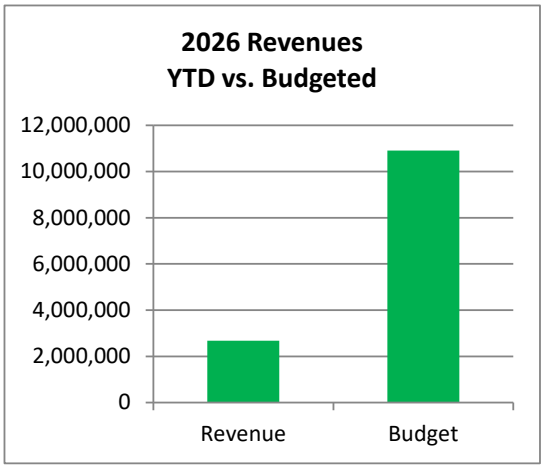


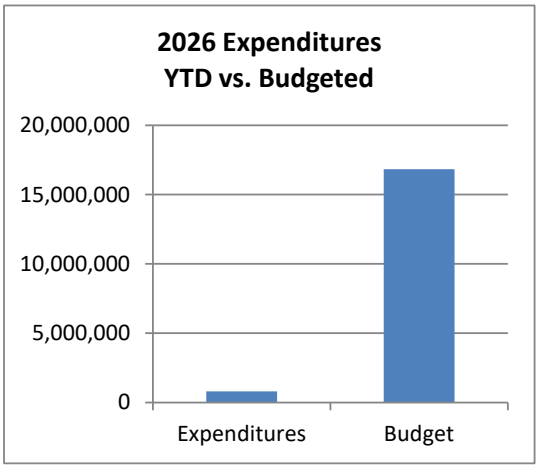
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Sewer Fund
Period Ending February 28, 2026
Unaudited

Sewer Fund	2026 Actuals February	2026 Adopted Budget	% Complete
Beginning Cash Balance*	$ 40,114,684	$ 40,114,684	
Revenues:			
Charges for Services	1,104,246	6,295,100	17.5%
Total Operating Revenues	1,104,246	6,295,100	17.5%
Expenses:			
Administration	27,119	283,830	9.6%
Operations	413,244	3,520,830	11.7%
Capital Outlay	48,933	8,770,000	0.6%
Depreciation	312,312	1,500,000	20.8%
Debt Service	-	2,764,900	0.0%
	-	-	
Total Operating Expenses	801,607	16,839,560	4.8%
Operating Income (Loss)	302,639	(10,544,460)	
Non-Operating Revenues (Expenses)			
Capital Improvement Fees	1,239,837	4,219,600	29.4%
Misc. Revenues	4,160	3,000	138.7%
Interest	329,613	450,000	73.2%
Transfers In/(Out)	-	(60,000)	
Total Non-Operating Revenues (Expenses)	1,573,610	4,612,600	34.1%
Excess (Deficiency) of Revenues and Other Sources over Expenses	**1,876,249**	**(5,931,860)**	
Ending Cash Balance*	**$ 41,990,933**	**$ 34,182,824**	

** - Unaudited*

16% of the fiscal year has elapsed



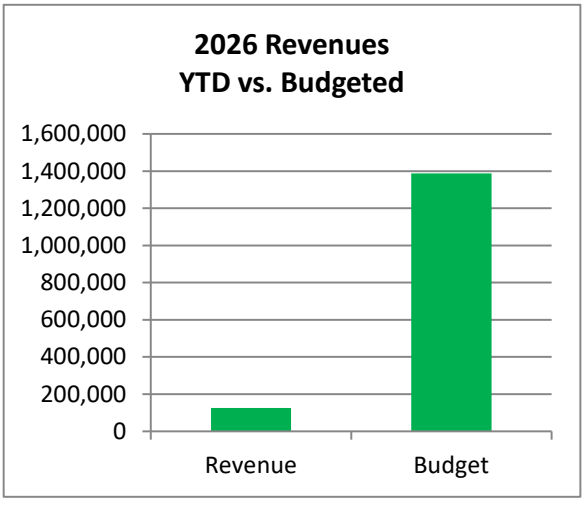


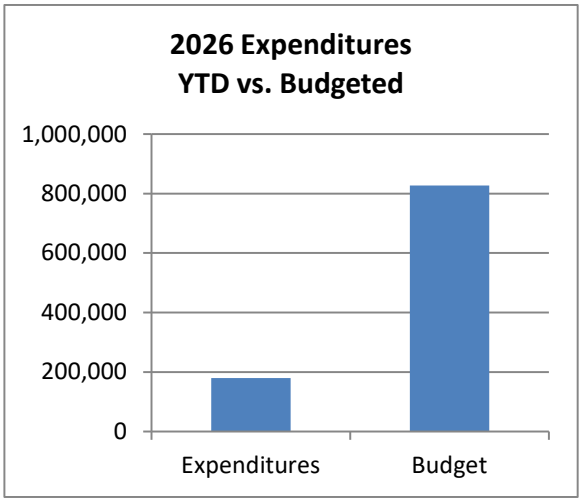
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Drainage Fund
Period Ending February 28, 2026
Unaudited

Drainage Fund	2026 Actuals February	2026 Adopted Budget	% Complete
Beginning Cash Balance*	$ 4,551,052	$ 4,551,052	
Revenues:			
Charges for Services	108,080	1,078,000	10.0%
Total Operating Revenues	108,080	1,078,000	10.0%
Expenses:			
Administration	10,522	90,960	11.6%
Operations	53,741	636,420	8.4%
Capital Improvements	115,906	100,000	115.9%
Transfer Out	-	-	
Total Operating Expenses	180,169	827,380	21.8%
Operating Income (Loss)	(72,089)	250,620	
Non-Operating Revenues (Expenses)			
Capital Revenues	-	270,000	0.0%
Misc. Revenues	-	-	
Interest	17,532	40,000	43.8%
Total Non-Operating Revenues (Expenses)	17,532	310,000	5.7%
Excess (Deficiency) of Revenues and Other Sources over Expenses	**(54,558)**	**560,620**	
Ending Cash Balance*	**$ 4,496,494**	**$ 5,111,672**	

** - Unaudited*

16% of the fiscal year has elapsed



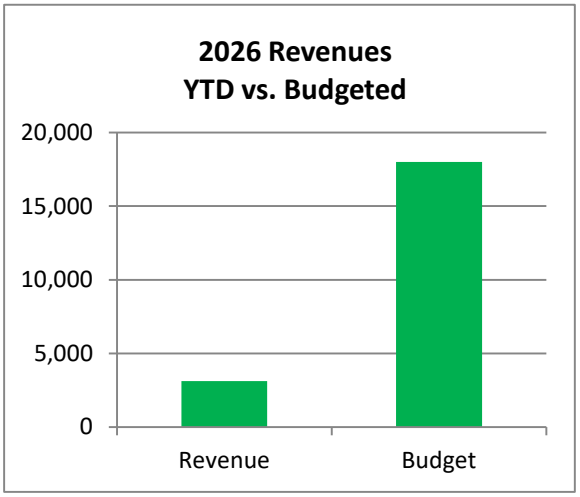


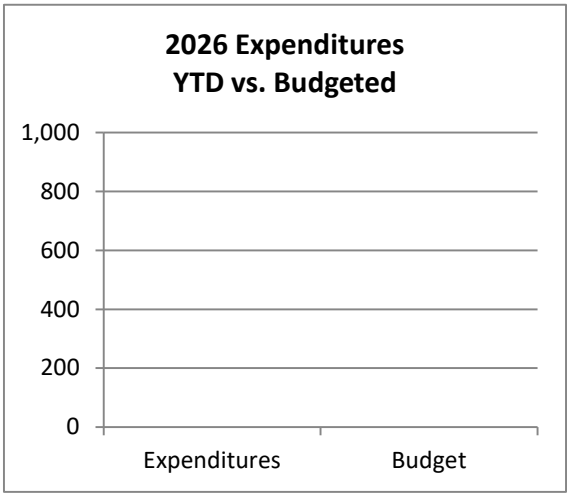
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Cemetery Perpetual Fund
Period Ending February 28, 2026
Unaudited

Cemetery Perpetual Fund	2026 Actuals February	2026 Adopted Budget	% Complete
Beginning Fund Balance*	$ 226,041	$ 226,041	
Revenues:			
Miscellaneous Revenue	2,288	13,000	17.6%
Earnings on Investment	838	5,000	16.8%
Total Operating Revenues	3,126	18,000	17.4%
Expenditures:			
Operations & Maintenance	-	-	
Capital Outlay	-	-	
Transfers Out	-	-	
Total Expenditures	-	-	
Excess (Deficiency) of Revenues and Other Sources over Expenditures	**3,126**	**18,000**	
Ending Fund Balance*	**$ 229,167**	**$ 244,041**	

** - Unaudited*

16% of the fiscal year has elapsed



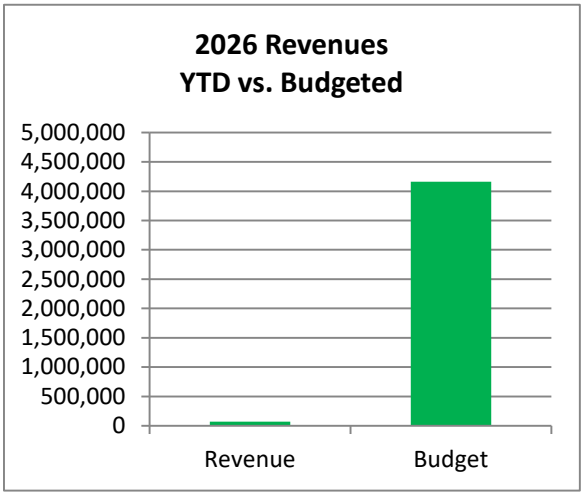


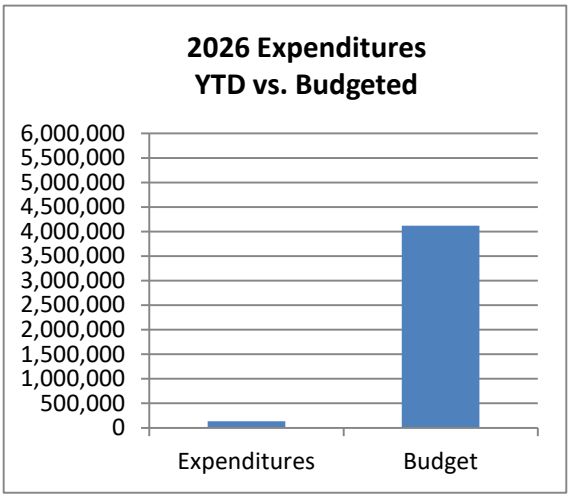
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Library Fund
Period Ending February 28, 2026
Unaudited

Library Fund	2026 Actuals February	2026 Adopted Budget	% Complete
Beginning Fund Balance*	$ 16,585,144	$ 16,585,144	
Revenues:			
Intergovernmental	-	1,375,300	0.0%
Miscellaneous Revenue	-	13,500	0.0%
Capital Investment Fees	130,224	418,500	31.1%
Interest	3,959	500,000	0.8%
Transfers In	(65,112)	1,855,724	-3.5%
Total Operating Revenues	69,071	4,163,024	1.7%
Expenditures:			
Operations	134,448	2,785,550	4.8%
Capital Outlay	-	1,335,000	0.0%
Total Expenditures	134,448	4,120,550	3.3%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	**(65,378)**	**42,474**	
Ending Fund Balance*	**$ 16,519,766**	**$ 16,627,618**	

** - Unaudited*

16% of the fiscal year has elapsed



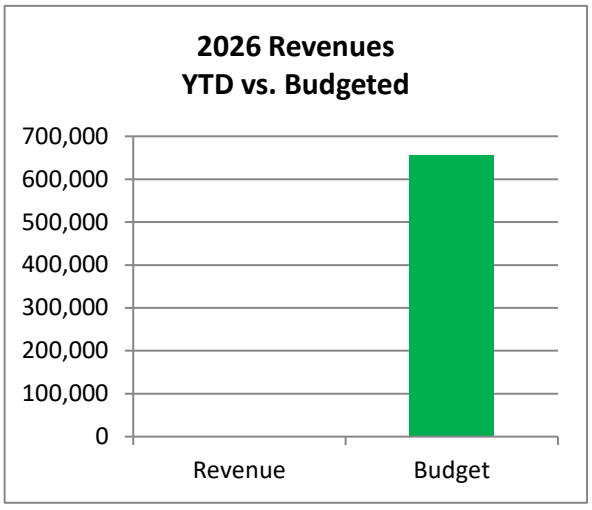


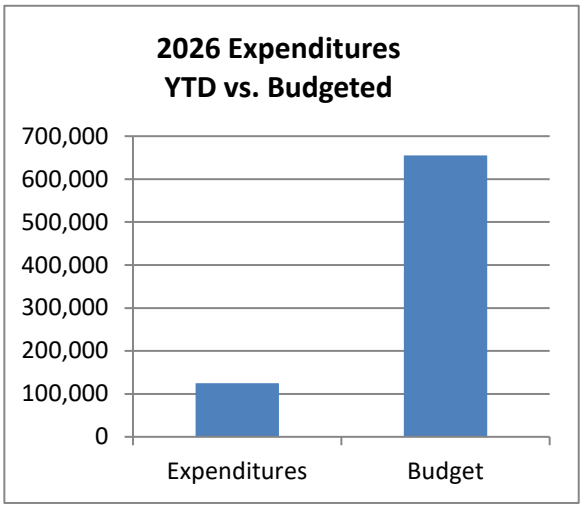
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Recreation Center Fund
Period Ending February 28, 2026
Unaudited

Recreation Center Fund	2026 Actuals February	2026 Adopted Budget	% Complete
Beginning Fund Balance*	$ 192,855	$ 192,855	
Revenues:			
State Grants	-	-	
Transfers In	-	655,000	0.0%
Earnings on Investment	-	-	
Total Operating Revenues	-	655,000	0.0%
Expenditures:			
Operations & Maintenance	125,000	505,000	24.8%
Capital Outlay	-	150,000	0.0%
Total Expenditures	125,000	655,000	19.1%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	**(125,000)**	**-**	
Ending Fund Balance*	**$ 67,855**	**$ 192,855**	

** - Unaudited*

16% of the fiscal year has elapsed





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

Town Council Consent Agenda Communication

Agenda Date: March 16, 2026

Subject: Resolution 2026-16: A Resolution of the Town of Johnstown, Colorado, Supporting the Application for a History Colorado State Historical Fund Grant

Attachments: 1. Resolution 2026-16

Presented by: Matt LeCerf, Town Manager

Agenda Item Description:

Enclosed for review and consideration by Town Council is Resolution 2026-16. This resolution authorizes the Johnstown Historic Society to submit a grant application to the Colorado State Historic Fund. As outlined in the resolution, the grant will be a request for funding in the amount of $261,068.50 and requires a 25% match equal to $65,267.13. The purpose of the grant is to improve the exterior appearance of the Historic Parish House and Museum by replacing the south and east retaining walls and refurbishing the associated iron fencing to continue with critical improvements that benefit the community. The resolution presented is part of compliance requirements related to the Town and JHS's Memorandum of Understanding (MOU) approved in 2024.

The MOU specifically states the following for grants: In addition, on an as needed basis, the Town agrees to consider providing funding for grant matches. These requests shall be presented to the Town Council and be considered as they occur with a preliminary request prior to the grant application submittal. Funding for grant applications will not be provided without the Town Council's consideration and approval.

Strategic Plan Alignment:

Safe & Welcoming Community

- Create programs that connect the community

Quality Infrastructure & Facilities

- Ensure future infrastructure and facilities are sustainable, resilient, and aligned with community growth
- Invest in and maintain equipment, fleet, and technology

Legal Advice:

The resolution was drafted by the Town Attorney.

Financial Advice:

This will result in a budget amendment, if the grant is approved by the Colorado State Historic Fund.

Recommended Action:

Approved Resolution 2026-16 as presented.

Reviewed and Approved for Presentation



_____

Town Manager

TOWN OF JOHNSTOWN, COLORADO

RESOLUTION NO. 2026-16

A RESOLUTION OF THE TOWN OF JOHNSTOWN, COLORDO, SUPPORTING THE APPLICATION FOR A HISTORY COLORADO STATE HISTORICAL FUND GRANT

WHEREAS, the Town of Johnstown in partnership with the Johnstown Historical Society seeks to apply for a History Colorado State Historical Fund grant; and

WHEREAS, the purpose of the grant is to improve the exterior appearance of the Historic Parish House and Museum by replacing the south and east retaining walls and refurbishing the associated iron fencing to continue with critical improvements that benefit the community; and

WHEREAS, this is a collaborative project between the Town of Johnstown and the Johnstown Historical Society; and

WHEREAS, the total cost of the project is $261,068.50 and the grant match request is for $65,267.13; and

WHEREAS, there is a 25% matching requirement for the grant program.

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

Section 1. The Town Council hereby authorizes and supports the application for the History Colorado State Historical Fund grant in the amount of $261,068.50.

Section 2. The Town Council, subject to an award of the grant, hereby commits to appropriate funds in an amount of $65,267.13 in fiscal year 2026 for the grant application upon award of the grant in the amount requested.

Section 3. Effective Date. This resolution shall become effective immediately upon adoption.

Section 4. Repealer. All resolutions, or parts thereof, in conflict with this resolution are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such resolution nor revive any resolution thereby.

Section 5. Certification. The Town Clerk shall certify to the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

PASSED, SIGNED, APPROVED AND ADOPTED THIS 16TH DAY OF MARCH, 2026.

ATTEST: **TOWN OF JOHNSTOWN, COLORADO**

By:_____ By: _____

Meghan Martinez, Town Clerk Michael P. Duncan, Mayor

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

Town Council Agenda Communication

Agenda Date: March 16, 2026

Subject: Professional Services Agreement with ROK Technologies for GIS Cloud Transition.

Attachments:
1. Professional Services Agreement ROK Technologies
2. RFP - Cloud-Based GIS Implementation
3. Proposal Response List

Presented by: Cody Yager, Senior GIS Analyst

Agenda Item Description:

The Town of Johnstown requires a secure, scalable, and expertly managed cloud infrastructure for its Enterprise Geographic Information System (GIS). Staff identified the need to deploy and manage the Town's Esri ArcGIS® Enterprise software within a cloud environment to improve system reliability, ensure high availability, and optimize overall performance.

To support this transition, the Town issued a Request for Proposal (RFP) at the end of 2025 for implementation in 2026. The Town received a total of 27 responses to the RFP. Proposals were evaluated on several criteria, including firm experience, ESRI partnership level, proposed approach to a cloud transition and implementation timeline, staff qualifications and project team allocation, setup and recurring costs, and references from municipalities of similar size and GIS complexity.

Following the review of the proposals, ROK Technologies, LLC (ROK) was selected as the most qualified vendor. Given their status as an Esri Platinum Partner with multiple specialty designations, work with other municipalities, and quick timeline, ROK is highly suited to performing these specialized cloud architecture and ongoing management services.

Transitioning the Town's GIS infrastructure to a managed cloud environment will allow staff to focus on core GIS operations and data management rather than system infrastructure and IT administration.

A Statement of Work and fee structure for the implementation and ongoing managed services was negotiated with ROK for a total contract cost of $340,000.00. The five-year contract term will run from March 17, 2026, to March 16, 2031. The first-year cost of $76,000.00 includes a one-time setup and implementation fee of $10,000.00, coupled with the annual managed cloud services cost. Years two through five are proposed at $66,000.00 annually. The implementation and ongoing services are proposed to be completed in the following phases:

Project Kickoff: Planning and Project Management (ongoing).

Phase 1: Architecture Deployment.

Phase 2: Software Installation and Configuration.

Phase 3: User Acceptance Testing (UAT) and Go Live..

Phase 4: ROK’s GIS Managed Cloud Services Support (Ongoing).

The design and implementation schedule anticipates the initial project deployment will take 4 to 6 weeks to complete. Following the Town's User Acceptance Testing, staff will coordinate a Go Live weekend with ROK to cut over to the new environment. Upon completion of Phases 1 and 2, ROK's ongoing Managed Cloud Services will officially commence to support the Town's infrastructure through 2031.

Strategic Plan Alignment:

Organizational Excellence & Public Trust

- Engage, inform and involve the community

Safe & Welcoming Community

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

Quality Infrastructure & Facilities

- Maintain safe and reliable public infrastructure and utilities
- Ensure future infrastructure and facilities are sustainable, resilient, and aligned with community growth
- Invest in and maintain equipment, fleet, and technology

Legal Advice:

The Town's standard Professional Services Agreement has been used as the contract document and has been reviewed by the Town Attorney.

Financial Advice:

The proposed contract is within the amount budgeted for these services in 2026.

Recommended Action:

Staff recommends approval of the Professional Services Agreement with ROK Technologies.

Suggested Motions:

For Approval: I move to approve the Professional Services Agreement with ROK Technologies.

For Denial: I move to deny the Professional Services Agreement with ROK Technologies.

Reviewed and Approved for Presentation



_____

Town Manager

TOWN OF JOHNSTOWN
PROFESSIONAL SERVICES AGREEMENT

THIS PROFESSIONAL SERVICES AGREEMENT (the "Agreement") is made and entered into this 16th day of March, 2026, by and between the Town of Johnstown, Colorado, a Colorado home-rule municipality (the "Town"), and ROK Technologies, LLC, a South Carolina limited liability company ("Consultant") (collectively, the "Parties").

RECITALS

WHEREAS, the Town desires to engage the services of Consultant and Consultant desires to provide those services more fully described on Exhibit A, attached hereto and incorporated herein by reference ("Services"), to the Town; and

WHEREAS, the Parties wish to memorialize their contractual relationship.

AGREEMENT

NOW, THEREFORE, incorporating the foregoing Recitals herein and in consideration of the mutual promises, agreements, undertakings and covenants set forth herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby mutually agree as follows:

SECTION 1: PARTIES

1.01 Town. The Town is a home-rule municipality located in Johnstown, Colorado.

1.02 Consultant. Consultant is a private, independent business entity who will exercise discretion and judgment of an independent Consultant in the performance and exercise of its rights and obligations under this Agreement.

SECTION 2: SERVICES, COMPENSATION AND TERM

2.01 Services. Consultant agrees to perform the Services for the Town.

2.02 Compensation. In consideration of Consultant's performance of the Services contemplated herein, the Town agrees to pay Consultant the compensation set forth on Exhibit A. Consultant shall submit detailed invoices reflecting the portion of the Services completed to the date of the invoice. The Town shall provide payment for Services to Consultant within thirty (30) days of receipt of the invoice. In its discretion, the Town may withhold payment for disputed portions of invoices on the condition that the Town provides written notice to Consultant of the dispute. Upon delivery of notice, the Town and Consultant shall promptly endeavor to resolve such dispute.

2.03 Expenses: Consultant shall not incur any expense or debt on behalf of the Town without the Town's prior written authorization.

2.04 Term. Unless otherwise terminated in accordance with Section 5, the term of this Agreement shall be from the March 17, 2026 ("Effective Date") through March 16, 2031, and shall not extend beyond that date absent the written approval of the Town.

SECTION 3: OPERATIONS

3.01 Consultant Status. Consultant avers that it has the background, expertise and education to provide the Services. Consultant shall be responsible for the proper performance of the Services in accordance with the terms hereof. Consultant shall obtain the necessary permits, if any, and maintain all required licenses, including but not limited to a Town business license.

3.02 Schedule. Unless otherwise set forth in Exhibit A, Consultant shall provide the Services in accordance with the timeline requested by the Town

SECTION 4: INSURANCE AND INDEMNITY PROVISIONS

4.01 Insurance.

A. Consultant understands and agrees that Consultant shall have no right of coverage under any existing or future Town comprehensive or personal injury liability insurance policies. As a material term of this Agreement, Consultant agrees to maintain and keep in force during the term of this Agreement one or more policies of insurance written by one or more responsible insurance carrier(s) authorized to do business in the State of Colorado in the following amounts:

1. Workers' compensation insurance as required by law;

2. Commercial general or business liability insurance with minimum combined single limits of ONE MILLION DOLLARS ($1,000,000.00) each occurrence and TWO MILLION DOLLARS ($2,000,000.00) general aggregate; and

3. Professional liability insurance with minimum limits of ONE MILLION DOLLARS ($1,000,000.00) each claim and TWO MILLION DOLLARS ($2,000,000.00) general aggregate.

B. Consultant shall procure and maintain the minimum insurance coverages listed herein. All coverages shall be continuously maintained to cover all liability, claims, demands and other obligations assumed by Consultant pursuant to this Agreement. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage. The Town shall have the right to request and receive a certified copy of any policy and any endorsement thereto. Except for workers compensation and professional liability insurance, the Town shall be listed as an additional insured party on Consultant's insurance policies.

C. A certificate of insurance shall be completed by Consultant's insurance agent(s) as evidence that policies providing the required coverages, conditions and minimum limits are in full force and effect, and, upon request by the Town, shall be subject to review and approval by the Town. The certificate shall identify this Agreement and shall provide that the coverages afforded under the policies shall not be canceled, terminated or materially changed until at least thirty (30) days prior written notice has been given to Town. If the words "endeavor to" appear in the portion of the certificate addressing cancellation, those words shall be stricken from the certificate by the agent(s) completing the certificate. The completed certificate of insurance shall be provided to the Town.

4.02 Damage and Indemnity. Consultant assumes full responsibility for any and all damages caused by Consultant's exercise of its activities, or failures to act, under this Agreement. Consultant agrees that it will at all times protect, defend, indemnify and hold harmless the Town, its elected officials, employees, agents, and their successors and assigns, from and against all liabilities, losses, claims, demands, actions and costs (including reasonable attorneys' fees), arising from or related to loss or damage to property or injury to or death to any persons arising from or resulting in any manner from the actions or failures to act of Consultant or any invitees, guests, agents, employees or contractors of Consultant, whether brought by any of such persons or any other person.

SECTION 5: TERMINATION

5.01 Termination. The Town may terminate this Agreement, with or without cause, by providing sixty (60) days prior written notice to Consultant. Notwithstanding the foregoing, if the Town terminates this Agreement for cause and determines that a notice period is not in the best interests of the Town, the Town may terminate this Agreement by providing written notice to Consultant effective immediately.

SECTION 6: INDEPENDENT CONTRACTOR

6.01 Independent Contractor. Consultant understands and agrees that Consultant is an independent contractor and not an employee of the Town. The Town shall not provide benefits of any kind to Consultant. The Town shall not be responsible for withholding any portion of Consultant's compensation for the payment of Federal Insurance Contributions Act (FICA) tax, workers' compensation, or other taxes or benefits. CONSULTANT IS NOT ENTITLED TO UNEMPLOYMENT COMPENSATION COVERAGE FROM THE TOWN. CONSULTANT IS OBLIGATED TO PAY FEDERAL AND STATE INCOME TAX ON MONEYS PAID PURSUANT TO THIS AGREEMENT. As long as there is not a conflict of interest with the Town, Consultant may engage in any other lawful business activities during the term of this Agreement.

SECTION 7: NOTICE

7.01 Notices. All notices required under this Agreement shall be in writing and shall be: 1) hand-delivered; 2) sent by registered or certified mail, return receipt requested, postage prepaid, to the addresses of the Parties herein set forth; or 3) sent by electronic mail ("email") return receipt or written acknowledgment requested and received. All notices by hand-delivery

shall be effective upon receipt. All notices by mail shall be considered effective seventy-two (72) hours after deposit in the United States mail with the proper address as set forth below. All notices by email shall be effective upon delivery, on the condition that the intended recipient acknowledges receipt thereof. Either party, by notice to be given, may change the address to which future notices shall be sent.

TO THE TOWN:
Town of Johnstown
Attn: Meghan Martinez, Town Clerk
450 S. Parish Avenue
P.O. Box 609
Johnstown, CO 80534
Email: mmartinez@johnstownco.gov; notices@johnstownco.gov

TO CONSULTANT:
ROK Technologies, LLC
Attn: Alexandra Coleman, CEO
1501 Belle Isle Parkway
Mount Pleasant, SC 29464
Email: acoleman@roktech.net

SECTION 8: MISCELLANEOUS

8.01 Time. Time is of the essence of this Agreement and of each covenant hereof.

8.02 Non-Appropriation of Funds. Pursuant to Section 29-1-110, C.R.S., as amended, financial obligations of the Town payable as set forth herein, after the current fiscal year, are contingent upon funds for that purpose being budgeted, appropriated and otherwise made available. This Agreement shall be terminated effective January 1 of the first fiscal year for which funds are not budgeted and appropriated.

8.03 Laws and Regulations. In the conduct of the Services, Consultant shall comply with all applicable laws, rules and regulations, and the directives or instructions issued by the Town or its designated representatives.

8.04 Assignment; Third Party Rights. Consultant may not assign, delegate or subcontract any part of its rights, duties or obligations under this Agreement. The Parties do not intend to confer any benefit hereunder on any person or entity other than the Parties hereto.

8.05 Amendment. This Agreement may not be amended or modified except by a subsequent written instrument signed by the Parties. Course of performance, no matter how long, shall not constitute an amendment to this Agreement.

8.06 Severability. If any part, term or provision of this Agreement is declared unlawful or unenforceable, the remainder of this Agreement shall remain in full force and effect, except that, in the event any state or federal governmental agency or court determines that the relationship between the Town and Consultant is one of employment rather than independent

Consultant, this Agreement shall become null and void in its entirety.

8.07 Waiver. No consent or waiver, express or implied, by the Town to or of any breach or default by Consultant in the performance by Consultant of its obligations hereunder shall be deemed or construed to be a consent or waiver to or of any other breach or default by the Town. Failure on the part of the Town to complain of any act or failure to act or to declare Consultant in default, irrespective of how long such failure continues, shall not constitute a waiver by the Town of its rights hereunder.

8.08 Governmental Immunity. The Parties agree that the Town is relying on, and does not waive or intend to waive by any provision of the Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, §§ 24-10-101 *et seq.*, C.R.S., as amended from time, or otherwise available to the Town, its elected officials, employees or agents.

8.09 Applicable Law and Venue. This Agreement shall be construed according to the laws of the State of Colorado. Venue for any claim, proceeding or action arising out of this Agreement shall be in Weld County, State of Colorado.

8.10 Mediation. In the event of any dispute arising under this Agreement, except in the case of an action for injunctive relief, the Parties shall submit the matter to mediation prior to commencing legal action and shall share equally in the cost of the mediation.

8.11 Costs and Attorney's Fees. If any judicial proceedings may hereafter be brought to enforce any of the provisions of this Agreement, the Town, if the prevailing party, shall be entitled to recover the costs of such proceedings, including reasonable attorney's fees and reasonable expert witness fees.

8.12 Public Official Personal Liability. Nothing herein shall be construed as creating any personal liability on the part of any elected official, employee or agent of the Town.

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

8.14 Entire Agreement. The provisions of this Agreement represent the entire and integrated agreement between the Town and Consultant concerning the subject matter contained herein and supersede all prior negotiations, representations and agreements, whether written or oral.

8.15 Controlling Document. In the event of a conflict between the provisions in this

Agreement and Exhibit A, the provisions in this Agreement shall control.

8.16 Headings. The headings in this Agreement are inserted only for the purpose of convenient reference and in no way define, limit or prescribe the scope or intent of this Agreement or any part thereof.

8.17 Counterparts. This Agreement may be executed in counterparts, each of which shall be an original, but all of which, together, shall constitute one and the same instrument.

8.18 Waiver of Right to Jury Trial. To the fullest extent permitted by law, each party hereto waives its respective rights to a trial by jury of any claim or cause of action based upon, arising out of or related to this agreement.

8.19 Data Security. If Consultant has access to personal identifying information during the term of this Agreement, Consultant shall, pursuant to Section 24-73-101, *et seq.*, C.R.S., destroy all paper and electronic documents containing such personal identifying information within six months of termination of this Agreement, unless otherwise required by law. During the term of this Agreement, Consultant shall implement and maintain reasonable security procedures that are appropriate to the nature of the personal identifying information disclosed or maintained and that are reasonably designed to help protect the information from unauthorized access, use, modification, disclosure or destruction. If Consultant discovers or is informed of a security breach, Consultant shall give the Town notice in the most expedient time and without unreasonable delay, no later than ten (10) calendar days after it is determined a security breach occurred. Consultant shall cooperate with the Town in the event of a security breach that compromises computerized data, if misuse of personal information about a Colorado resident occurred or is likely to occur. Cooperation includes sharing with the Town information relevant to the security breach.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first written above.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By:_____ By:_____
Meghan Martinez, Town Clerk Matthew LeCerf, Town Manager

ROK TECHNOLOGIES, LLC

By: _____
Alexandra Coleman, CEO

STATE OF COLORADO)
) ss
COUNTY OF _____)

SUBSCRIBED AND SWORN to before me this ____ day of March, 2026, by _____ as the _____ of ROK Technologies, LLC.

WITNESS my hand and official seal.

My commission expires:_____

_____
Notary Public

EXHIBIT A

SERVICES

(Attached)

Cloud GIS Implementation and Managed Services

STATEMENT OF WORK:

Town of Johnstown, Colorado
(03/17/2026 to 03/16/2031)

ROK TECHNOLOGIES

1501 Belle Isle Avenue

Suite 110 PMB1047

Mount Pleasant SC 29464

info@roktech.net

ROK TECHNOLOGIES

Partner Network Platinum | ArcGIS Cloud Services Specialty | ArcGIS Enterprise on Kubernetes Specialty | amazon web services Partner Network Advanced Technology Partner | Microsoft Azure Certified



Esri Partner Conference 2024 Award Winner Collaboration | State and Local Government Specialty | Federal Small Business Specialty | ArcGIS Marketplace Provider

ABOUT ROK TECHNOLOGIES

At ROK Technologies, we specialize exclusively in architecting, deploying, and managing ArcGIS Enterprise and Esri Desktop applications in cloud and hybrid environments. As an Esri Platinum Partner with multiple specialties designations, we are the go-to provider for secure, scalable, and expertly managed GIS cloud solutions. With over 10 years of experience serving hundreds of clients across the globe, we take GIS infrastructure off your plate so you can focus on what you do best — GIS.

Your GIS Always On, Always Optimized,

Always Supported

SAN FRANCISCO INTERNATIONAL AIRPORT | Kimley»Horn Expect More. Experience Better. | San Francisco Water Power Sewer | laixo | WaterOne Water District No. 1 of Johnson County | DEQ MONTANA | Crescent Energy | Schneider Electric | Marriott | ANTIOCH CALIFORNIA

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Town of Johnstown

450 South Parish Avenue

Johnstown, Colorado 80534

Dear Town of Johnstown,

We sincerely appreciate your interest in our GIS Support and Managed Services to support your Enterprise GIS. Enclosed within this document are comprehensive details regarding our offerings and their corresponding costs. Should you require any additional information or assistance, please feel free to reach out to me directly.

Once again, thank you for considering our services. We eagerly anticipate the opportunity to support your program and contribute to its success!

Sincerely,

Jeremiah Ervin

Account Executive

ROK Technologies, LLC

1501 Belle Isle Pkwy |Mount Pleasant, SC 29464

m: (720) 688-3322 | e: jervin@roktech.net

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1. INTRODUCTION

Town of Johnstown (hereafter referred to as "Client") has engaged ROK Technologies, LLC (hereafter referred to as "ROK") to perform implementation and managed services related to and in support of Client's AWS cloud environment and Esri ArcGIS® Enterprise software.

This Statement of Work ("SOW") sets forth the scope of services, support, roles and responsibilities identified and agreed upon in addition to the terms and conditions under which the services shall be conducted.

ROK appreciates your investment and is dedicated to supporting the health and efficiency of your essential GIS and IT resources.



2. SUPPORT AND SERVICES

This section outlines all tasks, responsibilities, and requirements necessary to perform the successful cloud migration and/or reconfiguration and the selected ongoing managed cloud services.

The Implementation and Managed Cloud Services will take place in the following phases:

IMPLEMENTATION

- Project Kickoff: Planning and Project Management (ongoing)
- Phase 1: Architecture Deployment
- Phase 2: Software Installation and Configuration
- Phase 3: Content Migration (if applicable)
- Phase 4: Testing and Go Live

MANAGED SERVICES

- Phase 5: Ongoing Support and Services

The scope, deliverables, and terms of ROK's services are based on Client's review and acknowledgement that they can meet the requirements specified in this SOW. Delays or changes to the SOW can result in shifting timelines and additional costs which will be reviewed and approved by both the Client and ROK Teams.

3. IMPLEMENTATION: PLANNING AND PROJECT MANAGEMENT

The Planning & Project Management Phase is the start of our project lifecycle. This phase focuses on communication, starting with the project kickoff meeting and scheduling the project reviews. ROK will utilize a Project Manager to oversee each phase of the project whose responsibilities include 1 weekly call, internal status meetings, review and oversight of technical staff, and status updates.

PROJECT KICKOFF MEETING

ROK will schedule a remote kickoff meeting to identify tasks and establish a communication plan for coordinating the activities of the project as well as status updates. We will employ our internal project controls to manage the project budget and schedule.

STATUS MEETINGS AND REPORTS

The project review meeting schedule established during the kickoff meeting will be used to identify upcoming tasks, review decision points, and discuss overall status for the project. We will use the project review meeting to walk through the status of tasks and look ahead to identify any potential project issues and mitigation procedures.

SCHEDULE

ROK builds-out a project schedule prior to initiating work, the format of which is scaled to the magnitude of the project at hand.

The project duration is estimated to be 4 to 6 weeks. This timeline assumes that all Client requirements are met.

Milestones and completion dates will be established upon kickoff for the Phases of the project. Communication and meetings will proceed as follows unless another cadence is agreed upon.

- One weekly work breakdown plan (task, resource, schedule delivery date)
- One weekly meeting (30 minutes)

REQUIREMENTS

The following table outlines the expectations for both Client and ROK throughout the implementation. These requirements are key to ensuring a timely and efficient implementation.

Requirement	Description
Confirm Esri Licensing Version Availability	Client must confirm the MyEsri licensing is available for all scoped install version(s) of ArcGIS Enterprise and Desktop software.
Personnel (Tenant)	Client identifies the Technical contact(s) and GIS Project Leads.
Identify Domain, URL(s), Portal users.	Client provides ROK the Domain account and confirmation of domain names, Existing and New Portal URLs, and the number of Portal users.
Esri Software Access	Client provides the ROK Team with access to their My.Esri.com account via a new user (email to be provided by ROK) with permission to 'Take Licensing Actions'
Esri Environment Inventory	Client provides the ROK Team with an Enterprise Reporter output for their existing ArcGIS Enterprise OR provides access to the client's current ArcGIS Enterprise so ROK can create the inventory report on the client's behalf.
Create SSL Certificate	Client will provide the ROK Team the required SSL Certificate or a .pfx file if using a wildcard certificate.
VDI User Deployment Preparation	Client will identify VDI Users - First/Last Name and associated email address along with access Level: User/Admin.

4. IMPLEMENTATION PHASES 1 AND 2: ARCHITECTURE DEPLOYMENT, SOFTWARE INSTALLATION AND CONFIGURATION

ROK and/or the Client will deploy and configure the Cloud environment described in **Exhibit A: Environment Overview.** Once the cloud environment is in place, ROK will install and configure the ESRI software required by the ArcGIS Enterprise environments listed in **Exhibit A**.

Exhibit A: Environment Overview outlines the deliverables for the deployment of the approved architecture, Esri software, and Integrations with third-party software (if applicable). All architecture and deployment specifications detailed in **Exhibit A** are designed to support the content outlined in **Exhibit B: Data Migration Content**. (if applicable). *Should the services and/or content exceed what is listed, modifications to server size and/or configuration may be required and can lead to additional fees added to the SOW and ongoing Cloud costs.*

As a general guideline a 4GB RAM/16 vCPU VM can support approximately 75 referenced ArcGIS Services. To manage more than 100 referenced services, an 8GB RAM/32 vCPU VM is advised, which can handle up to 150 services. For more than 150 services, a separate ArcGIS Server instance is advised. ArcGIS Server has a limit of 200 referenced services on Windows, exceeding this can cause problems.

5. IMPLEMENTATION PHASE 3: CONTENT MIGRATION

No Data Migration Services are included in this Statement of Work.

6. IMPLEMENTATION PHASE 4: USER ACCEPTANCE TESTING (UAT) AND GO LIVE

UAT PHASES AND REQUIREMENTS:

ENVIRONMENT WALKTHROUGHS

- ROK will conduct a remote walkthrough Client orientation for the new Production environment and migrated content.

USER ACCEPTANCE TESTING – CLIENT

- User Acceptance Testing will be performed by the Client against the new cloud environments to ensure all content has been migrated correctly. Testing will be fully completed in the following windows:
    - VDI: 3 Days
    - ArcGIS Enterprise: 5 Days

- Client is responsible for ensuring all existing services, data, applications and integrations are working properly post-installation.
- Client will be responsible for planning and coordinating all testing, creating all test plans, conducting testing and official approval of owned content.
- Client will provide a stakeholder registry with points of contact for testing for each Portal Group.
- Client will be responsible for tracking all testing and issues.

USER ACCEPTANCE TESTING – ROK

- When applicable, ROK will be responsible for ensuring data, services, and GIS components are deployed in the same manner as deployed to the current production or as previously stated.

GO LIVE

Following UAT, ROK will work with Client to establish a Go Live weekend. The steps will be based on the chosen method and, if necessary, the Client should anticipate planned and scheduled down time during the cutover from the old ArcGIS Environment.

The week before the cutover, ROK will provide the Client with a secure link to all passwords and access information for the new environment, along with any relevant training.

ROK will not be responsible for updating any services, web maps or apps not listed in this agreement. If additional services, web maps, or apps are not migrated as a part of this agreement, it is the sole responsibility of Client staff to keep those services updated until such time they choose to migrate them into the cloud environment.

7. PHASE 5: ROK'S GIS MANAGED CLOUD SERVICES SUPPORT

At the conclusion of Phases 1 and 2, ROK's Cloud GIS Support and Managed Services will commence. This section outlines the General, Esri Software, and Infrastructure related ongoing Managed Services the ROK Team will provide Client for the new Enterprise GIS environment. Our goal is to take the GIS and IT management off your plate so you can focus on what you do best!

GENERAL SERVICES

DEDICATED CLIENT SUCCESS MANAGER

ROK's primary goal is to provide the Client with flawless service, becoming an extension of the Client's technical team of experts. Serving as the Client's single point of contact, the ROK assigned Client Success Manager's primary responsibilities shall include:

- Understanding Client's business needs
- Managing Client's ROKs entitlements
- Accelerating the delivery of ROK's Technical Services

- Scheduled Business Reviews

CLIENT SUPPORT

Client Support Cases can be submitted 24 hours a day, 7 days a week via the Client Gateway or our toll-free support line which will be provided after execution of contract. Additional support details can be found in Exhibit C.

ESRI SOFTWARE SUPPORT AND SERVICES

The goal of ROK's Esri COTS (Commercial Off-The-Shelf) Support and Services is to ensure your Enterprise stays up to date with the latest upgrades, configurations, and updates to meet your organizational requirements.

ESRI SOFTWARE SERVICES - CLIENT REQUIREMENTS

For ROK to provide the following services, the Client agrees to provide the ROK Team with the following access:

- Client provides the ROK Team with access to their My.Esri.com account via a new user (email to be provided by ROK) with permission to 'Take Licensing Actions.'
- ROK's Monitoring Agent installed in the Cloud Environment

ESRI SOFTWARE SERVICES - INCIDENT TRACKING

- ROK will receive and respond to incidents reported by the Client in accordance with the service levels defined in Exhibit C.
- ROK will record and track each incident in ROK's case management system.
- ROK will periodically report the current status of the incident to designated Client personnel based on severity of issue outlined in Exhibit C.
- ROK will communicate the steps taken to ultimately resolve the incident.

ESRI SOFTWARE CONFIGURATION ASSISTANCE

- ROK will collect information from Client regarding the scope of the change requested, the motivation for the change, and the expected results.
- ROK will investigate the potential impact of the change, in terms of desired results and unintended consequences.
- ROK will determine the steps necessary to implement the change while mitigating risk.
- ROK will recommend a course of action to Client.
- ROK will implement changes in accordance with the plan of action upon Client authorization.
- ROK will record the change in accordance with Client's change management processes.

ESRI COTS APPLICATION UPGRADES, PATCHES AND UPDATES

- Upon request, ROK's Managed Services Team will upgrade and configure Esri COTS to the desired version. Additionally, upon request, ROK's Managed Services will install critical and optional patches as they are released.
- ROK will communicate critical upgrade and patching opportunities for Esri COTS. If desired, both parties will work to schedule a day and time to complete the upgrade and/or patching that limits disruption of service.
- Upon request, ROK's Managed Services will install and configure new Esri COTS as desired by Client.
- Esri critical security patches will be reviewed by ROK for potential impact and applied based on an agreed upon schedule.

ENTERPRISE GIS DATABASE SERVICES

- ROK will perform all database backups.
- ROK will provide table indexing and statistic maintenance.
- ROK will conduct statistic recalculation.
- ROK will monitor disk, CPU, and ram usage.
- ROK will periodically perform scheduled SQL health checks.

THIRD PARTY (NON-ESRI) APPS AND INTEGRATIONS

ROK RESPONSIBILITIES:

ROK will provide reasonable assistance to the client with the installation of third-party applications within the ROK Managed ArcGIS Enterprise Environment, such as:

- Providing third-party vendor access as requested and defined by our clients.
- Configuring the ArcGIS platform for integrations, as specified by the selected third party (opening ports, configuring certificates, users, etc.).

CLIENT RESPONSIBILITIES:

Clients are responsible for the following:

- Gathering software requirements.
- Updating and patching all third-party software and accept any security or performance issues introduced by the third-party software.
- Obtaining administrative rights for updating/patching software on ArcGIS Enterprise machines, clients must submit a ROK Support Case.
- Coordinating meetings between ROK and the third-party application vendor when needed.

ROK DISCLAIMS ALL WARRANTIES, OBLIGATIONS, AND RESPONSIBILITY FOR THIRD-PARTY APPLICATIONS PLACED BY CLIENT IN THE CLOUD ENVIRONMENT THAT ARE NOT MANAGED BY ROK. AS BETWEEN ROK AND CLIENT, CLIENT IS

EXCLUSIVELY RESPONSIBLE FOR ENSURING THE SECURITY (INCLUDING BY INSTALLING ALL UPDATES AND PATCHES) OF SUCH THIRD-PARTY APPLICATIONS.

INFRASTRUCTURE SUPPORT

The primary goal of ROK's infrastructure support is to reduce the risk of system failure and to mitigate the impact of unplanned outages should they arise. The scope, deliverables, and terms of ROK's Infrastructure Support services are described below in the following sections and Exhibit C.

INFRASTRUCTURE SERVICES

MANAGEMENT OF OS UPDATES AND PATCHES

ROK Managed Services handles the deployment of critical and security updates to your managed virtual machine operating systems. OS Patching activities help keep your resources current and secure and are automated and monitored as they are released. Any non-critical/security OS patches and other non-ESRI applications are not the responsibility of ROK. Clients can work with ROK to identify any additional OS patches of concern and ROK will install. Non-managed applications are not the responsibility of ROK, unless explicitly agreed to.

INFRASTRUCTURE MONITORING AND RESPONSE

ROK Managed Services monitors the overall health of your ArcGIS infrastructure resources and handles the daily activities of investigating and resolving alarms or incidents. Committed to a 2-hour maximum response time, in the event of an instance failure, our team would take appropriate action to help minimize or avoid service interruption.

INFRASTRUCTURE CHANGES

ROK assumes the responsibility of rightsizing, adding, and removing GIS and associated Cloud infrastructure as necessary, pending client approval. In emergency response situations, the Client grants ROK the authority to implement modifications, ensuring uninterrupted uptime for the environment

BACKUP AND RETENTION

ROK assumes the responsibility of running and retaining the backups of the VMs and Enterprise Geodatabases per the frequency and duration listed on the Backup Frequency and Retention section in Exhibit C.

VIRTUAL DESKTOP MANAGEMENT

ROK provides ongoing support for ArcGIS Pro and/or Desktop on your Virtual Desktop Solution. The management of any additional software or application is the sole responsibility of the Client and ROK cannot be held liable for any inherent security or performance issues introduced.

8. EXCLUSIONS

ROK SUPPORT DOES NOT INCLUDE THE FOLLOWING:

- Debugging custom components, applications, code, or models.
- Customization of solutions, templates, or tools; including unsupported software functionality. Please contact Esri's consulting services for assistance in this area.
- Workflow design, data processing, data design, or software training. Please explore Esri's training resources or contact Esri's consulting services for assistance in these areas.
- Issues specific to third-party hardware, software, technology, or peripherals not provided by Esri.
- Questions related to product pricing, license agreements, or contracts. Please contact Esri Sales for more product information.
- Web or Mobile Application Development.
- Data editing and analysis.
- ArcGIS Monitor interpretation and analysis.
- Script authoring and maintenance.
- Configuration of ArGIS Enterprise Collaborations (ArGIS Enterprise or ArGIS Online).

9. ASSUMPTIONS

ROK's delivery of the services defined by this Agreement is based on the assumptions described below. Any deviation from these assumptions might impact the scope of services to be provided and associated fees:

- ROK shall primarily render Support services remotely, while making use of current technologies that provide remote access and control of the supported systems where available.
- Client shall permit the use of remote access technologies that enable ROK to render services remotely.

10. SCHEDULING

As part of these offerings, ROK will conduct proactive scheduling with the Client. As scheduling changes arise, Client shall contact ROK one to two weeks in advance where possible.

The ROK Technical Operations Team will make a best effort to accommodate special requests.

11. CHANGE CONTROL POLICY

As ROK and Client collaborate on this SOW, it is possible that either party will find reasons to change the scope of this Agreement. In the event that the Client would like to discuss the addition or subtraction of specified, agreed upon services, Client will submit a Support Case to ROK. Client's, ROK Account Manager will make contact within one (1) business day to review or schedule a review of this request.

12. DISCLAIMERS

The Client understands and agrees as follows with respect to the Managed Services rendered hereunder.

ROK is not responsible for the loss of data caused by the action(s) of the Client. No warranty or service contract covers infection of any system with a virus introduced by the Client. All work necessary for ROK to remove viruses will be billed to the Client. Work performed under a service contract is governed by the terms of said service contract.

The uptime, support requirements, and response times set forth in this SOW shall not be binding upon ROK for any occurrence, failure of service, or other malfunction caused by the Client, any employee, vendor or other agent of Client, or any inability of ROK to obtain the minimum access to the Client's system.

13. ACCEPTANCE

This SOW constitutes the full agreement between ROK and the Client for the Managed Cloud Services described herein.

Upon execution by the Parties, this Statement of Work, or "SOW" issued under, integrated with, and governed by the Agreement between the Parties. Capitalized terms not defined in this SOW shall have the meaning generally understood in the industry.

The undersigned parties acknowledge their acceptance of this SOW and the terms and conditions described herein. Furthermore, the undersigned parties certify that they are authorized representatives of their respective companies with full authority to sign this SOW and enter into this Agreement on behalf of their respective organizations.

14. TERM, PRICING, BILLING, AND SIGNATURE

TERM

Statement of Work Contract Term Details	
Contract Start Date	03/17/2026
Contract End Date	03/16/2031
Contract Term	60
Payment Option	Annually

Upon expiration, this SOW shall may be extended by written agreement of the Parties.

Infrastructure and services will be reviewed on an ongoing basis. Should the Client require a change in resources that differ from those listed in this SOW, ROK will communicate the necessary changes to the Client along with the associated costs/savings.

PRICING

Statement of Work Pricing Details	Cost Summary
Managed Cloud Services and AWS Cloud Infrastructure Monthly Cost	**$5,500.00**
Managed Cloud Services Setup and Implementation (One Time Fee)	**$10,000.00**
Annual Total Cost (1st Year)	**$76,000.00**
Annual Total Cost (2nd Year, 3rd Year, 4th Year, and 5th Year)	**$66,000.00**
Total Contract Term Cost (5 years)	**$340,000.00**

Any general price increase will be communicated in writing at least sixty (60) days prior to the increase. General price increases will not exceed 7% of the applicable services in the prior term unless the pricing for the previous term was designated in the SOW as promotional or one-time.

BILLING

The Managed Services hereunder are billed Annually. The billing amount for this SOW shall be based on the services described in this Statement of Work. Terms of payment are Net 30 Days. Late fees will be applied on invoices greater than sixty (60) days from the date invoiced and can result in suspension of services. Payments are due 30 days from receipt of the invoice. Non-payment after 60 days can result in suspension of service.

EXHIBIT A: ENVIRONMENT OVERVIEW

CLOUD SERVICES

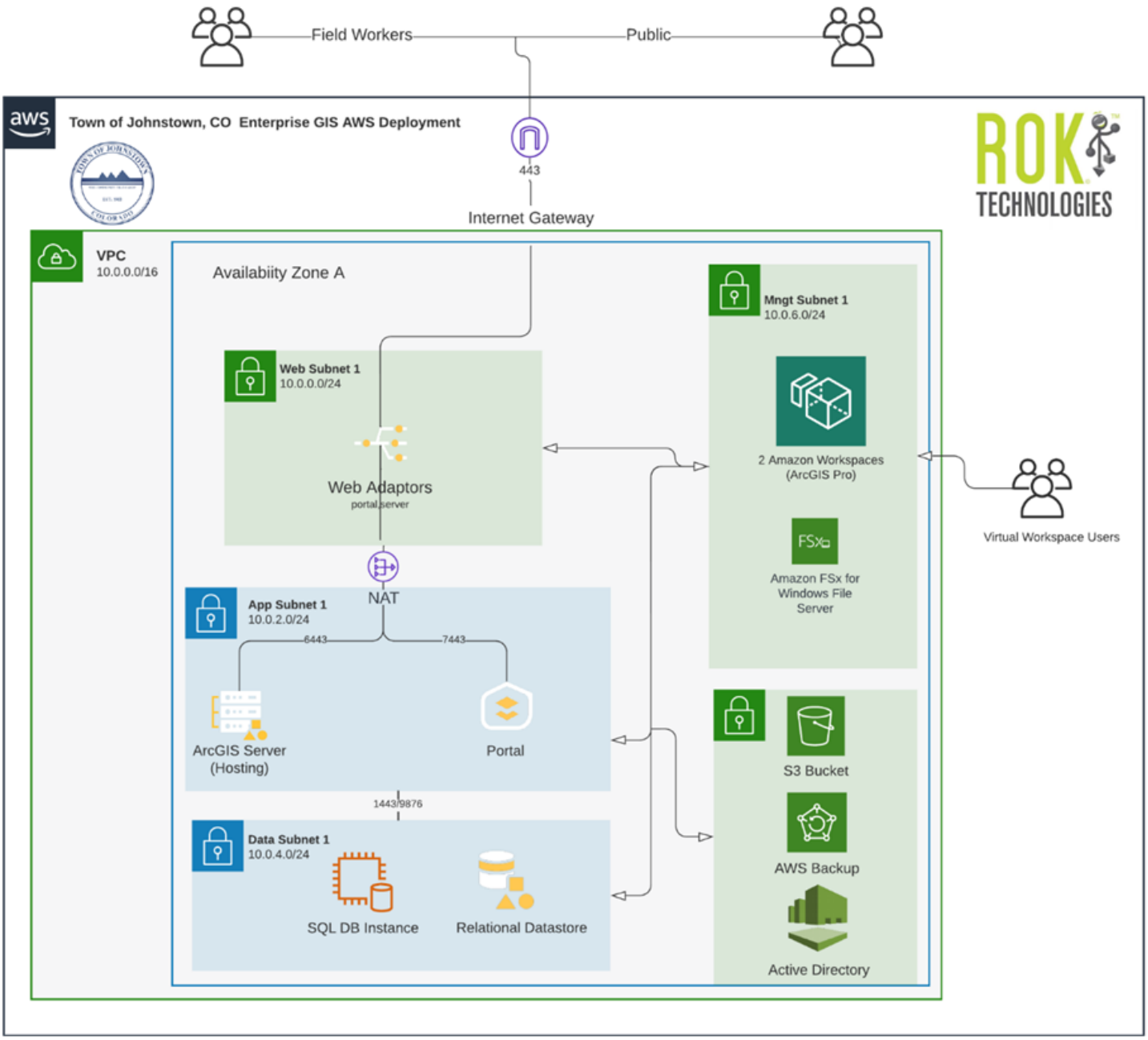
Quantity	Product Name
1	AWS - Active Directory
1	AWS - FSx File Share – 500GB
1	AWS - S3 Bucket - 1TB

SERVERS

PRODUCTION ENVIRONMENT

Production Server	Version	OS (GB)	Data/Log (GB)	Server Size
ArcGIS Portal Server	11.5	100	150	4 vCPUs 16GB RAM
ArcGIS Relational Data Store	11.5	100	150	4 vCPUs 16GB RAM
SQL Server	2022	100	300	4 vCPUs 32GB RAM
ArcGIS Web Adaptor Server	11.5	100	30	2 vCPUs 8GB RAM
ArcGIS Hosting Server	11.5	100	150	4 vCPUs 16GB RAM

CLOUD ARCHITECTURE



INTEGRATIONS

Below is a list of integrations and interfaces that will be included in the Enterprise GIS environment. ROK's role in assisting Client with these integrations includes the following:

- Addressing any IT considerations in relation to ArcGIS or the cloud environment (opening ports, configuring certificates, users, etc.)
- Providing reasonable third-party access as requested and defined by Client.
- Configuring the ArcGIS system for integrations, as specified by the selected third party.
- Client will be required to ensure all business interfaces and workflows are tested and working correctly.

Integration Name	Function
No App Integrations with this ArcGIS Enterprise Environment	N/A

EXHIBIT B: DATA MIGRATION CONTENT

No Data Migration Services are included in this Statement of Work.

EXHIBIT C: SUPPORT

CLIENT SUPPORT

Tickets can be submitted 24 hours a day, 7 days a week via the toll-free number which will be provided after execution of contract. Tickets may also be submitted at any time via email or from the Client Gateway. Contact emails and Client Gateway information will be provided following execution of contract.

SUPPORT OVERVIEW

CLIENT GATEWAY ("GATEWAY")

ROK will provide the Client with unlimited access to Gateway support. Client will report malfunctions by accessing the Gateway and creating a service ticket or by sending an email to a dedicated support email address. A member of ROK's Support Staff ("Support Staff") will be assigned and Client will be contacted within a timeframe defined by the severity of the Malfunction. If the Support Staff member handling a request is unable to provide adequate assistance to Client for such requests hereunder, ROK will supply one or more alternative Support Staff members who are able to respond to the request to Client's reasonable satisfaction. All support ticket activities, findings, and resolutions will be tracked in the customer portal for future reference.

TELEPHONE SUPPORT SERVICE

ROK will provide to Client unlimited access to 24/7 Telephone Support ("Telephone Support") via a toll-free number. Client will report Malfunctions by calling the Telephone Support number. A member of the Support Staff will be assigned to the Malfunction, and Client will be contacted within the timeframe defined by the severity of the Malfunction.

SEVERITY OF MALFUNCTIONS

ROK will correct Malfunctions as provided herein. "Malfunction" shall mean a failure by the Services to operate as required by this Agreement. The definitions of the Malfunction Severity classifications are as follows:

SEVERITY LEVEL 1: A problem which renders the Services inoperative, causes a significant and ongoing interruption to the end-user's business activities or causes a loss or corruption of data, where either the entire company or large groups of users are affected.

SEVERITY LEVEL 2: A problem which causes the Services to be intermittently inoperative, disrupted or malfunctioning and which materially interferes with Client's use of the Services, for the entire company or large groups of users.

SEVERITY LEVEL 3: A problem which causes the Services not to function in accordance with applicable specifications, for small groups or individual users, but which causes only a minor impact on Client's use of the Services and for which an acceptable circumvention is available.

SEVERITY LEVEL 4: Any general questions and issues pertaining to the Services and all Malfunctions which are not included in the other Malfunction classifications

CORRECTION OF MALFUNCTIONS

ROK will correct Malfunctions as provided herein. "Malfunction" shall mean a failure by the Services to operate as required by this Agreement. The definitions of the Malfunction classifications are as follows:

REPORT OF MALFUNCTION: With respect to a report of any Malfunction, Client personnel making such a report will describe to the Support staff the Malfunction in reasonable detail and the circumstances under which the Malfunction occurred or is occurring and will, based upon the criteria of the Severity Definition, classify the Malfunction as a Severity Level 1, 2, 3 or 4 Malfunction.

CRITICAL MALFUNCTIONS: If a Severity Level 1 or 2 Malfunction (each, a "Critical Malfunction") cannot be corrected to Client's reasonable satisfaction through communication with the Support staff within two (2) hours after ROK receives the description of the Malfunction, ROK will: (1) escalate the problem to additional members of Support Staff and ROK's Client Success Manager; (2) take and continue to take the actions which will most expeditiously resolve the Critical Malfunction; (3) provide a report to Client of the steps taken and to be taken to resolve the problem, the progress to correction, and the estimated time of correction, and update that report every two hours until the Critical Malfunction is resolved.

ROK'S LEVEL OF EFFORT: ROK will work continuously until any Critical Malfunction, of which a correction or workaround has not been achieved, has been resolved. Additionally, if a correction or workaround to a Critical Malfunction has not been achieved within two days ROK will work continuously, during normal ROK working hours, try to resolve any Severity Level 1 or 2 Malfunction. ROK and Client will mutually agree upon a schedule within which to resolve any Severity Level 3 or 4 Malfunction.

ACTION REQUIRED FROM ROK: For Critical Malfunctions, ROK will work to provide an immediate correction, which will then be promptly implemented for the Client staff to test. For a Severity Level 3 or 4 Malfunction, ROK will provide a correction as promptly as reasonably achievable.

DATA BACKUP FREQUENCY AND RETENTION

ROK provides 24/7 monitoring and management of backup and retention processes for Virtual Machine (VM) attached disks and SQL Server instances to ensure data integrity and availability. Backup specifications and retention details are listed below. Backup failures trigger immediate alerts, and corrective actions are taken promptly. Clients are responsible for notifying ROK of any changes in backup requirements.

- **2 - FULL VM AND VOLUME BACKUPS PER DAY**
- **1 - MONTH RETENTION FOR DAILY FULL VM AND VOLUME BACKUPS**
- **12 - MONTHS RETENTION FOR FIRST FULL VM AND VOLUME BACKUP TAKEN EACH MONTH**
- **6 - DIFFERENTIAL SQL BACKUPS PER DAY**
- **1 - MONTH RETENTION FOR DAILY SQL BACKUP BACKUPS**
- **1 - FULL SQL BACKUP PER WEEK**
- **1 - MONTH RETENTION FOR FULL SQL BACKUPS**
- **12 - MONTHS RETENTION FOR FIRST FULL SQL BACKUP TAKEN EACH MONTH**

EXHIBIT D: VIRTUAL DESKTOP SERVICES

VIRTUAL DESKTOP SERVICES

Following a core-managed infrastructure model, ROK provides clearly defined support for its virtual desktop offerings. This document defines the services provided, the required access, and the joint responsibility for managing and maintaining these solutions.

ROK SERVICES AND SUPPORT

ROK support and services focus on three primary components to support your Virtual Desktop Solution:

Provisioning and maintaining the computer infrastructure that supports your Virtual Desktop solution.

a. Upgrading or modifying the virtual CPU (vCPU) SKU or instance type, and reconfiguration of allocated memory (RAM).
b. Subject to regional availability, Microsoft recommendations, or SKU deprecation, ROK may perform adjustments to the virtual machine configuration.

Managing the VDI platform infrastructure

a. Installation, configuration, and ongoing upgrades.
b. Adding or removing licenses for users upon request.
c. Peripheral device redirection:
    i. ROK configures policies to support the redirection of client-side peripherals, such as local printers, local drives, and network drives, into the virtual session.
d. ROK is responsible for ensuring basic functionality of supported redirection features where they are permitted and not restricted by policy. Any troubleshooting will be conducted on a best-effort basis, according to the shared responsibility framework.

ESRI ArcGIS Pro (Front-End Application) Support

a. ROK provides installation, patching, and lifecycle maintenance of the ESRI ArcGIS Pro application.
b. As an authorized ESRI partner, ROK supports ArcGIS Pro functionality, including:
    i. Technical issue resolution
    ii. User support and guidance related to application usage

ROK'S REBUILD AND RECOVERY POLICY

1. ROK reserves the right to rebuild VDI host(s) under the following conditions:
    a. If a host becomes unstable, bloated, or problematic to a degree where troubleshooting would exceed reasonable effort:

i. VDI session hosts could be rebuilt using a custom or clean marketplace image, with only VDI and ArcGIS Pro reinstalled.

ii. A VDI session host(s) may also be reverted to a previously captured base image to expedite the recovery or provisioning process and to restore a clean version of the Windows OS and VDI operating environment.

iii. A VDI session host(s) may also be restored from backup or the most recent snapshot to restore functionality.

2. In all such scenarios, backup and restoration of profile data and GIS-related content will be a joint responsibility between our team and the customer. Coordination will be required to ensure proper data recovery and minimal disruption.
3. Data Loss Acknowledgement: customers acknowledge and accept the risk of data loss in the event of a machine rebuild. Only data stored within the designated profile locations or mapped network/cloud storage locations is considered persistent.

USER PROFILE CONSIDERATIONS:

In multi-VDI host/server scenarios, ROK recommends implementing a profile management solution to ensure user data and configurations persist across sessions. ROK does not maintain these profiles; Clients are responsible for ongoing maintenance and cleanup.

VIRTUAL DESKTOP SOLUTION

SERVICES AND LICENSES

Quantity	Name
2	AWS – Workspaces (ArcGIS Pro)

SERVER INFRASTRUCTURE

Server Role	OS (GB)	Data (GB)	Server Size
AWS - Workspace	100	100	4 vCPUs 16GB RAM, GPU Enabled

ROK SUPPORTED SOFTWARE ROK SUPPORTS ARCGIS PRO AND DESKTOP ON YOUR VDI SOLUTION. THE MANAGEMENT OF ANY ADDITIONAL SOFTWARE OR APPLICATIONS IS THE SOLE RESPONSIBILITY OF THE CLIENT AND ROK CANNOT BE HELD LIABLE FOR ANY INHERENT SECURITY OR PERFORMANCE ISSUES INTRODUCED.

REQUEST FOR PROPOSALS (RFP)

Consultant Services for:

1. Cloud-based GIS Implementation (ArcGIS Enterprise)

Town of Johnstown

450 South Parish Avenue, P.O. Box 609

Johnstown, Colorado

80534

Proposal Release Date: Wednesday, December 3, 2025

Proposal Due Date: Wednesday, December 31, 2025, at 5:00 pm

Contact: Cody Yager

Title: Senior GIS Analyst

Email: cyager@johnstownco.gov

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SECTION I: GENERAL INFORMATION

1.01 INFORMATION SUMMARY

DIGITAL SUBMITALS ONLY The Town of Johnstown (the "Town") is issuing this Request for Proposals (RFP) to select a qualified consultant or firm to provide professional services for the architecture, design, and implementation of a cloud-based Esri ArcGIS Enterprise environment.

Submissions will only be accepted via email. Submissions shall be emailed to Cody Yager, Senior GIS Analyst, at cyager@johnstownco.gov

Proposals will be accepted until Wednesday, December 31, 2025, at 5:00 PM, MST. No proposals will be accepted after that time.

1.02 PURPOSE

The Town seeks a partner to establish a robust, scalable, and secure GIS infrastructure that will support current internal workflows and future public-facing applications.

1.04 SUBMISSION OF QUESTIONS

Prospective firms are requested to submit any questions no later than Friday, December 12, 2025, by 5:00 PM, (MST) to Cody Yager, Senior GIS Analyst, at cyager@johnstownco.gov

1.05 AWARD

The award will be made to the qualified Firm who is best suited to deliver the Project based on technical qualifications, cost, project timeline, and responsiveness to the entire scope. Additional information regarding award criteria can be found in Section 4, Evaluation and Award, of this document. The Town reserves the right to further negotiate any proposal, including price, with the highest-rated respondent. If an agreement cannot be reached with the highest-rated respondent, the Town reserves the right to negotiate and recommend an award to the next-ranked respondent or subsequent respondents until an agreement is reached. The Town, at its sole discretion, may re-advertise this RFP if an agreement cannot be reached.

1.06 AGREEMENT

The successful firm shall be required to enter into a Professional Service Agreement with the Town. A sample agreement (Attachment A) is attached for your reference.

1.07 EXPENSES ASSOCIATED WITH RESPONSE

The Town will not be responsible for any expenses incurred by a consultant in preparing and submitting a proposal. All proposals shall provide a straightforward, concise delineation of the consultant's capabilities to satisfy the requirements of this request. Emphasis should be on completeness and clarity of content.

1.08 REJECTION OF PROPOSALS

The Town reserves the right to review and approve/disapprove of all key staff and sub-consultant substitutions, Furthermore, the Town reserves the right to reject any or all proposals in part or in full and to waive any technicalities or informalities as may best serve the interests of the Town.

1.09 SUMMARY OF INFORMATION

RFP TITLE	**Consultant Services for the architecture, design, and implementation of a cloud-based ESRI ArcGIS Enterprise environment.**
RFP ISSUE DATE	December 3, 2025
SUBMISSION OF QUESTIONS	December 12, 2025, by 5:00pm MST
RESPONSE TO QUESTIONS	Will be published on December 17, 2025, by 5:00pm MST
POINT OF CONTACT FOR QUESTIONS	Cody Yager Senior GIS Analyst cyager@johnstownco.gov
FINAL SUBMITTAL DATE FOR PROPOSALS	December 31, 2025, by 5:00pm MST
TARGET AWARD OF CONTRACT DATE	February 2026

SECTION 2: SCOPE OF WORK AND REQUIRED SERVICES

2.01 BACKGROUND

A. The Town of Johnstown, incorporated in 1907, is a rapidly growing community situated in both Weld and Larimer Counties, Colorado. The Town provides a full suite of municipal services, including:

- Public Safety (Police)
- Public Works & Utilities (Water, Sewer, Stormwater)
- Planning, Zoning, and Building Services
- Code Enforcement & Municipal Court
- Parks, Open Space, and Cemetery Management
- General Government Administration

2.02 INTRODUCTION

A. This Request for Proposals (RFP) describes the project, the required scope of services, the consultant selection process, and the minimum information that must be included in the proposal. Failure to submit information in accordance with the RFP requirements and procedures may be cause for disqualification.

B. Based on this RFP, possible interviews, and reference checks, the Town intends to select a consultant for the Town of Johnstown. The process will include the negotiation of a Professional Services Agreement. If the Town is unable to reach a contract agreement with the selected consultant, then the Town would have the option to negotiate with another consultant. This RFP does not commit to the Town to award a contract, defray any costs incurred in the preparation of a proposal pursuant to the RFP, or any resulting negotiations, or procure a work contract.

2.03 STATEMENT OF WORK OVERVIEW

A. The Town of Johnstown seeks a qualified consulting partner to design, deploy, and support a modern, cloud-based Esri ArcGIS Enterprise environment that will serve as the Town's centralized GIS platform for internal operations and future public-facing applications. The selected consultant will provide end-to-end services—from architectural planning through post-deployment support—to establish a secure, scalable, and fully functional ArcGIS Enterprise "Base Deployment" in a cloud environment such as Microsoft Azure or Amazon Web Services.

The work includes evaluating the Town's current GIS workflows, infrastructure, user needs, and licensing; developing a cloud architecture and security model aligned with best practices; installing and configuring all necessary components of ArcGIS Enterprise; migrating existing GIS data and publishing essential services; and ensuring that Town staff receive appropriate documentation, training, and knowledge transfer to effectively administer and maintain the system long-term.

2.04 OVERVIEW OF SERVICES & IDENTIFICATION OF KEY TASKS

A. Kick-off Meeting and Site Visit (After Award)

- Meet with Town Staff to review the project timeline and expectations.

B. Background Review

The Town currently provides GIS services with a focus on data management and mapping.

- Software: The Town utilizes Esri ArcGIS Pro for desktop editing.
- Usage: There are approximately 1–2 daily heavy users (editors) and a broader base of viewers.
- Data: The Town manages dozens of data layers utilized by internal staff and the public.
- Goal: The transition to ArcGIS Enterprise is intended to centralize data management, enable web-based editing, improve security, and facilitate better data sharing with the public and third-party vendors.

C. Scope of Services

The Town desires to commence the project immediately upon consultant selection and contract execution. The selected consultant will lead the implementation of a "Base Deployment" of ArcGIS Enterprise (Portal, Server, Data Store, and Web Adaptors) in a cloud environment (e.g., Microsoft Azure or AWS).

The scope is divided into four phases:

Phase 1: Architecture & Design Strategy

- Needs Assessment: Review current data volume, user count, and workflows to determine the appropriate machine sizing and architecture.
- Cloud Architecture: Recommend the optimal cloud provider configuration (Azure/AWS) relative to cost and performance.
- Licensing Review: Verify the Town's current Esri licensing (Standard vs. Advanced) matches the proposed architecture.
- Security Planning: Design a security model that integrates with the Town's identity provider (e.g., Active Directory, Azure AD/Entra ID) for Single Sign-On (SSO).

Phase 2: Implementation & Configuration

- Environment Setup: Provision and configure the cloud infrastructure (Virtual Machines, Networking, SSL Certificates, Load Balancers).
- Software Installation: Install and configure ArcGIS Enterprise (latest stable version) including:
    - ArcGIS Server
    - Portal for ArcGIS
    - ArcGIS Data Store (Relational and Tile Cache)
    - Web Adaptors
- Federation: Configure federation between Server and Portal.

Phase 3: Data Migration & Synchronization

- Data Strategy: Assist in defining a strategy for migrating data from current local/network storage to the Enterprise Geodatabase.
- Publishing: Assist in publishing initial core map services and feature services.
- Workflow Transfer: Assist in transitioning existing ArcGIS Pro workflows to point to the new Enterprise environment.

Phase 4: Post Go-Live Support & Knowledge Transfer

- System Tuning: Monitor system performance post-launch and adjust heap sizes, instances, and caching settings for optimal performance.
- Documentation: Provide "As-Built" documentation of the system architecture and configuration settings.
- Admin Training: Provide remote knowledge transfer sessions for Town IT/GIS staff regarding basic server administration, backup procedures, and user management.

Note on Location: The expectation is that all work will be performed remotely.

2.05 PROJECT TIMELINE

The Town anticipates moving swiftly to award this contract, with work starting in February or March of 2026. Staff estimates that this project will take between 90 – 120 days to complete. If this is not feasible, please indicate why.

SECTION 3: PROPOSAL FORMAT & SUBMITTAL

3.01 PROPOSAL REQUIREMENTS

A. Cover Letter

- Signed by an authorized representative of the firm.
- Include contact information (email, phone, address).

B. Statement of Qualifications

- Description of the firm's history and experience with ESRI ArcGIS Enterprise implementations.
- ESRI Partner Status: Please state if the firm is an ESRI Silver, Gold, or Platinum partner (preferred).

This information will be used to verify the consultant team's qualifications and past performance on comparable planning projects.

C. Project Understanding and Approach

- Description of consultant's understanding of Scope of Services and how consultant will approach work.
- Proposed staffing plan, indicating anticipated hours per week by classification.
- Any additional information that uniquely qualifies your firm as a top candidate and will assist Town in selecting the most qualified consultant.
- A preliminary project schedule from Kick-off to Go-Live.

D. Cost Proposal

- Provide a Fixed Fee or Not-to-Exceed Time and Materials cost breakdown.
- Break costs down by Phase (Design, Implementation, Migration, Support).
- Include a rate sheet for any additional out-of-scope services.

E. References

- Provide contact information for three (3) municipal clients for whom you have performed similar ArcGIS Enterprise implementations in the past three years.

3.02 PROPOSAL FORMAT

- Respondents shall provide proposals as a single, searchable PDF document file format.
- RFP responses shall contain a cover letter, not exceeding one page in length, containing the name and address of the Firm and the name.
- RFP responses must be contained within 20 total pages or less, including whatever graphics, charts, tables, figures and text narrative the firm deems necessary and appropriate. Page size shall be no larger than 8-1/2 x 11 inches, with margins no smaller than 0.75 inches, and text information no smaller than 11-point type.
- The following pages are exempted from the maximum 20-page limit: Cover Page, Cover Letter, Table of Contents Page, Divider Pages, and Resumes. Page size for exempted pages remains limited to 8-1/2 x 11 inches, with no smaller than 0.75" margins, and text no smaller than 11-point type.
- An exception is granted to the otherwise required 8-1/2 x 11-inch page size for a project schedule sheet, which may be provided at a page size of 11 x 17 inches. The schedule applies to a maximum of 20 pages.

3.03 PROPOSAL SUBMISSION

- All proposals shall be delivered electronically to Cody Yager, Senior GIS Analyst, at cyager@johnstownco.gov by Wednesday, December 31, 2025 at 5:00 PM (MST).
- You may submit your proposal via another electronic file transfer platform (i.e. Dropbox, WeTransfer), if desired.
- It will be your responsibility to contact staff to ensure delivery was received.

SECTION 4: EVALUATION AND AWARD

4.01 CRITERIA

Evaluation Criteria	Points
Technical Expertise: Experience with ESRI Enterprise, Cloud Architecture, and System Integration.	30
Methodology & Approach: Clarity and feasibility of the proposed work plan.	25
Staff Qualifications: Experience and certification of the specific personnel assigned.	20
Cost: Value and clarity of the pricing model.	15
References: Satisfaction of previous municipal clients.	10
TOTAL SCORE	/100

4.02 AWARD PROCESS

At the discretion of the Town, the top candidates may be invited to a formal interview to discuss their RFP Submittal and approach to the project. The Town will notify the selected firm once a decision has been made. The contract award is anticipated to be considered by the Town Council at a regularly scheduled Council meeting. The selected firm will be expected to attend the Council meeting at which the award is presented; meeting details will be provided in advance.

ATTACHMENT A: Professional Services Agreement (SAMPLE)

TOWN OF JOHNSTOWN
PROFESSIONAL SERVICES AGREEMENT

THIS PROFESSIONAL SERVICES AGREEMENT (the "Agreement") is made and entered into this ____ day of _____ 20__ (the "Effective Date") by and between the Town of Johnstown, Colorado, a Colorado home-rule municipality (the "Town") and _____, a _____ ("Consultant") (collectively, the "Parties").

RECITALS

WHEREAS, the Town desires to engage the services of Consultant and Consultant desires to provide those services more fully described on Exhibit A, attached hereto and incorporated herein by reference ("Services"), to the Town; and

WHEREAS, the Parties wish to memorialize their contractual relationship.

AGREEMENT

NOW, THEREFORE, incorporating the foregoing Recitals herein and in consideration of the mutual promises, agreements, undertakings and covenants set forth herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby mutually agree as follows:

SECTION 1: PARTIES

1.01 Town. The Town is a home-rule municipality located in Johnstown, Colorado.

1.02 Consultant. Consultant is a private, independent business entity who will exercise discretion and judgment of an independent Consultant in the performance and exercise of its rights and obligations under this Agreement.

SECTION 2: SERVICES, COMPENSATION AND TERM

2.01 Services. Consultant agrees to perform the Services for the Town.

2.02 Compensation. In consideration of Consultant's performance of the Services contemplated herein, the Town agrees to pay Consultant the compensation set forth on Exhibit A. Consultant shall submit detailed invoices reflecting the portion of the Services completed to the date of the invoice. The Town shall provide payment for Services to Consultant within thirty (30) days of receipt of the invoice. In its discretion, the Town may withhold payment for disputed portions of invoices on the condition that the Town provides written notice to Consultant of the dispute. Upon delivery of notice, the Town and Consultant shall promptly endeavor to resolve such dispute.

2.03 Expenses: Consultant shall not incur any expense or debt on behalf of the Town without the Town's prior written authorization.

2.04 Term. Unless otherwise terminated in accordance with Section 5, the term of this Agreement shall be from the Effective Date through ____, and shall not extend beyond that date absent the written approval of the Town.

SECTION 3: OPERATIONS

3.01 Consultant Status. Consultant avers that it has the background, expertise and education to provide the Services. Consultant shall be responsible for the proper performance of the Services in accordance with the terms hereof. Consultant shall obtain the necessary permits, if any, and maintain all required licenses, including but not limited to a Town business license.

3.02 Schedule. Unless otherwise set forth in Exhibit A, Consultant shall provide the Services in accordance with the timeline requested by the Town

SECTION 4: INSURANCE AND INDEMNITY PROVISIONS

4.01 Insurance.

A. Consultant understands and agrees that Consultant shall have no right of coverage under any existing or future Town comprehensive or personal injury liability insurance policies. As a material term of this Agreement, Consultant agrees to maintain and keep in force during the term of this Agreement one or more policies of insurance written by one or more responsible insurance carrier(s) authorized to do business in the State of Colorado in the following amounts:

1. Workers' compensation insurance as required by law;

2. Commercial general or business liability insurance with minimum combined single limits of ONE MILLION DOLLARS ($1,000,000.00) each occurrence and TWO MILLION DOLLARS ($2,000,000.00) general aggregate;

3. Automobile liability insurance with minimum combined single limits for bodily injury and property damage of not less than ONE MILLION DOLLARS ($1,000,000) for any one occurrence, with respect to each of Consultant's owned, hired or non-owned vehicles assigned to or used in performance of

the Services. In the event that Consultant's insurance does not cover non-owned automobiles, the requirements of this paragraph shall be met by each employee of Consultant who utilizes an automobile in providing services to Town under this Agreement; and

4. Professional liability insurance with minimum limits of ONE MILLION DOLLARS ($1,000,000.00) each claim and TWO MILLION DOLLARS ($2,000,000.00) general aggregate.

B. Consultant shall procure and maintain the minimum insurance coverages listed herein. All coverages shall be continuously maintained to cover all liability, claims, demands and other obligations assumed by Consultant pursuant to this Agreement. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage. The Town shall have the right to request and receive a certified copy of any policy and any endorsement thereto. Except for workers compensation insurance, the Town shall be listed as an additional insured party on Consultant's insurance policies.

C. A certificate of insurance shall be completed by Consultant's insurance agent(s) as evidence that policies providing the required coverages, conditions and minimum limits are in full force and effect, and, upon request by the Town, shall be subject to review and approval by the Town. The certificate shall identify this Agreement and shall provide that the coverages afforded under the policies shall not be canceled, terminated or materially changed until at least thirty (30) days prior written notice has been given to Town. If the words "endeavor to" appear in the portion of the certificate addressing cancellation, those words shall be stricken from the certificate by the agent(s) completing the certificate. The completed certificate of insurance shall be provided to the Town.

4.02 Damage and Indemnity. Consultant assumes full responsibility for any and all damages caused by Consultant's exercise of its activities, or failures to act, under this Agreement. Consultant agrees that it will at all times protect, defend, indemnify and hold harmless the Town, its elected officials, employees, agents, and their successors and assigns, from and against all liabilities, losses, claims, demands, actions and costs (including reasonable attorneys' fees), arising from or related to loss or damage to property or injury to or death to any persons arising from or resulting in any manner from the actions or failures to act of Consultant or any invitees, guests, agents, employees or contractors of Consultant, whether brought by any of such persons or any other person.

SECTION 5: TERMINATION

5.01 Termination. [The Town/The Town or Consultant] may terminate this Agreement, with or without cause, by providing thirty (30) days [different notice period?] prior written notice to [Consultant/the other Party]. Notwithstanding the foregoing, if the Town terminates this Agreement for cause and determines that a notice period is not in the best interests of the Town, the Town may terminate this Agreement by providing written notice to Consultant effective immediately.

SECTION 6: INDEPENDENT CONTRACTOR

6.01 Independent Contractor. Consultant understands and agrees that Consultant is an independent contractor and not an employee of the Town. The Town shall not provide benefits of any kind to Consultant. The Town shall not be responsible for withholding any portion of Consultant's compensation for the payment of Federal Insurance Contributions Act (FICA) tax, workers' compensation, or other taxes or benefits. CONSULTANT IS NOT ENTITLED TO UNEMPLOYMENT COMPENSATION COVERAGE FROM THE TOWN. CONSULTANT IS OBLIGATED TO PAY FEDERAL AND STATE INCOME TAX ON MONEYS PAID PURSUANT TO THIS AGREEMENT. As long as there is not a conflict of interest with the Town, Consultant may engage in any other lawful business activities during the term of this Agreement.

SECTION 7: NOTICE

7.01 Notices. All notices required under this Agreement shall be in writing and shall be: 1) hand-delivered; 2) sent by registered or certified mail, return receipt requested, postage prepaid, to the addresses of the Parties herein set forth; or 3) sent by electronic mail ("email") return receipt or written acknowledgment requested and received. All notices by hand-delivery shall be effective upon receipt. All notices by mail shall be considered effective seventy-two (72) hours after deposit in the United States mail with the proper address as set forth below. All notices by email shall be effective upon delivery, on the condition that the intended recipient acknowledges receipt thereof. Either party, by notice to be given, may change the address to which future notices shall be sent.

TO THE TOWN:

Town of Johnstown

Attn: _____

450 S. Parish Avenue

P.O. Box 609

Johnstown, CO 80534

Email: notices@johnstownco.gov

TO CONSULTANT:

[__]

Email: _____

SECTION 8: MISCELLANEOUS

8.01 Time. Time is of the essence of this Agreement and of each covenant hereof.

8.02 Non-Appropriation of Funds. Pursuant to Section 29-1-110, C.R.S., as amended, financial obligations of the Town payable as set forth herein, after the current fiscal year, are contingent upon funds for that purpose being budgeted, appropriated and otherwise made available. This Agreement shall be terminated effective January 1 of the first fiscal year for which funds are not budgeted and appropriated.

8.03 Laws and Regulations. In the conduct of the Services, Consultant shall comply with all applicable laws, rules and regulations, and the directives or instructions issued by the Town or its designated representatives.

8.04 Assignment; Third Party Rights. Consultant may not assign, delegate or subcontract any part of its rights, duties or obligations under this Agreement. The Parties do not intend to confer any benefit hereunder on any person or entity other than the Parties hereto.

8.05 Amendment. This Agreement may not be amended or modified except by a subsequent written instrument signed by the Parties. Course of performance, no matter how long, shall not constitute an amendment to this Agreement.

8.06 Severability. If any part, term or provision of this Agreement is declared unlawful or unenforceable, the remainder of this Agreement shall remain in full force and effect, except that, in the event any state or federal governmental agency or court determines that the relationship between the Town and Consultant is one of employment rather than independent Consultant, this Agreement shall become null and void in its entirety.

8.07 Waiver. No consent or waiver, express or implied, by the Town to or of any breach or default by Consultant in the performance by Consultant of its obligations hereunder shall be deemed or construed to be a consent or waiver to or of any other breach or default by the Town. Failure on the part of the Town to complain of any act or failure to act or to declare Consultant in default, irrespective of how long such failure continues, shall not constitute a waiver by the Town of its rights hereunder.

8.08 Governmental Immunity. The Parties agree that the Town is relying on, and does not waive or intend to waive by any provision of the Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, §§ 24-10-101 *et seq.*, C.R.S., as amended from time, or otherwise available to the Town, its elected officials, employees or agents.

8.09 Applicable Law and Venue. This Agreement shall be construed according to the laws of the State of Colorado. Venue for any claim, proceeding or action arising out of this Agreement shall be in Weld County, State of Colorado.

8.10 Mediation. In the event of any dispute arising under this Agreement, except in the case of an action for injunctive relief, the Parties shall submit the matter to mediation prior to commencing legal action and shall share equally in the cost of the mediation.

8.11 Costs and Attorney's Fees. If any judicial proceedings may hereafter be brought to enforce any of the provisions of this Agreement, the Town, if the prevailing party, shall be entitled to recover the costs of such proceedings, including reasonable attorney's fees and reasonable expert witness fees.

8.12 Public Official Personal Liability. Nothing herein shall be construed as creating any personal liability on the part of any elected official, employee or agent of the Town.

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

8.14 Entire Agreement. The provisions of this Agreement represent the entire and integrated agreement between the Town and Consultant and supersede all prior negotiations, representations and agreements, whether written or oral.

8.15 Controlling Document. In the event of a conflict between the provisions in this Agreement and Exhibit A, the provisions in this Agreement shall control.

8.16 Headings. The headings in this Agreement are inserted only for the purpose of convenient reference and in no way define, limit or prescribe the scope or intent of this Agreement or any part thereof.

8.17 Counterparts. This Agreement may be executed in counterparts, each of which shall be an original, but all of which, together, shall constitute one and the same instrument.

8.18 Waiver of Right to Jury Trial. To the fullest extent permitted by law, each party hereto waives its respective rights to a trial by jury of any claim or cause of action based upon, arising out of or related to this agreement.

8.19 Data Security. If Consultant has access to personal identifying information during the term of this Agreement, Consultant shall, pursuant to Section 24-73-101, *et seq.*, C.R.S., destroy all paper and electronic documents containing such personal identifying information within six months of termination of this Agreement, unless otherwise required by law. During the term of this Agreement, Consultant shall implement and maintain reasonable security procedures that are appropriate to the nature of the personal identifying information disclosed or maintained and that are reasonably designed to help protect the information from unauthorized access, use, modification, disclosure or destruction. If Consultant discovers or is informed of a security breach,

Consultant shall give the Town notice in the most expedient time and without unreasonable delay, no later than ten (10) calendar days after it is determined a security breach occurred. Consultant shall cooperate with the Town in the event of a security breach that compromises computerized data, if misuse of personal information about a Colorado resident occurred or is likely to occur. Cooperation includes sharing with the Town information relevant to the security breach.

8.20 Right to Injunction. The Parties hereto acknowledge that the Services to be rendered by Consultant and the rights and privileges granted to the Town under the Agreement are of a special, unique, unusual and extraordinary character which gives them a peculiar value, the loss of which may not be reasonably or adequately compensated by damages in any action at law, and the breach by Consultant of any of the provisions of this Agreement may cause the Town irreparable injury and damage. Consultant agrees that the Town, in addition to other relief at law, shall be entitled to injunctive and other equitable relief in the event of, or to prevent, a breach of any provision of this Agreement by Consultant.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first written above.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By:_____ By:_____

Meghan Martinez, Town Clerk _____, Mayor/Town Manager

_____

By:_____

Name:

Title:

STATE OF COLORADO)

) ss

COUNTY OF _____)

SUBSCRIBED AND SWORN to before me this _____day of _____, 20_____, by _____ as the _____ of _____.

WITNESS my hand and official seal.

My commission expires:_____

_____

Notary Public

EXHIBIT A

SERVICES

Submitter	Implementation Cost	Annual Cost
Moore Engineering, inc	$ 59,840.00	
Digital Data Services, Inc.	$ 52,760.00	$ 53,400.00
GeoMarvel, LLC	$ 38,590.00	$ 29,140.00
Argis Solutions, Inc.	$ 30,702.00	$ 4,879.00
Blue Raster	$ 31,700.00	
Broadbent & Associates, Inc.	$ 134,000.00	$ 29,000.00
Concourse Tech Inc.	$ 45,000.00	$ 24,000.00
Cynerge Consulting, Inc.	$ 63,230.00	$ 56,061.10
Enterprise Maps, LLC	$ 36,210.00	$ 80,722.44
Equinox Geospatial	$ 23,500.00	
Geographic Communication Systems (GCS)	$ 45,000.00	$ 24,000.00
geoConvergence, LLC	$ 20,929.50	$ 18,630.00
Geoscope Analytics & ALKAN TecNEA	$ 91,350.00	
ISPATIAL TECHNO SOLUTIONS INC.	$ 90,000.00	$ 156,000.00
Langan Engineering and Environmental Service	$ 100,000.00	$ 50,000.00
TekBay Digital Solutions LLC	65000-120000	56400-120000
PATRICK ENGINEERING INC.	$ 19,415.00	$ 37,650.00
Spatial Intelligence Inc.	$ 85,000.00	
Mi-Tech Services, Inc.	$ 80,000.00	
FSH Technologies	$ 138,500.00	$ 30,000.00
Resource Data	$ 79,210.00	
ROK Technologies, LLC.	$ 10,000.00	$ 66,000.00
Timmons Group	$ 34,100.00	
Paratum Solutions	$ 72,000.00	$ 91,000.00
UDC	$ 159,269.00	$ 234,031.00
Vinsys Information Technology, Inc.	$ 99,275.00	$ 76,000.00

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

Town Council Agenda Communication

Agenda Date: March 16, 2026

Subject: Contract Award to Western Plains Construction, LLC for the 2026 Concrete Removal and Replacement Program

Attachments:
1. Contract Agreement
2. Western Plains Bid Schedule
3. Work Area Map
4. Concrete Alley Additional Alternative Pricing

Presented by: Brandon Torrez, Senior Project Manager

Agenda Item Description:

The Public Works Department (Staff) has developed multiple projects for the 2026 Pavement Management Program. This program involves a comprehensive initiative for the removal and replacement of damaged concrete curbs, gutters, sidewalks, and ADA-compliant ramp installation within the Town Right of Way, much of which occurs prior to the asphalt pavement resurfacing work.

This program was publicly bid on February 5, 2026 and closed on March 5, 2026 by means of a Request for Bid (RFB) prepared by Staff. Within the RFB, work includes the removal and replacement 366 feet of gutter, 2,312 square yards of ADA ramp replacement, and 364 tons of asphalt patching adjacent to the concrete work, which includes but is not limited to work in the neighborhoods of Pioneer Ridge, Clearview, and Carlson Farms. The Town received 18 bid responses which are detailed below:

Concrete Removal and Replacement Bid Results

Contractor	Bid Amount	Amount Above Low Bid	% of Low Bid
Western Plains Construction, LLC.	$410,020.00		
Lucero Concrete	$440,146.75	$30,126.75	107.35%
Gold Star Concrete	$507,935.00	$97,915.00	123.88%
Lightfield Enterprises	$516,480.60	$106,460.60	125.96%
CMH Concrete	$529,716.00	$119,696.00	129.19%
Dream Builders	$530,875.00	$120,855.00	129.48%
LG Contractors	$559,229.00	$149,209.00	136.39%
Dietzler Construction	$578,172.00	$168,152.00	141.01%

NorthStar	$580,054.00	$170,034.00	141.47%
A-One Chip Seal	$644,716.50	$234,696.50	157.24%
RCD Construction	$648,838.45	$238,818.45	158.25%
Colorado Concrete	$659,760.75	$249,740.75	160.91%
MPI - A Sunland Company	$680,732.96	$270,712.96	166.02%
Noraa Concrete Contractors	$791,187.00	$381,167.00	192.96%
Chato's Concrete	$821,167.00	$411,147.00	200.27%
Jalisco	$997,688.00	$587,668.00	243.33%
Keene Concrete	$1,040,023.00	$630,003.00	253.65%
Villalobos Concrete	$1,137,745.00	$727,725.00	277.49%

After consideration and review of all bid responses, Staff recommends awarding the construction contract to Western Plains Construction, LLC. as the low-bid contractor for the base bid in the amount of $410,020.00. Their bid was complete, the company has successfully completed projects of similar scope, references were positive, and Staff believes they are capable of successfully performing the work associated with this project.

Staff also included an additional alternative within the RFB for the continuation of the Town's concrete alley program, as approved in the Fiscal Year 2026 budget. The alley selected for the 2026 concrete alley program is located east of Parish Avenue between South 2nd Street and Herrera Street. Within Western Plains Construction, LLC's RFB response, the cost for this alternative totals $94,637.50, which is below the $100,000 appropriated for the project in the budget. Staff therefore recommends awarding the add alternate for the concrete alley program to Western Plains Construction, LLC, resulting in a total contract award amount of $504,657.50.

The project is expected to start in April of 2026 with a substantial completion date of June 2026 for the original scope of work.

Strategic Plan Alignment:

Quality Infrastructure & Facilities

- Maintain safe and reliable public infrastructure and utilities

Legal Advice:

The Town Attorney has reviewed and accepted the language in the Town’s Construction Contract Agreement prior to contract execution.

Financial Advice:

The programming for the 2026 Concrete Removal and Replacement Program is included within the 2026 Fiscal Year Budget.

Recommended Action:

Staff recommends awarding the contract for the 2026 Concrete Removal and Replacement Program to Western Plains Construction, LLC. in the amount of $504,567.50

Suggested Motions:

For Approval: I move to approve the contract for the 2026 Concrete Removal and Replacement Program as presented with Western Plains Construction, LLC. in the amount of $504,567.50 as well as provide access to a 10% contingency by authorization of the Town Manager to approve the use of these funds for unforeseen construction conditions encountered on the project not to exceed the budgeted amount and authorize the Town Manager to execute the contract.

For Denial: I move to deny the contract with Western Plains Construction, LLC.

Reviewed and Approved for Presentation



_____
Town Manager

CONSTRUCTION CONTRACT

2026 Town of Johnstown Concrete Removal & Replacement Project

THIS CONSTRUCTION CONTRACT is made at the Town of Johnstown, Colorado, by and between the **Town of Johnstown, Colorado** (Town), a municipal corporation, whose address is 450 South Parish Avenue Johnstown, Colorado 80534, and **Western Plains Construction, LLC.** (Contractor), a Colorado Limited Liability Company, whose address is 8134 Conifer Road Denver, Colorado 80221.

In consideration of these mutual covenants and conditions, the Town and Contractor agree as follows:

SCOPE OF WORK. The Contractor shall execute the entire Work described in the Contract.

CONTRACT DOCUMENTS. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, written or oral representations and agreements. The Contract incorporates the following Contract Documents. In resolving inconsistencies among two or more of the Contract Documents, precedence will be given in the same order as enumerated.

LIST OF CONTRACT DOCUMENTS.

The Contract Documents, except for agreed-upon modifications issued after execution of this Contract, are:

1. Project Special Provisions
2. Special Conditions
3. Project Specifications
4. The Following Drawings:
   - **Work Areas 2026**
5. Specifications
6. Construction Contract General Conditions
7. Construction Contract
8. The Following Addenda, if any:
   - #01 February 17, 2026
   - #02 February 26, 2026
   - #03 March 3, 2026
9. Colorado Department of Transportation Specifications 2025
10. Colorado Department of Transportation M&S Standards
11. Town of Johnstown Construction Standards
12. Certificate of Insurance
13. Performance and Payment Bond
14. Notice to Proceed
15. Notice of Award
16. Bid Form
17. Bid Schedule
18. Advertisement for Bid
19. Bid Bond
20. Proposal

CONTRACT PRICE. The Town shall pay the Contractor on a per unit price basis for the total quantity of Work performed and the completion of the Project according to the Contract, subject to change orders as approved in writing by the Town, under the guidelines in the General Conditions. The Town will pay the Contractor, in accordance with the unit prices of the Bid Schedule, a total amount not to exceed

$**504,657.50** (Contract Price), subject to full and satisfactory performance of the terms and conditions of the Contract. The Town has appropriated sufficient funds for this Work.

COMPLETION OF WORK. The Contractor must begin work covered by the Contract within 7 calendar days from and including the date of Notice to Proceed, and must substantially complete the work on or before June 30, 2026 according to the Contract Documents, unless such dates are otherwise modified pursuant to an executed Change Order.

LIQUIDATED DAMAGES. If the Contractor fails to substantially complete the Work by the date set for substantial completion in the Contract, or if the completion date is extended by a change order, by the date set in the change order, the Town may permit the Contractor to proceed, and in such case, may deduct liquidated damages in the amount set forth in Section 108.09 of the Colorado Department of Transportation's Standard Specifications for each calendar day that the Work shall remain uncompleted from monies due or that may become due to the Contractor. This sum is not a penalty but is the cost of field and office engineering, inspecting, interest on financing and liquidated damages.

The parties agree that, under all of the circumstances, the daily basis and the amount set for liquidated damages is a reasonable and equitable estimate of all the Town's actual damages for delay. The Town expends additional personnel effort in administrating the Contract or portions of it that are not completed on time, and such efforts and the costs thereof are impossible to accurately compute. In addition, some, if not all, citizens of the Town of Johnstown incur personal inconvenience and lose confidence in their government as a result of public projects or parts of them not being completed on time, and the impact and damages, certainly serious in monetary as well as other terms are impossible to measure.

SERVICE OF NOTICES. Notices to the Town are given if sent by electronic mail on the condition that the intended recipient acknowledges receipt thereof or by registered or certified mail, postage prepaid, to the following address:

TOWN OF JOHNSTOWN

ATTN: MATT LECERF

notices@johnstownco.gov

450 S PARISH AVENUE

JOHNSTOWN, COLORADO 80534

INSURANCE PROVISIONS. The Contractor must not begin any work until the Contractor obtains, at the Contractor's own expense, all required insurance as specified in the General Conditions. Such insurance must have the approval of the Town of Johnstown as to limits, form and amount.

RESPONSIBILITY FOR DAMAGE CLAIMS. The Contractor shall indemnify, save harmless, and defend the Town, its officers and employees, from and in all suits, actions or claims of any character brought because of: any injuries or damage received or sustained by any person, persons or property because of operations for the Town under the Contract; the Contractor's failure to comply with the provisions of the Contract; the Contractor's neglect of materials while constructing the Work; because of any act or omission, neglect or misconduct of the Contractor; because of any claims or amounts recovered from any infringements of patent, trademark, or copyright, unless the design, device, materials or process involved are specifically required by Contract; from any claims or amount arising or recovered under the "Workers' Compensation Act," by reason of the Contractor's failure to comply with the act; pollution or environmental liability; or any failure of the Contractor to comply with any other law, ordinance, order or

decree. The Town may retain so much of the money due the Contractor under the Contract, as the Town considers necessary for such purpose, for the Town's use. If no money is due, the Contractor's Surety may be held until such suits, actions, claims for injuries or damages have been settled. Money due the Contractor will not be withheld when the Contractor produces satisfactory evidence that the Contractor and the Town are adequately protected by public liability and property damage insurance.

The Contractor also agrees to pay the Town all expenses incurred to enforce this "Responsibility for Damage Claim" clause and if the Contractor's insurer fails to provide or pay for the defense of the Town of Johnstown, its officers and employees, as additional insureds, the Contractor agrees to pay for the cost of that defense.

Nothing in the **INSURANCE PROVISIONS of the General Conditions** shall limit the Contractor's responsibility for payment of claims, liabilities, damages, fines, penalties, and costs resulting from its performance or nonperformance under the Contract.

STATUS OF CONTRACTOR. The Contractor is performing all work under the Contract as an independent contractor and not as an agent or employee of the Town. No employee or official of the Town will supervise the Contractor nor will the Contractor exercise supervision over any employee or official of the Town. The Contractor shall not represent that it is an employee or agent of the Town in any capacity. **The Contractor and its employees are not entitled to Town Workers' Compensation benefits and are obligated to pay federal and state income tax on money earned pursuant to the Contract.** This is not an exclusive contract.

GOVERNING LAW AND VENUE. Notwithstanding any provision to the contrary in the General Conditions, the Contract shall be governed by Colorado law and venue for any legal action shall be in Weld County, Colorado.

THIRD PARTY BENEFICIARIES. None of the terms or conditions in the Contract shall give or allow any claim, benefit, or right of action by any third person not a party to the Contract. Any person except the Town or the Contractor receiving services or benefits under the Contract shall be only an incidental beneficiary.

INTEGRATION. The Contract is an integration of the entire understanding of the parties with respect to the matters set forth in it.

DEFINITIONS. The Definitions in the General Conditions apply to the entire Contract unless modified within a Contract Document.

EXECUTED this _____day of_____2026.

TOWN OF JOHNSTOWN

By:_____
Matthew LeCerf, Town Manager

Attest:

_____
Meghan Martinez, Town Clerk

CONTRACTOR

By: Jesus Gutierrez
Jesus Gutierrieez Miranda

Title: Managing Member

NOTARY BLOCK

State of Colorado)

) ss:

County of Adams)

The foregoing instrument was acknowledged before me by Jesus Gutierrez Miranda,
(Name of party signing)

as Managing Member of Western Plains Construction LLC,
(Title of party signing) (Name of corporation)

a Colorado corporation, on behalf of the corporation, this (State of incorporation)

10th day of March, 2026.

Witness my hand and official Seal.

My Commission expires March 17th, 2027.

Bryan Sanchez
Notary Public Bryan Sanchez Espinoza

BRYAN SANCHEZ ESPINOZA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234010480
MY COMMISSION EXPIRES MARCH 17, 2027

BID SCHEDULE

To: Jeff Blankenship
Town of Johnstown
450 South Parish Ave
Johnstown, CO 80534

2026 Town of Johnstown Concrete Removal & Replacement Project

BID: Pursuant to the request for bids for the above-named work and being familiar with all contractual requirements, therefore, the undersigned Bidder hereby proposes to furnish all labor, materials, tools, supplies, equipment, plant, transportation, services, and all other things necessary for the completion of the Work, at the following unit and lump sum prices:

Pay Item	Description	Quantity	Unit	Unit Cost	Total Cost
Item No.	Description	Units	Quantity	Unit Cost	Cost
202-00202	Removal of Gutter (6 Foot)	LF	240	$10.00	$ 2,400.00 -
202-00202	Removal of Gutter (8 Foot)	LF	92	$10.00	$ 920.00 -
202-00202	Removal of Gutter (10 Foot)	LF	34	$10.00	$ 340.00 -
202-00203	Removal of Curb and Gutter	LF	57	$10.00	$ 570.00 -
202-00204	Removal of Curb, Gutter and Sidewalk (Combo)	SY	351	$15.00	$ 5,265.00 -
202-00206	Removal of Concrete Curb Ramp (and Apron)	SY	2312	$15.00	$ 34,680.00 -
202-00220	Removal of Asphalt Mat (Full Depth)	SY	1103	$10.00	$ 11,030.00 -
203-00000	Unclassified Excavation	CY	499	$30.00	$ 14,970.00 -
304-06007	Aggregate Base Course (Class 6) (12" depth)	CY	499	$60.00	$ 29,940.00 -
403-00720	Hot Mix Asphalt (Patching) (Asphalt)	Ton	364	$122.50	$ 44,590.00 -
609-00000	Concrete Sidewalk	SY	25	$95.00	$ 2,375.00 -
608-00010	Concrete Curb Ramp (And Apron)	SY	2312	$88.00	$ 203,456.00 -
609-21010	Curb and Gutter Type II (Section I-B)	LF	12	$32.00	$ 384.00 -
609-21020	Curb and Gutter Type II (Section II-B)	LF	45	$32.00	$ 1,440.00 -

609-21021	Curb, Gutter and Sidewalk Type 2 (Section MS)	LF	326	$65.00	$ 21,190.00 -
609-24006	Gutter Type 2 (6 Foot)	LF	240	$45.00	$ 10,800.00 -
609-24008	Gutter Type 2 (8 Foot)	LF	92	$45.00	$ 4,140.00 -
609-24010	Gutter Type 2 (10 Foot)	LF	34	$45.00	$ 1,530.00 -
626-00007	Mobilization	EA	4	$2,500.00	$ 10,000.00 -
630-00016	Traffic Control	LS	4	$2,500.00	$ 10,000.00 -
	Add Alternate #2 (Alley)				
203-00000	Unclassified Excavation	CY	275	$30.00	$ 8,250.00 -
304-06007	Aggregate Base Course (Class 6) (4" depth)	CY	61	$50.00	$ 3,050.00 -
306-01000	Reconditioning	SY	550	$2.25	$ 1,237.50 -
403-00720	Hot Mix Asphalt (Patching) (Asphalt)	Ton	14	$130.00	$ 1,820.00 -
412-00600	Concrete Pavement (6 Inch)	SY	544	$95.00	$ 51,680.00 -
420-00520	Geogrid Reinforcement (BX1100)	SY	550	$2.00	$ 1,100.00 -
609-20100	Curb Type 2 (Section B Variable Height)	LF	350	$50.00	$ 17,500.00 -
626-00000	Mobillzation	LS	1	$5,000.00	$ 5,000.00 -
630-00016	Traffic Control	LS	1	$5,000.00	$ 5,000.00 -

Total Bid $410,020 (Not Including Alternates)

BIDDER: Western Plains Construction LLC

By: Jesus Gutierrez
Jesus Gutierrez Miranda, Managing Member

STATE OF COLORADO)
) ss.
COUNTY OF Adams)

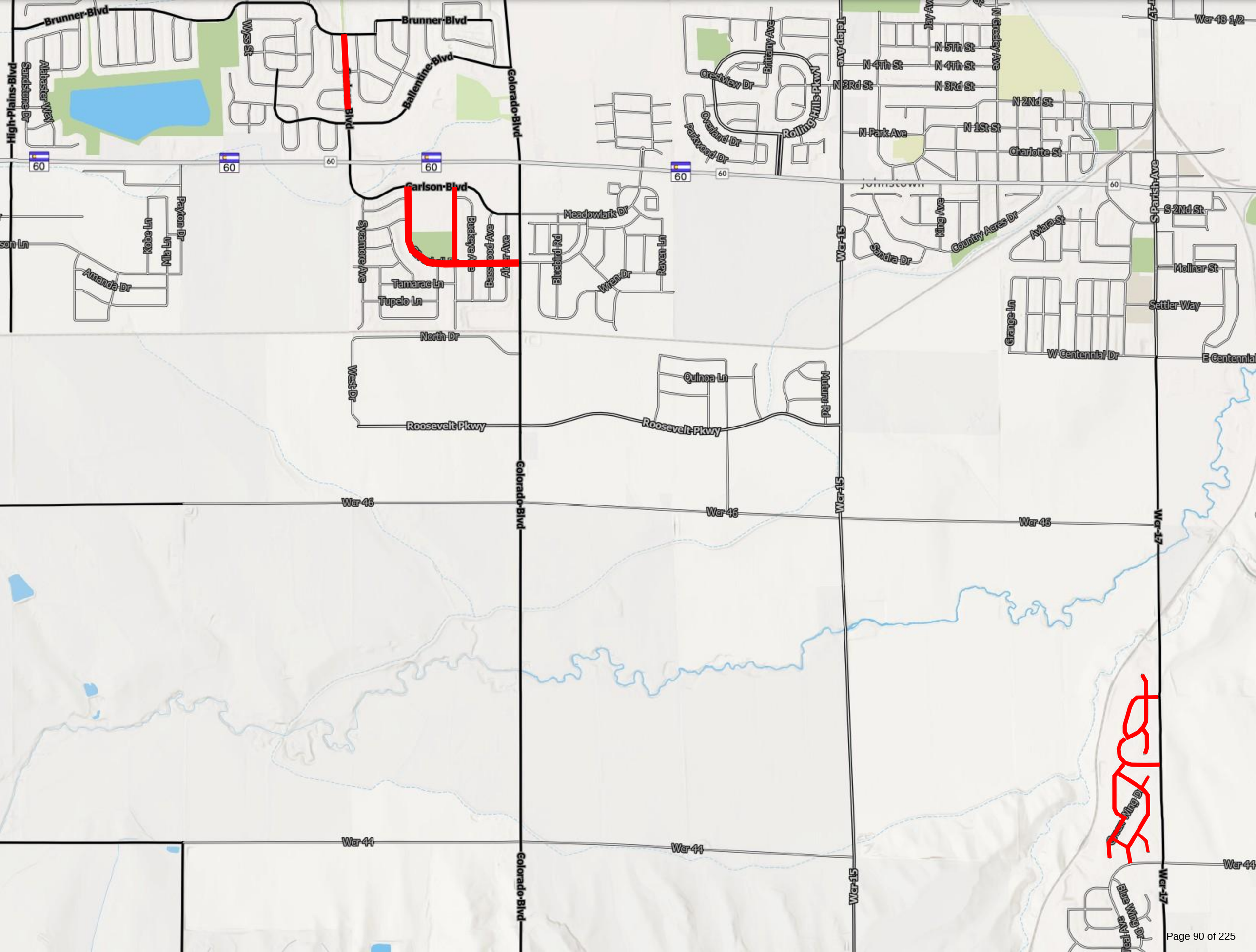
The foregoing instrument was subscribed, sworn to and acknowledged before me this 5th day of March, 2026, by Jesus Gutierrez Miranda, as Managing Member of Western Plains Construction LLC.

My commission expires: March 17th, 2027

(S E A L)

BRYAN SANCHEZ ESPINOZA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234010480
MY COMMISSION EXPIRES MARCH 17, 2027

Bryan Sanchez
Notary Public Bryan Sanchez Espinoza


Brunner-Blvd
Brunner-Blvd
Ballentine-Blvd
Colorado-Blvd
High-Plains-Blvd
Sandstone Dr
Alabaster Way
Wyss St
60
Carlson-Blvd
Meadowlark Dr
Sycamore Ave
Buckeye Ave
Bassett Ave
Alder Ave
Bluebird Rd
Wren Dr
Raven Ln
Tamarac Ln
Tupelo Ln
North Dr
West Dr
Quinoa Ln
Murphy Rd
Roosevelt Pkwy
Roosevelt Pkwy
Kobe Ln
Mia Ln
Peyton Dr
Amanda Dr
Crestview Dr
Brittany Ave
Overland Dr
Parkwood Dr
Rolling Hills Pkwy
Trader Ave
Jay Ave
N 5Th St
N 4Th St
N 4Th St
N 3Rd St
N 3Rd St
N Gradey Ave
N 2Nd St
N 1St St
N Park Ave
Charlotte St
Johnstown
King Ave
Country Acres Dr
Sandra Dr
Aviara St
S Parish Ave
S 2Nd St
Molinar St
Settler Way
Grange Ln
W Centennial Dr
E Centennial
Wcr-15
Wcr-17
Wcr-48 1/2
Wcr-46
Wcr-46
Wcr-46
Wcr-44
Wcr-44
Wcr-44
Colorado-Blvd
Colorado-Blvd
Wcr-15
Wcr-15
Wcr-17
Wcr-17
Blue Wing Dr
Blue Wing Dr

	Item #	Add Alternates Concrete Alley	Quantity	Unit	Unit Cost	Total Cost
203-00000		Unclassified Excavation	275	CY	$ 30.00	$ 8,250.00
304-06007		Aggregate Base Course (Class 6) (4" depth)	61	CY	$ 50.00	$ 3,050.00
306-01000		Reconditioning	550	SY	$ 2.25	$ 1,237.50
403-00720		Hot Mix Asphalt (Patching) (Asphalt)	14	Ton	$ 130.00	$ 1,820.00
412-00600		Concrete Pavement (6 Inch)	544	SY	$ 95.00	$ 51,680.00
420-00520		Geogrid Reinforcement (BX1100)	550	SY	$ 2.00	$ 1,100.00
609-21010		Curb and Gutter Type 2 (Section IB) (Monolithic)	350	LF	$ 50.00	$ 17,500.00
626-00000		Mobilization	1	LS	$ 5,000.00	$ 5,000.00
630-00016		Traffic Control	1	LS	$ 5,000.00	$ 5,000.00
					Total	**$ 94,637.50**

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

Town Council Agenda Communication

Agenda Date: March 16, 2026

Subject: Resolution 2026-15: Declaring Water Conservation Level 2

Attachments: 1. Resolution 2026-15

Presented by: Matt LeCerf, Town Manager

Agenda Item Description:

Enclosed for your review and consideration is Resolution 2026-15, which proposes the adoption of Level 2 Water Conservation Measures in alignment and compliance with the Johnstown Municipal Code. The Town has been implementing water conservation for several years now for a multitude of reasons and justifications. Notwithstanding the fact that this has been an extremely dry winter, water conservation makes good sense since our typical single-family home is allocated only about 162,500 gallons per year on average.

While the Town has sufficient water supply (utilizing about 3,100 AF of its over 7,000 AF of potable water), the current water treatment plant is challenged to meet peak summer irrigation demands until the new Water Treatment Plant Expansion is fully constructed; which is expected in Q1 of 2027. As a result, from time to time, the Town must rely on interconnections with partnering water systems to bridge this gap on high-use days to ensure regulatory compliance and maintain daily flows.

Another key reason for implementation of Level 2 Water Conservation is because grass is quite resilient. Contrary to popular belief, watering each day is not necessary and over time, grass can in essence be retrained to be more resilient to the intense heat we experience here during the dry, summer heat of Colorado. In fact, while the new plant is expected to come online in 2027, we anticipate still requiring water conservation in the future because overwatering weakens root systems, promotes fungal diseases, and wastes water unnecessarily.

Level 2 water conservation ensures that Colorado's water remains available for drinking, food security, and environmental health, protecting these resources and minimizing waste of potable water. Each year our water is generated by the snowpack from the winter. This year, the snowpack is well below typical and initial estimates at this time are that the snowmelt could be completed as early as June 1 of this year.
Finally, a reduction in seasonal water use just makes good "cents". With water rates increasing, conservation can help control utility bills based on our tiered rate structure.

The resolution attached will require water conservation from March 27 – October 15 of 2026. Those that have new sod are able to request an exemption from the water conservation by applying for a permit either online or in-person at Town Hall. Similar to last year, no fee will be assessed for the permit provided it is approved and issued. Also, systems that run exclusively on non-potable water

are exempt from this resolution and water conservation requirements. This would include users such as agricultural applications and the Town Cemetery which runs on non-potable

Outreach for programs that will compliment the new watering conservation schedule were included in the March Newsletter. These programs include Budget Billing, Fix a Leak Week, Garden in a Box, Residential Lawn Replacement, Toilet Rebate Program, and Irrigation Audits.

Strategic Plan Alignment:

Quality Infrastructure & Facilities

- Maintain safe and reliable public infrastructure and utilities
- Ensure future infrastructure and facilities are sustainable, resilient, and aligned with community growth
- Invest in and maintain equipment, fleet, and technology

Legal Advice:

The resolution was drafted and reviewed by the Town Attorney.

Financial Advice:

Not Applicable

Recommended Action:

Approve Resolution 2026-15 as presented.

Suggested Motions:

For Approval: I move to approve Resolution 2026-15 as presented.

For Denial: I move to deny Resolution 2026-15 as presented.

Reviewed and Approved for Presentation



Town Manager

TOWN OF JOHNSTOWN, COLORADO
RESOLUTION NO. 2026-15

RESOLUTION DECLARING WATER CONSERVATION LEVEL 2

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, to conserve water through water wise principles, ensure a sufficient supply of potable water for the citizens of the Town, recognize that lawns do not require daily watering, but instead that excessive watering constitutes a waste of water, and safeguard the Town's ability to provide water for fire protection from the Town's water distribution system, Town Staff recommends that the Town Council impose water conservation measures during the spring, summer and fall of 2026; and

WHEREAS, pursuant to Article IV of Chapter 13 of the Johnstown Municipal Code, regulating water conservation, the Town Council desires to declare a water conservation "Level 2" and impose the water conservation measures set forth in Section 13-151(c) of the Johnstown Municipal Code; and

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

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

1. The Town Council hereby finds, determines and declares that a water conservation "Level 2," being a semi-moderate drought period as described in Section 13-151 of the Johnstown Municipal Code, shall be in effect from March 27, 2026, through October 15, 2026.

2. Persons residing or owning property in the Town are hereinafter required to comply with the watering restrictions set forth in Section 13-151(c) of the Johnstown Municipal Code, as described below:

(1) No person residing or owning property in the Town shall cause, permit or allow any person to irrigate, spray, sprinkle or otherwise apply water from the Town's water system to any lawn, garden or other outdoor vegetation, unless such usage complies with the following conservation methods:

a. Spray or sprinkle irrigation and hand-watering shall only occur on the property's designated watering day. The property's designated watering day shall be as follows:

i. Even addresses based on the last digit of the address of the property may only water on Tuesdays, Thursdays and Saturdays;

ii. Odd addresses based on the last digit of the address of the property may only water on Mondays, Wednesdays and Fridays;

iii. Homeowner associations and Metropolitan Districts may only water on Tuesdays, Thursdays and Saturdays; and

iv. The Town may only water Town-owned parks on Mondays, Wednesdays and Fridays.

b. Spray and sprinkle irrigation and hand-watering shall only occur between the hours of midnight to 10:00 a.m. and then from 6:00 p.m. to midnight on the property's designated watering day;

c. No water from the Town's treated water system shall be used for the purpose of washing sidewalks, driveways, patios or similar hardscapes;

d. Vehicles may be washed only on the property's designated watering day with a bucket or a hose running with an automatic shut-off nozzle. If possible, persons are encouraged to park vehicles on their lawns while washing occurs, but such vehicles may be on the lawn only while they are being washed and shall be immediately removed from the lawn upon completion. Commercial vehicle washing facilities are exempt from this regulation;

e. Except that trees and shrubs may be watered by hand on a Saturday or Sunday, no outdoor watering, as described herein, may occur prior to April 15, 2025; and

f. Watering of newly planted grass shall only occur subject to a permit approved and issued by the Town. The cost of the permit, shall be waived for the 2026 water year.

(2) The foregoing restrictions shall not apply to:

a. Irrigation of land used for commercial agriculture; and
b. Irrigation of land using non-potable water sources that do not directly apply water from the Town's treated municipal water utility system.

3. This Resolution shall be effective on March 27, 2026, and shall, absent additional action of the Town Council, expire on October 15, 2026.

PASSED, SIGNED, APPROVED, AND ADOPTED THIS ___ day of March, 2026.

ATTEST:

By:_____
Meghan Martinez, Town Clerk

TOWN OF JOHNSTOWN, COLORADO

By:_____
Michael P. Duncan, Mayor

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

Town Council Agenda Communication

Agenda Date: March 16, 2026

Subject: Cookie Island Sign Options

Attachments:
1. Cookie Island Signs Options
2. Plaque Photo
3. Letter from Janet Liniger

Presented by: Matt LeCerf, Town Manager

Agenda Item Description:

On February 2, 2026, Council was presented with an updated design for the Cookie Island site. During the discussion, Councilmembers expressed support for changes being made to the sign update, but also commented about the ability to preserve elements or all of the existing sign currently in place. Accordingly, Staff interpreted this discussion to refine the proposed sign to recognize the historic elements of the past and to explore another option to rehabilitate the existing sign from its current condition. Accordingly, Staff engaged with the current vendor we are working with to consider two alternatives which are presented for your consideration. A brief overview is as follows:

Sign Option 1: This sign shown on Page 3 of 7 has not changed from the layout previously provided with the exception that a plaque has been added to the end cap. This plaque would recognize the previous sign in place and acknowledge the hard work and dedication of Brownie Troop 366 and the individuals who contributed to the previous sign that currently stands today. Alternatively, Page 7 of 7 shows an alternative layout of the plaque, on a freestanding pedestal.

Sign Option 2: This sign option is on Page 5 of 7. This would repurpose the current sign face, adding upward lighting from the ground, constructing new masonry pillars and caps, reskinning the back with masonry, and repurposing the existing plaque.

The decision to select one of the two sign design alternatives resides exclusively with Town Council. If the Council desires to support Sign Option 1 - a new sign would be constructed and the old sign could be preserved and housed at the historic society owned by the Town.

A picture of the existing plaque has been included for illustrative purposes only.

Strategic Plan Alignment:

Organizational Excellence & Public Trust

- Engage, inform and involve the community

Healthy & Resilient Economy

- Invest in the development of a vibrant and interconnected downtown

Natural & Built Environment

- Set the expectation and provide support for community-centered design

Quality Infrastructure & Facilities

- Ensure future infrastructure and facilities are sustainable, resilient, and aligned with community growth

Legal Advice:

Not Applicable

Financial Advice:

Funding is available to support construction of the signage.

Recommended Action:

Staff recommends proceeding with Sign Option 1 as presented.

Suggested Motions:

For Approval: I move to approve the construction of the Cookie Island Signage, specifically the Sign Option 1 as presented.

For Approval: I move to approve the construction of the Cookie Island Signage, specifically the Sign Option 2 as presented.

For Denial: I move to deny all sign concepts as pressed and request additional designs be drafted and presented to Council for consideration.

Reviewed and Approved for Presentation



Town Manager



DOWNTOWN JOHNSTOWN

EXTERIOR PACKAGE

PROJECT ADDRESS:
WEST SOUTH 1ST STREET & SOUTH IDAHO AVENUE
JOHNSTOWN, CO 80534

PREPARED BY:
AD LIGHT GROUP
4150 ELATI STREET
DENVER, CO 80216

DATE:
AUGUST 2025

ad light group
4150 Elati St.
Denver, CO 80216
303-399-3334
adlightgroup.com

PROJECT NUMBER
260136-03

DRAWING TYPE
☐ Presentation
◉ Construction Drawing
☐ Production

CLIENT
Town of Johnstown

PROJECT NAME
Entry Sign
HWY 60 & Idaho Ave

PROJECT LOCATION
HWY 60 & Idaho Ave
Johnstown, CO 80534

ACCOUNT MANAGER
Crystal Hodges

DRAWN BY
Ryan Burkhardt

DATE
08/13/2025

REVISED DATE
03/05/2026 RPB

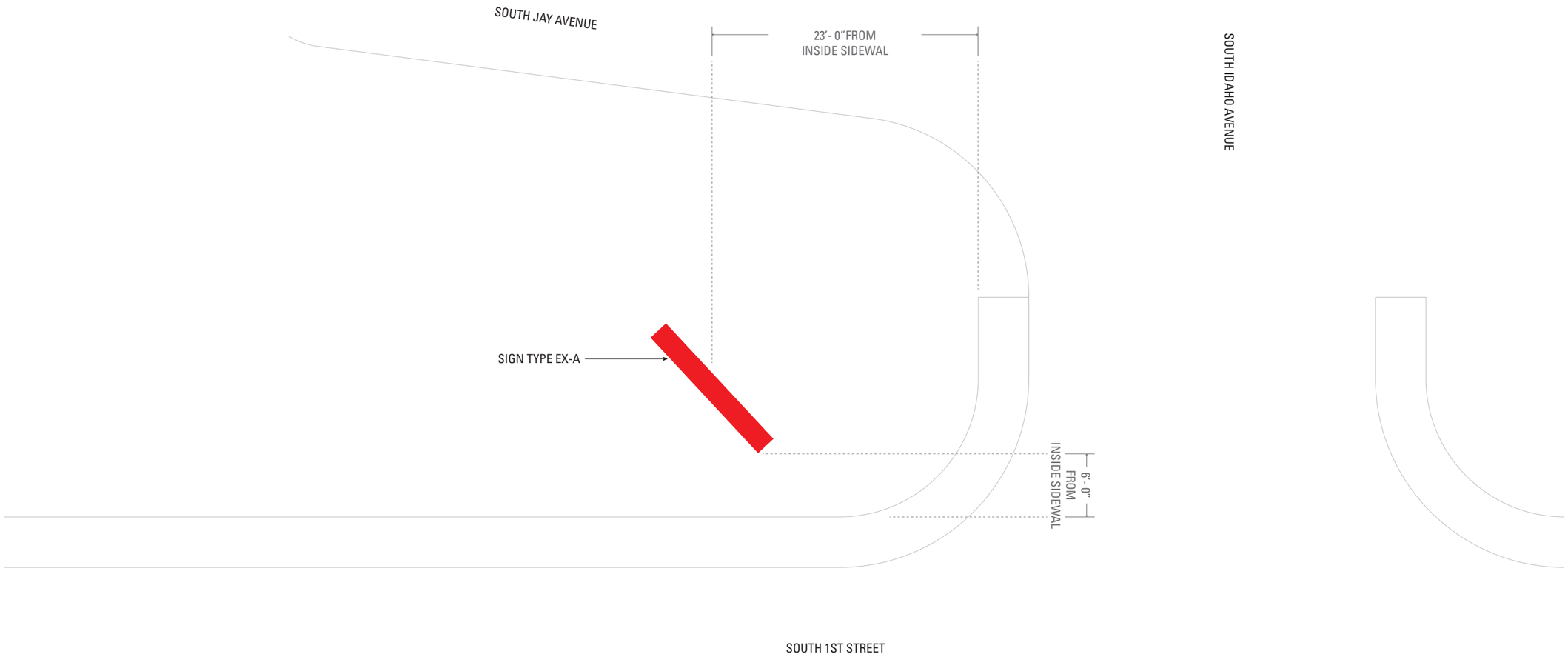
APPROVED

APPROVAL SIGNATURE

THIS DESIGN IS THE PROPERTY OF AD LIGHT GROUP AND IS SUBMITTED FOR YOUR USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY AD LIGHT. IT CANNOT BE REPRODUCED EITHER IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT.

DOWNTOWN
JOHNSTOWN

LOCATION PLAN



Site Plan
3/32" = 1'- 0"

SIGN LABEL	SIGN TYPE	SQUARE FEET	ILLUMINATION
EX-LG	GATEWAY ID	TBD SQ FT	INTERNAL

ad light group
4150 Elati St.
Denver, CO 80216
303-399-3334
adlightgroup.com

PROJECT NUMBER
260136-03

DRAWING TYPE
- ☐ Presentation
- ◉ Construction Drawing
- ☐ Production

CLIENT
Town of Johnstown

PROJECT NAME
Entry Sign
HWY 60 & Idaho Ave

PROJECT LOCATION
HWY 60 & Idaho Ave
Johnstown, CO 80534

ACCOUNT MANAGER
Crystal Hodges

DRAWN BY
Ryan Burkhardt

DATE
08/13/2025

REVISED DATE
03/05/2026 RPB

APPROVED

APPROVAL SIGNATURE

THIS DESIGN IS THE PROPERTY OF AD LIGHT GROUP AND IS SUBMITTED FOR YOUR USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY AD LIGHT. IT CANNOT BE REPRODUCED EITHER IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT.

DOWNTOWN
JOHNSTOWN

FABRICATION NOTE: *MANUFACTURING SURVEY NEEDED PRIOR TO PRODUCTION*
INSTALLATION REQUIREMENT NOTE: *GC TO PROVIDE ONE 20 AMP 120/277V DEDICATED CIRCUIT W/ LOCKABLE DISCONNECT & TIMER NEEDED PER ELEVATION IN ACCORDANCE W/ NEC CODE ARTICLE 600*
FABRICATION NOTES: *PHOTOCELLS TO BE LOCATED ON EAST SIDE FACE*
INSTALLATION NOTE: *ADLIGHT TO COORDINATE BRICK / FOUNDATION INSTALLATION W/ CONTRACTOR*
FABRICATION NOTE: *FOR ALL FABRICATION DETAILS SEE SEPARATE ENGINEERING SUBMITTAL AFTER FINAL SIGN OFF*



EX-LG Entry ID - OPT 1
1/2" = 1'- 0" Qty: 1

Side View

A ***S/F MAIN BODY***
FRAME: ALUMINUM FABRICATED
FACES: 1/8" ALUMINUM W/ DECORATIVE 1 1/2"x 2" ALUMINUM RECTANGLE TUBE
RETURNS: .090" ALUMINUM
PAINT: PAINTED W/ SATIN CLEAR COAT FINISH
MOUNTING: MOUNTED W/ STEEL TUBE & CONCRETE FOOTING

B ***INTERNALLY ILLUMINATED EDGE LIT 100 CHANNEL LETTERS***
FACE: STAINLESS STEEL FACES
RETURNS: STAINLESS STEEL; 1" DEEP
BACKS: 1/4" VISIBLE ACRYLIC
OVERAL DEPTH: 1 1/4" DEEP
PAINT: PAINTED W/ SATIN CLEAR COAT FINISH
ILLUMINATION: 3500K "WHITE" LED ILLUMINATION
MOUNTING: MECHANICALLY FASTENED 2" OFF OF FACE
W/ PAINTED ALUMINUM TUBE SPACERS & RTV NEUTRAL CURE SILICONE ADHESIVE

C ***BASE***
FRAME: ALUMINUM FABRICATED
FACES: 1/2" HARDIE BACKER BOARD W/ 1/2" BRICK VENEER
BRACKETS: 1/4" ALUMINUM; MECHANICALLY FASTENED W/ DECORATIVE HEX BOLTS
FCO GRAPHICS: 1/2" ACRYLIC; STUD MOUNTED FLUSH
PAINT: PAINTED W/ SATIN CLEAR COAT FINISH
CAP: 3" PRE-CAST CONCRETE
MOUNTING: MOUNTED W/ STEEL TUBE & CONCRETE FOOTING

D ***PLAQUE***
PLAQUE: 5/16" PRECISION BRONZE PLAQUE
MOUNTING: MECHANICALLY FASTENED FLUSH TO RETURN

COLOR KEY

P1	AN "STANDARD WHITE"
P2	PTM PMS 3165C
P3	SIGN92242
P4	MP19844 "DAUPHIN GREY METALLIC"
V1	OPAQUE "WHITE" 7725-10
V2	TRANSLUCENT "YELLOW" 3630-015 3M VINYL
M1	SUMMIT BRICK VENEER - SPECIAL BLEND W/ SANDSTONE 242 GROUT

ad light group
4150 Elati St.
Denver, CO 80216
303-399-3334
adlightgroup.com

PROJECT NUMBER
260136-03

DRAWING TYPE
☐ Presentation
◉ Construction Drawing
☐ Production

CLIENT
Town of Johnstown

PROJECT NAME
Entry Sign
HWY 60 & Idaho Ave

PROJECT LOCATION
HWY 60 & Idaho Ave
Johnstown, CO 80534

ACCOUNT MANAGER
Crystal Hodges

DRAWN BY
Ryan Burkhardt

DATE
08/13/2025

REVISED DATE
03/05/2026 RPB

APPROVED

APPROVAL SIGNATURE

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Illumination View

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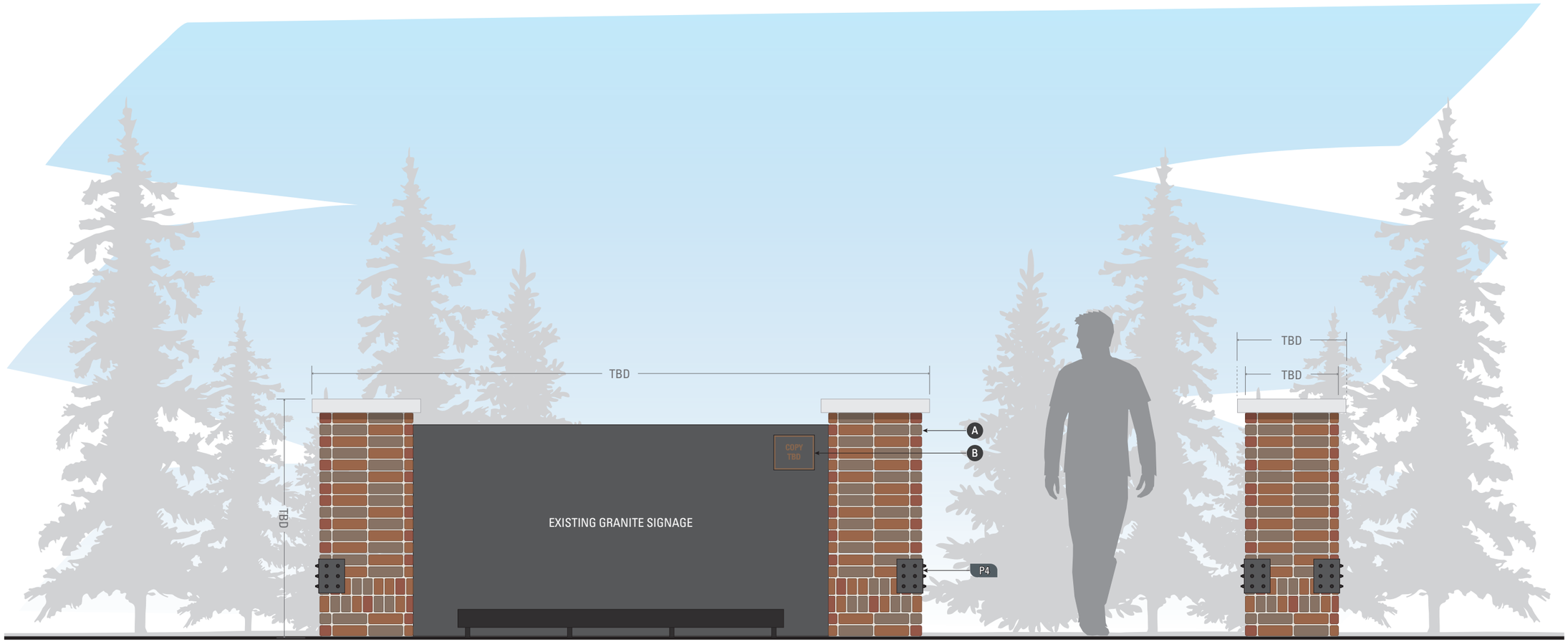
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DOWNTOWN
JOHNSTOWN

FABRICATION NOTE: *MANUFACTURING SURVEY NEEDED PRIOR TO PRODUCTION*
INSTALLATION REQUIREMENT NOTE: *GC TO PROVIDE ONE 20 AMP 120/277V DEDICATED CIRCUIT W/ LOCKABLE DISCONNECT & TIMER NEEDED PER ELEVATION IN ACCORDANCE W/ NEC CODE ARTICLE 600*
FABRICATION NOTES: *PHOTOCELLS TO BE LOCATED ON EAST SIDE FACE*
INSTALLATION NOTE: *ADLIGHT TO COORDINATE BRICK / FOUNDATION INSTALLATION W/ CONTRACTOR*
FABRICATION NOTE: *FOR ALL FABRICATION DETAILS SEE SEPARATE ENGINEERING SUBMITTAL AFTER FINAL SIGN OFF*



EX-LG Entry ID - OPT 2
1/2" = 1'- 0" Qty: 1

Side View

A ***COLUMN***
FRAME: CMU FABRICATED
FACES: 1/2" HARDIE BACKER BOARD W/ 1/2" BRICK VENEER
BRACKETS: 1/4" ALUMINUM; MECHANICALLY FASTENED W/ DECORATIVE HEX BOLTS
PAINT: PAINTED W/ SATIN CLEAR COAT FINISH
CAP: 3" PRE-CAST CONCRETE
ILLUMINATION: EXTERNAL

B ***PLAQUE***
PLAQUE: 5/16" PRECISION BRONZE PLAQUE
MOUNTING: MOUNTED FLUSH TO EXISTING GRANITE SIGN

COLOR KEY
P4 MP19844 "DAUPHIN GREY METALLIC"

ad light group
4150 Elati St.
Denver, CO 80216
303-399-3334
adlightgroup.com

PROJECT NUMBER
260136-03

DRAWING TYPE
☐ Presentation
◉ Construction Drawing
☐ Production

CLIENT
Town of Johnstown

PROJECT NAME
Entry Sign
HWY 60 & Idaho Ave

PROJECT LOCATION
HWY 60 & Idaho Ave
Johnstown, CO 80534

ACCOUNT MANAGER
Crystal Hodges

DRAWN BY
Ryan Burkhardt

DATE
08/13/2025

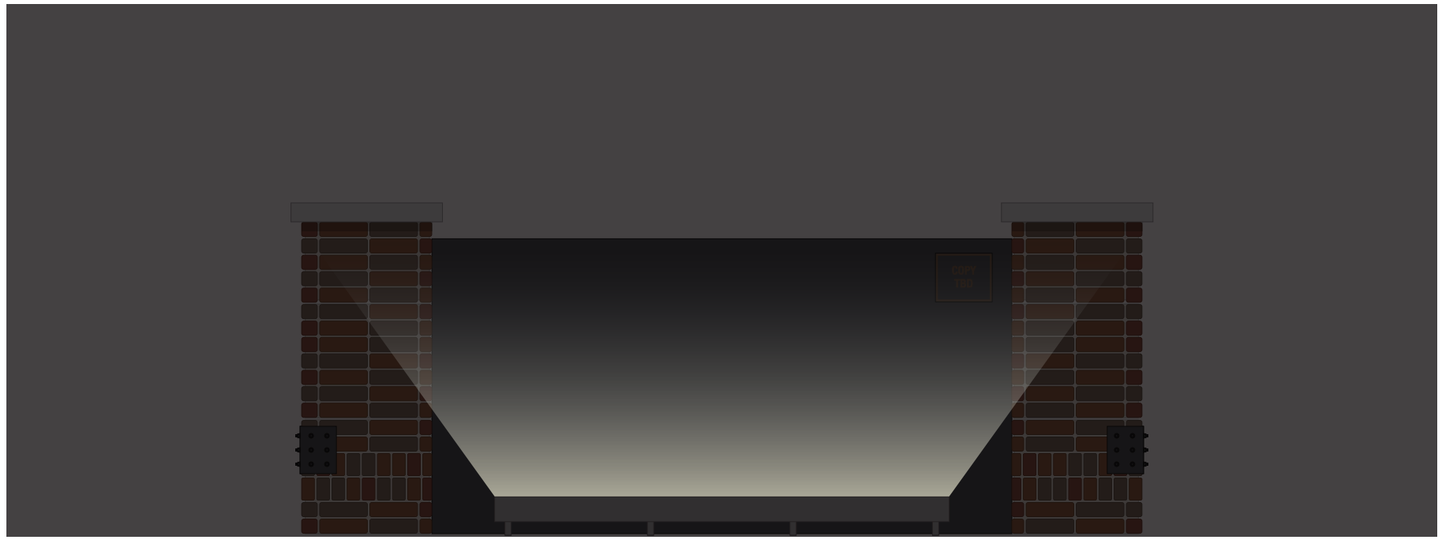
REVISED DATE
03/05/2026 RPB

APPROVED

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DOWNTOWN
JOHNSTOWN



Illumination View

ad light group
4150 Elati St.
Denver, CO 80216
303-399-3334
adlightgroup.com

PROJECT NUMBER
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DRAWING TYPE
☐ Presentation
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PROJECT LOCATION
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Johnstown, CO 80534

ACCOUNT MANAGER
Crystal Hodges

DRAWN BY
Ryan Burkhardt

DATE
08/13/2025

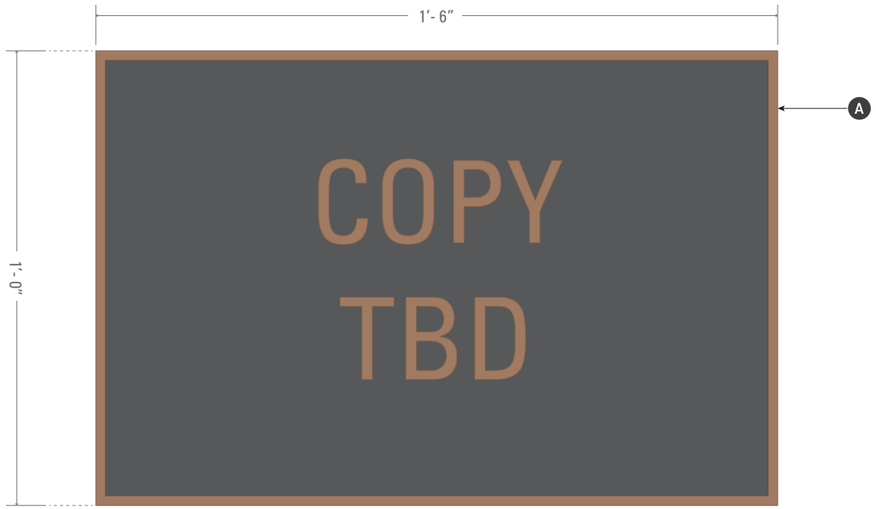
REVISED DATE
03/05/2026 RPB

APPROVED

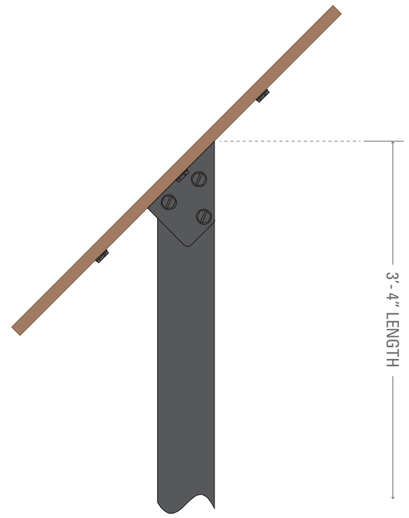
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DOWNTOWN
JOHNSTOWN



EX-LGP Dedication Plaque
3″ = 1′- 0″ Qty: 1



Side View

A ***DEDICATION PLAQUE***

MATERIAL:	ALUMINUM
DEPTH:	5/16″
TEXTURE:	STIPPLE
BORDER:	SINGLE LINE
BACKGROUND:	DARK OXIDE
MOUNTING:	MECHANICALLY FASTENED TO STANDARD 1 1/2″ TUBE POST MOUNT (CUT IN FIELD & DIRECT BURRIED INTO LANDSCAPE)

ad light group
4150 Elati St.
Denver, CO 80216
303-399-3334
adlightgroup.com

PROJECT NUMBER
260136-03

DRAWING TYPE
- ☐ Presentation
- ◉ Construction Drawing
- ☐ Production

CLIENT
Town of Johnstown

PROJECT NAME
Entry Sign
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PROJECT LOCATION
HWY 60 & Idaho Ave
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ACCOUNT MANAGER
Crystal Hodges

DRAWN BY
Ryan Burkhardt

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PAGE
7 of 7


COOKIE ISLAND
MADE POSSIBLE BY THE GIRL SCOUTS OF AMERICA
A DREAM OF BROWNIE TROOP 366 THROUGH THE EFFORTS OF
THE TOWN OF JOHNSTOWN
FORGET-ME-NOT GARDEN CLUB
TROOP 398
JOHNSTOWN WOMENS CLUB
RON & JOYCE KLEIN
GLANZ PLASTERING
HAYS MARKET
JOHNSTOWN DRUG
JOHNSTOWN GARDEN CLUB
G. STANLEY FAMILY
GREELEY MONUMENT
GARCIA FAMILY
F. YODER FAMILY
COTERIE CLUB
HAROLD STUMPF FAMILY
AMERICAN LEGION AUXILIARY
DAVE WEBB
KATHARINE BABB
CALICO & JEANS 4-H
PAT THOMAS
MEL BROWN MOBILE FARM SUPPLY
LARRY WEBER
PAST MATRONS
UNISCOPE
NORTHERN CO. SOD
D. LYDA FAMILY
ESTRELLITA
J. LINIGER FAMILY
F. COHOON FAMILY
DAVE ARNDT
MIKE SHARPE
V.F.W. AUXILIARY
TROOP 241
JOHN PERROT
PODTBURG DAIRY
BYERS BUSY CORNER
EASTERN STAR
FIRST NATIONAL BANK
JOHNSTOWN BREEZE
M. HERRERA FAMILY
ED ARAGON
R. REDABAUGH FAMILY
T. MUELLER
T & R SPECIALTIES

Matt LeCerf
Town Administrator
Town of Johnstown
Johnstown, CO 80534

Dear Matt,

Saw online that Cookie Island signage was on the agenda for the board on Monday. That prompted me to go searching for the Girl Scout Brownie scrapbook that I kept through the 80's. Troop 366 was a busy little group, and I enjoyed a trip down memory lane.

Among other projects we took on was transforming a triangle of broken concrete, a random scattering of curbs, and weeds into the attractive, welcoming spot that Cookie Island was when it was completed at the western edge of town. We began by inviting the community to join us. Businesses contributed cash and discounted materials; Mike Sharp donated the beautiful piece of granite. Potburg Dairy brought in a load of soil and manure. The 4-H Club laid sod, and Dave Webb installed the sprinkler system. The high school wrestling team unloaded and set the heavy granite in place after it was engraved with Ardie Briggs logo. My mom, Helen Leinweber gave us the "Community That Cares" inspiration that our town uses today.

Harold Fahrenbruch was our town liason and we probably gave him many headaches! There were many others that escape my memory right now; but they are listed on the plague on the granite. And a lot of little girls who are moms now, have lots of memories.

When it was finished, we entered the Colgate Youth for America contest and won a monetary award. This story is in the time capsule in the cornerstone of the Senior Center Building.

I know that it's an eyesore right now, as the Girl Scouts stopped taking care of it and planting flowers; and I know something needs to be done. But please consider incorporating what you can to the updated version of Cookie Island.

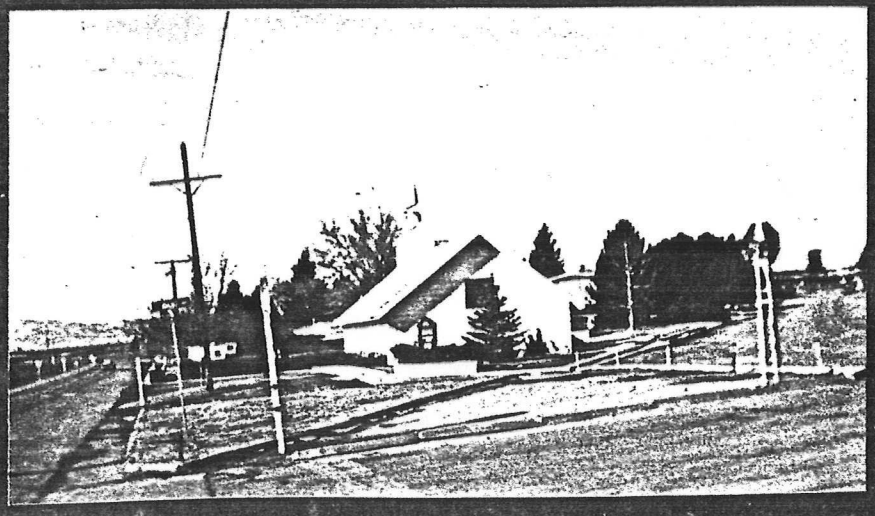
Thank you.

Sincerely,

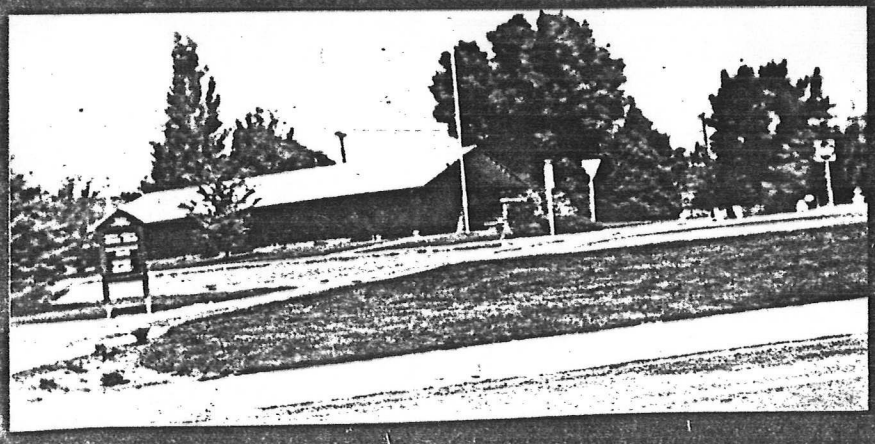
Janet Siniger
970-381-1546

cc: Chad Young

Our Community Project
Landscaping the Island



March 1987



October 1987



COLGATE-PALMOLIVE COMPANY

300 Park Avenue
New York, NY 10022

Reuben Mark
Chairman, President
and Chief Executive Officer

June 13, 1988

Dear Brownie Troop 366, Service Unit 17:

Congratulations to all of you for being named a winner in Colgate-Palmolive Company's 15th Annual Youth For America Competition. Your project was selected - from thousands of entries - by our judges, who included such stars as Celeste Holm, Phylicia Rashad and Tony Randall. They rated your contribution to your community as outstanding.

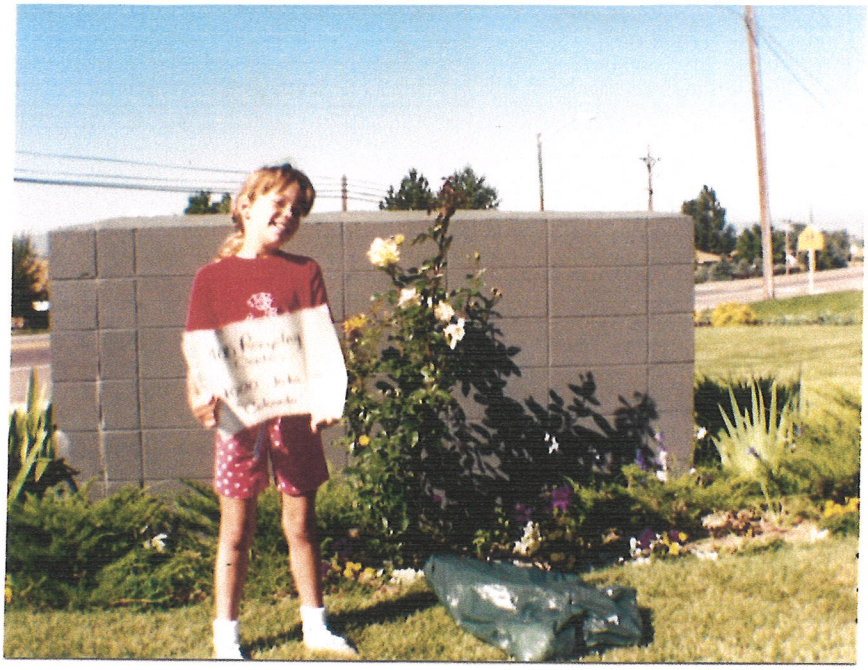
Through your enthusiastic and energetic response to a need in your community, you have made Johnstown a better place. Your group leader and I, as well as the people of Johnstown, are all very proud of you.

But even more importantly, you ought to be extremely proud of yourselves. You have demonstrated that you can work with others in the group to get a job not only done - but done well! In business we call that "team work." And I'm convinced that if you know how to work productively on a team, you're going to be a success in your future career - and in your relationships with your family, friends and neighbors.

The cash award you are receiving is a small symbol of our appreciation. All of us at Colgate-Palmolive want to thank you for making a real difference in our society. Please never lose that ability to reach out.

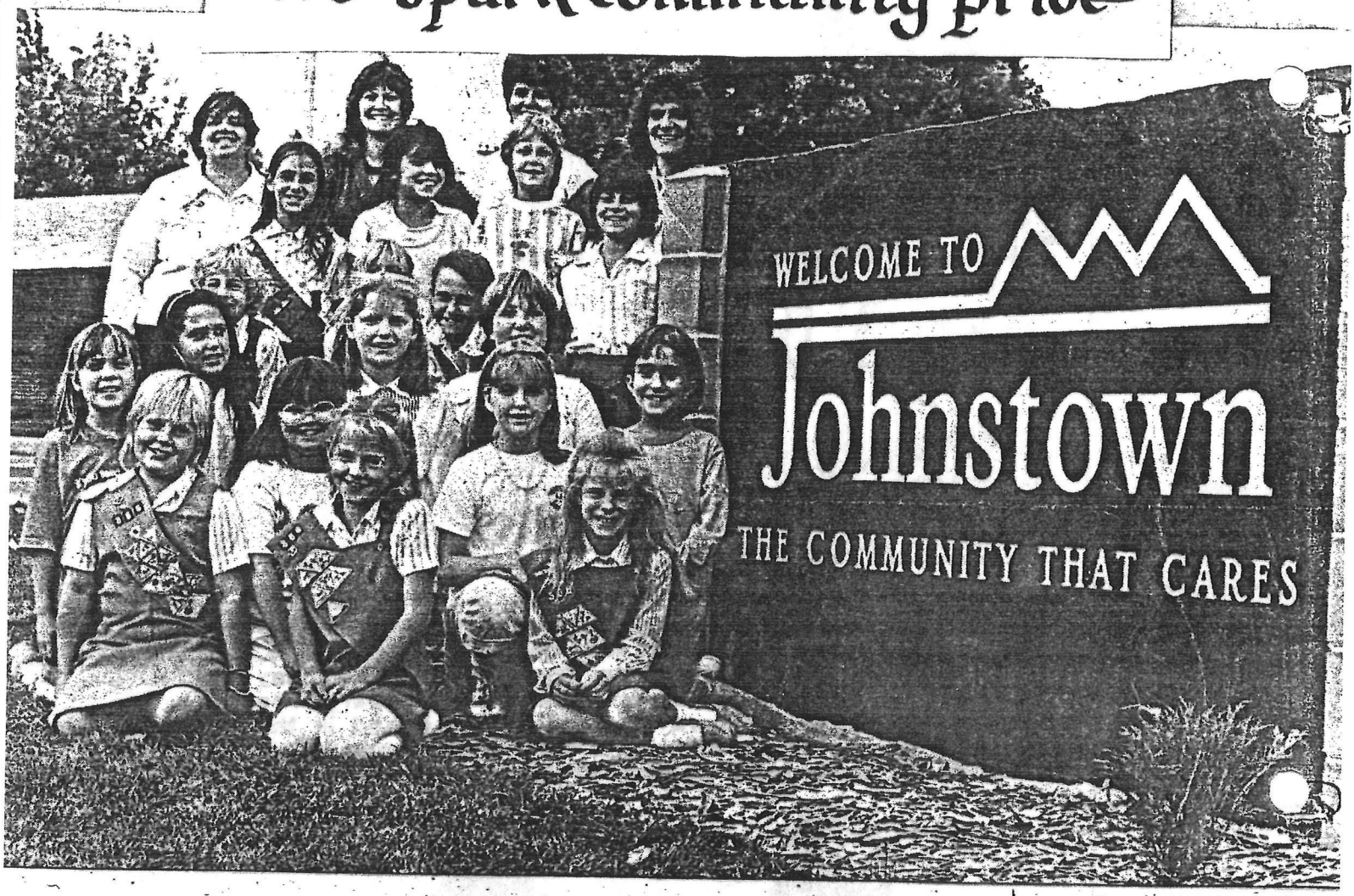
Sincerely,

Ren Mark




STOP
WELCOME TO
Johnstown

We spark community pride



Reporter-Herald photo/JIM FRA

Johnstown Brownie Troop 366, its leaders and town board member Debbie Arndt, second from the left in the back row, proudly display a new sign that welcomes people to Johnstown. Other Johnstown residents of all ages contributed in the project to improve the town's image.

Johnstown sprucing up image

JIM FRAZIER
orter-Herald Correspondent

OHNSTOWN — For a decade Johnstown dents have watched the neighboring town of dsor expand with economic growth.
hile Windsor attracted Kokak Colorado Di-on, a wood products center, a box company a can company — Johnstown has found one corporate partner, the Coors Biotech ducts Co.

Ve want a piece of the action," said Johns-n Board of Trustees member Debbie Arndt. want to develop the culture of our commu-and also the economy."
ndt spent much of this week on the phone to Colorado Local Affairs Office and to the rado Municipal League.
Ve can't qualify for low-income community grants because we are just above the cut-off line for aid," she said.

But in the last year, individuals in the community have found innovative and inexpensive ways to spruce up the town's image. Arndt, the town's parks commissioner, and others in the community have learned to make good use of the little money available from Colorado lottery money.

Recently the town purchased four park benches for $50. The town has furnished South Side Park in stages each year with climbing equipment, swings, a shelter and volleyball court. This year, a sign welcoming visitors to the city was created by a girls Brownie Troop.

"A resident saw a bench for sale, and called us. We followed up and found four cement benches for $50. Deals like that keep the town in business," Arndt said.

Brownie Troop 366 created the new sign large granite slab — carved with the logo " Community that Cares."

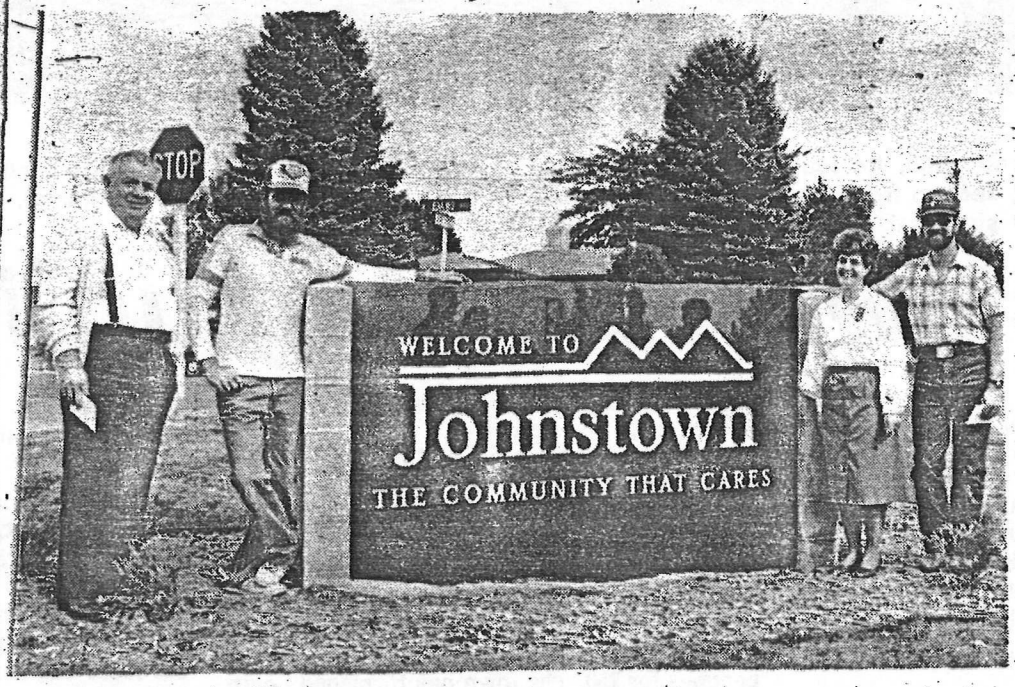
There were many contributors to the y long sign project. Residents donated $850; M Sharp donated the granite; the town provi curb, gutter and fill dirt; a dairy gave fert er; the father of a Junior Scout installe sprinkler system; Girls Scouts of all ages the local 4-H clubs joined the troop to ins sod; athletes moved the granite slab; Johnstown girls planted bushes and more tulips.

"Everyone is community-minde Jol town," Arndt said.

"Now we want economic development," added. "The community that cares is read expand."



Brownie and Junior Girl Scouts unveil the 'Welcome to Johnstown' sign as part of their dedication of that sign and the beautified traffic island where it sits. Dedication ceremonies, held by Brownie Troop 366 and Jr. Troop 398, were Sunday and ended the project, which was started in January. The Brownies will enter a record of work on the island in the annual Colgate Youth for America program, which awards up to $1,000 for community service projects.



Special recognition is given to (from left) Harold Fahrenbruch, Johnstown town board member; Mike Sharp, who donated the granite for the sign, and (right) Dave Webb, installer of the sprinkling system on the landscaped traffic island, by Troop Leader Janet Liniger (second from right) and Troop 366. The island was estimated to cost $3,000; total cost was $850 thanks to volunteer work and donations from Brownies and their families, Service Unit 17 and community members.







You are cordially invited to Troop 366's

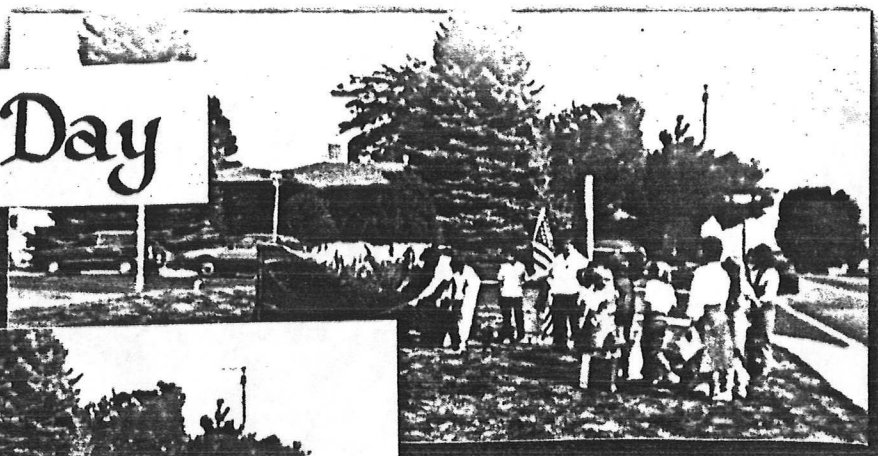
Dream-Come-True

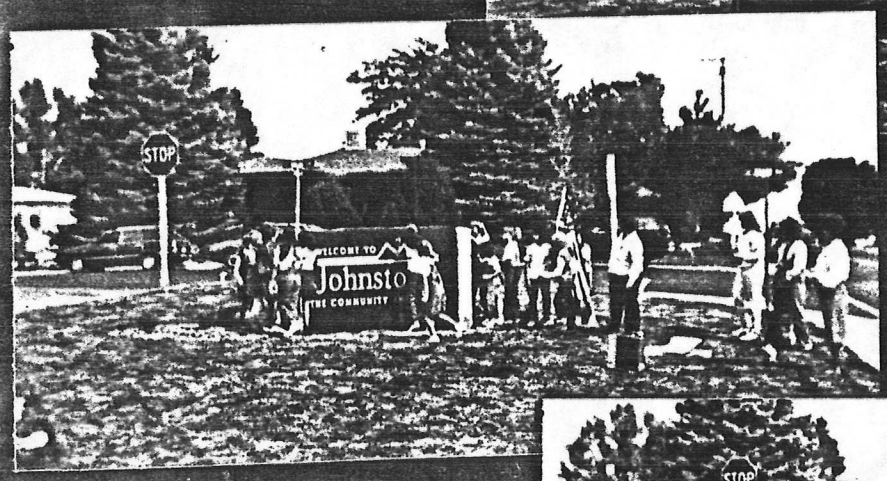
Sunday, September 27, 2 PM

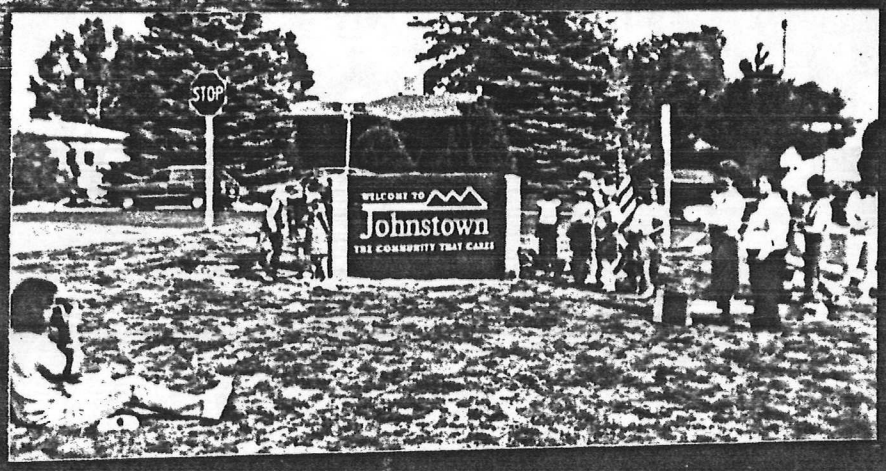
We are having an unveiling of the "Welcome to Johnstown" sign, and a dedication of the island at the intersection of Jay, Idaho, and Hwy. 60. Your help has been appreciated and we hope you can join us for this brief, but joyous, celebration!

Girl Scouts of America
Service Unit 17
Brownie Troop 366

Dedication Day







Proclamation

WHEREAS, we are a Nation of people who thrive on helping others, as well as ourselves, to a better life; and

WHEREAS, today's youth is concerned with health, safety and the welfare of its community. Today's youth is taking an active part in volunteerism, and service in the community.

WHEREAS, it is fitting that the community of Johnstown set aside a week to honor and thank our youth and to show our appreciation; for today's youth is everyone's future.

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

I, Jim Noah, Mayor of the Town of Johnstown, Colorado do hereby proclaim the week of November 16-22, 1987 As Colgate's Youth for America Week.

TOWN OF JOHNSTOWN
COLORADO

BY: Jim Noah, Mayor

SEAL

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

Town Council Agenda Communication

Agenda Date: March 16, 2026

Subject: Ordinance 2026-287: Rieder Farm Change of Zone for Zoning Case No. ZON25-0001

Attachments:
1. Ordinance 2026-287 Rieder Rezone
2. Application
3. Vicinity Map
4. Zoning Map
5. Staff Presentation
6. Applicant Presentation

Presented by: James Shrout, Planner

Agenda Item Description:

Platte Land & Water, LLC (Applicant) is seeking to rezone approximately 37.9 acres of property currently zoned as Holding Agriculture (H-A; Ordinance 2023-240) to Mixed Use – Downtown (MU-DT) and high-density residential (R-3) zoning. The subject property is located at the southwest quadrant of the Parish Ave (WCR 17) and WCR 48 ½ intersection. This property is bound by the Hillsborough Ditch on the west, with Roosevelt Middle School on the west side of the ditch. This property was annexed into the Town in 2023 (Ordinance 2023-239) and has historically been used for agricultural purposes.

SURROUNDING ZONING, LAND USE & JURISDICTION
North: A – Agriculture in Weld County
South: R-1 – Residential in Town of Johnstown
East: H-A – Agriculture in Town of Johnstown
West: R-1 – Residential in Town of Johnstown

LAND USE DESIGNATION
The property is subject to two land use designations: Medium Density/Intensity and as an Activity Center.

Pursuant to the Town's adopted Comprehensive Plan, the intent and desired character of Medium Density/ Intensity (MDI) areas, is described as follows:

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 (3,500-5,000 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 centers. 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.

Commercial uses may be developed as stand-alone sites or be grouped in small 10 to 20-acre centers or campuses. Johnstown's Downtown would be ideal for this level of development. Reuse and redevelopment of existing structures may occur, with historic residences and structures changing to offices, boutiques, or personal services with alley-served parking. Commercial centers in an MDI will feature more walkability, perhaps offering covered arcades or awnings, pedestrian-scaled signage, shade trees and nice landscaping that helps slow traffic and break-up parking areas, and enjoyable outdoor spaces to gather. Rooftop and sidewalk patios, along with courtyard plazas offer patrons enjoyable places to meet and eat, gather and chat with friends.

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.

The property is also subject to an Activity Center overlay, as depicted in the Town's adopted Comprehensive Plan, Future Land Use Map.

Activity Centers have been identified as strategic areas that support local and regional transportation networks, living, employment, recreation, and services. These areas are intended to be mixed-use centers that make a highly efficient use of space by offering high-density residential areas supported by a diversity of shops and services and a vibrant public realm. Activity Centers continue to develop at highway interchanges, Downtown, and generally in conformance with other characteristics of a High Density/Intensity area. While three of the four activity centers are located along the I-25 corridor making them convenient for motorized travelers, these centers should also connect to the Town's trail network, facilitating and encouraging active modes of transportation, and enhancing recreation opportunities for the community. These centers are ideal opportunities for the Town to consider future transit or other transportation services, and connections to nearby systems.

PROJECT DESCRIPTION & ANALYSIS
The subject property is currently zoned H-A and was annexed into the Town of Johnstown in 2023. The applicant proposes to change the zoning from H-A to MU-DT and R-3 to support the future expansion of the existing Downtown Johnstown. This rezone is supported by the passing of the Downtown Master Plan, Resolution No. 2025-20.

MU-DT
Pursuant to the LUDC, the MU-DT district provides an integrated mix of retail, service, entertainment, and civic uses, and supporting office and residential uses, in a compact and walkable format. This district preserves the historic "main street" scale and small-town character of Johnstown. It is the vibrant heart of the community with a high level of civic design, walkable urban patterns, and a concentration of diverse, small-scale uses. The MU-DT zoning district's relation to the comprehensive plan is the general application for the Downtown Activity Center.

R-3

Pursuant to the LUDC, the R-3 zoning district provides residential living (small- or large-scale residential building types) in a moderate-to high-density pattern in suburban areas or walkable neighborhoods. This district should be located as a transition between lower-density neighborhoods or more intense non-residential uses, and where a high level of accessibility, public amenity and support services are immediately available.

R-2
Pursuant to the LUDC, the R-2 zoning district provides residential living (range of small-scale residential building types) in compact, walkable neighborhood settings, allowing a mix of housing unit options, and integration or transition to complementary and supporting non-residential uses. A well-designed public realm provides the focal point to integrate a variety of building types with a consistent neighborhood character.

NEIGHBORHOOD MEETING
On January 12, 2026, a neighborhood meeting was held at the Johnstown Senior Center. Notices advertising this meeting were mailed to all property owners within 800 feet of the subject property. Approximately twenty (20) members of the community attended this neighborhood meeting to ask questions regarding the proposed change in zoning. The primary topics of discussion included:

- Increase traffic concerns and traffic calming measures.
- Expanding ROW and potentially losing land.
- Raymond Street extending to the north.
- Loss of views for large commercial and residential buildings.
- Density of the proposed residential zoning.
- How the zoning line was determined between R-3 and MU-DT zonings.

These issues, questions, and concerns were addressed during the neighborhood meeting as follows:

- Traffic studies will provide a scope of the potential traffic concerns to reduce concerns for vehicular and pedestrian conflicts. Traffic calming measures could be implemented to reduce impacts.
- Proposed road networks will likely come from the newly zoned property and not from existing residential areas.
- Conceptual plans to extend Raymond Street to the north are purely conceptual in nature and have not been submitted for Town review.
- Residential uses are necessary to support the MU-DT zoning district.
- The density is not currently provided as plans have not been conceptualized. The applicant indicated that street networks, parks and recreational areas, as well as detention basins, would need to be identified, which would impact the overall density of the property.
- The zoning line was determined based on a conceptual idea that Raymond Street would extend to the North and then follow a curvilinear path that would intersect with Parish Ave.

PLANNING AND ZONING COMMISSION
On January 28, 2026, a public hearing was held before the Planning and Zoning Commission. The Commission heard testimony from Staff and the applicant regarding the rezoning efforts. Approximately ten (10) members of the community attended this public hearing to voice their opinions on this rezoning effort. The primary topics of discussion included:

- Density of the residential
- Increased traffic
- Loss of agricultural land
- Compliance with the Comprehensive Plan

The Planning and Zoning Commission voted to rezone the Rieder Farm property from H-A zoning to MU-DT and R-2 zoning. The basis of this lower-density zoning was that the future land use map in the Comprehensive Plan identifies this area as a medium-density/intensity area and not a high-density/intensity area.

PUBLIC NOTICE & AGENCY REFERRALS
Notices for the Planning and Zoning Commission public hearing were mailed to all property owners of record within 800 feet of the subject property on January 15, 2026. This notice provided the date, time, and location of the Planning and Zoning Commission public hearing and a project description. Notice for the Planning & Zoning Commission public hearing was published in the local newspaper of record, the Johnstown Breeze, on Thursday, January 15, 2026.

ZONING & DEVELOPMENT STANDARDS
The Town of Johnstown Land Use and Development Code identifies the following criteria for review of a rezoning proposal decision:

1. The rezone furthers one or more of the purposes of these regulations in Section 17-1-3, and on balance, any purposes that may be undermined are outweighed by the benefits of the purposes it furthers.
2. The proposal is consistent with the goals and objectives of the Comprehensive Plan and any other plan, policy, or guidance adopted pursuant to that plan.
3. The change is consistent with the intent of the proposed zoning district, specifically considering:
    1. The design of streets, civic spaces, and other open space;
    2. The pattern, scale, and format of buildings and sites; and
    3. The compatibility and transition with other complementary uses and development in the vicinity.
4. The change is necessary for at least one of the following reasons:
    1. There has been a material change in the character of the area or in the Town generally, such that the proposed rezone is in the public interest.
    2. The change will serve a community need or provide an amenity or benefit to the surrounding area that was not anticipated at the time of the initial zoning.
5. The town or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district.
6. Any reasonably anticipated negative impacts on the area or adjacent property either are mitigated by sound planning, design, and engineering practices or are outweighed by broader public benefits to the surrounding community.
7. If owner-initiated, at least two-thirds of the subject property owners within the change zone boundary have signed the application.
8. If owner initiated, the subject property has not been included in a rezone action in the prior 12 months, with the exception of property in the H-A zoning district which was established concurrently with annexation.
9. The recommendations of any professional staff and advisory review bodies have been

considered.

COMPREHENSIVE PLAN ALIGNMENT
The proposed zoning designation complies with the intent and character of the activity center areas, as defined in the Town's adopted Comprehensive Plan by occurring along arterials and other major corridors, and creating an attractive streetscape, offering a diversity of shops and services within walking or biking distance from residential areas. This rezoning effort will meet goal L2.3 of the Comprehensive plan by expanding the extent of the downtown as development and redevelopment near the current core area, as proposed.

Strategic Plan Alignment:

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

Legal Advice:

The Town Attorney has provided Ordinance 2026-287.

Financial Advice:

N/A

Recommended Action:

Staff recommends approval of this MU-DT and R-2 zoning recommendation from the Planning and Zoning Commission pursuant to the findings of fact listed below:

1. ***The rezone furthers one or more of the purposes of these regulations in Section 17-1-3, and on balance any purposes that may be undermined are outweighed by the benefits of the purposes it furthers, because;***

This rezone implements the Comprehensive Plan, and other plans and programs authorized under the guidance of the Comprehensive Plan. This rezone will promote planning and urban design that emphasizes distinct places and unique elements of community character throughout Johnstown. The rezone will assist in the division of the Town into zones and districts that promote the character, intensity, and development patterns of distinct places identified in the Comprehensive Plan. This rezone will create compatibility within the area and will be transitional between complementary districts, uses, and buildings.

2. ***The proposal is consistent with the goals and objectives of the Comprehensive Plan and any other plan, policy, or guidance adopted pursuant to that plan, because;***

This proposal is consistent with Goal L2 of the Comprehensive Plan by revitalizing and maintaining downtown as the heart of the community by way of seeking to expand the extent of Downtown as development and redevelopment near the current core area are proposed, utilizing more urban design standards to encourage an active streetscape and mix of uses.

3. ***The change is consistent with the intent of the proposed zoning district, specifically considering because;***

The proposed zoning designation will be a continuation of the MU-DT zoning by providing an integrated mix of retail, service, entertainment, and civic uses, and supporting residential uses, in a compact and walkable format. The proposed zoning designation will preserve the historic “main street” scale and small-town character of Johnstown.

4. ***The change is necessary for at least one of the following reasons because;***
   1. There has been a material change in the character of the area or in the Town generally, such that the proposed rezone is in the public interest.

The proposed rezone is in the public interest by providing wider opportunities for retail and business development within the downtown. The residential zoning component will support the mixed-use downtown development by allowing owners to live, work, and shop in a pedestrian-friendly format.

2. The change will serve a community need or provide an amenity or benefit to the surrounding area that was not anticipated at the time of the initial zoning.

The initial zoning was approved as an interim zoning designation to allow for continued agricultural uses until development needs could be identified. With the approved Downtown Master Plan serving as the guiding document for the development of the downtown corridor, this mixed-use and residential zoning supports one another by providing places to live, work, and shop in a pedestrian-friendly format.

5. ***The Town or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district, because;***

The Town and other responsible agencies have services in the vicinity of the project site, but at this time, there have been no applications for platting of the property to support development.

6. ***Any reasonably anticipated negative impacts on the area or adjacent property either are mitigated by sound planning, design, and engineering practices or are outweighed by broader public benefits to the surrounding community, because;***

The subject property will be governed by the adopted Land Use and Development Code to lessen the impact on adjacent property owners.

7. ***If owner initiated, at least two-thirds of the subject property owners within the change zone boundary have signed the application, because;***

The property subject to this proposed change in zoning is owner-initiated.

Suggested Motions:

For Approval: I move to approve Ordinance 2026-287, Approving the Rezoning of Rieder Farms with MU-DT and R-2 zoning districts.

For Denial: I move to deny Ordinance 2026-287.

For Approval with change: I move to approve Ordinance 2026-287, Approving the Rezoning of Rieder Farms, with the zoning designation revised to R-3, Multi-Family Neighborhood, pursuant to the applicant's requested zoning in their application.

Reviewed and Approved for Presentation



_____

Town Manager

TOWN OF JOHNSTOWN, COLORADO
ORDINANCE NO. 2026-287

ORDINANCE APPROVING THE REZONING OF REAL PROPERTY KNOWN AS RIEDER FARMS, LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO, CONSISTING OF APPROXIMATELY 39.3556 ACRES, FROM HOLDING AGRICULTURAL (H-A) TO MIXED-USE DOWNTOWN (MU-DT) AND MIXED-DENSITY NEIGHBORHOOD (R-2)

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, Platte Land & Water, LLC, a Delaware limited liability company ("Applicant"), applied to rezone the real property known as "Rieder Farm," located in the North Half of the Southeast Quarter of Section 5, Township 4 North, Range 67 West of the 6th P.M., Town of Johnstown, County of Weld, State of Colorado, consisting of approximately 39.3556 acres, being more particularly described on Exhibit A, which is attached hereto and incorporated herein by this reference ("Property"), from Holding Agricultural (H-A) to Mixed-Use Downtown (MU-DT) for 15.5093 acres of the Property and Multi-Family Neighborhood (R-3) for 23.8463 acres of the Property; and

WHEREAS, on January 28, 2026, the Town's Planning and Zoning Commission held a public hearing and recommended approval of Mixed-Use Downtown (MU-DT) zoning for 15.5093 acres of the Property and, rather than Multi-Family Neighborhood (R-3) for the remaining 23.8463 acres of the Property, Mixed-Density Neighborhood (R-2) zoning; and

WHEREAS, on March 2, 2026, the Town Council opened a public hearing concerning this matter and thereafter continued the public hearing to March 16, 2026; and

WHEREAS, on March 16, 2026, the Town Council held a public hearing to determine appropriate zoning for the Property and, after considering the Planning and Zoning Commission's recommendation, Town staff's recommendation, the applicant's request and the evidence received at the hearing, finds that the rezoning of the Property to Mixed-Use Downtown (MU-DT) zoning for 15.5093 acres of the Property and, rather than Multi-Family Neighborhood (R-3) for the remaining 23.8463 acres of the Property, Mixed-Density Neighborhood (R-2), conforms to the *Johnstown Area Comprehensive Plan* and to the Town's land use regulations, and should be approved; and

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

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

1. Recitals. The recitals set forth above are affirmed and incorporated herein.

2. Zoning Approval. Zoning of the Property shall hereby and hereinafter be designated as Mixed-Use Downtown (MU-DT) for 15.5093 acres of the Property and Mixed-Density Neighborhood (R-2) for 23.8463 acres of the Property.

3. Zoning Map. The Applicant shall provide a Zoning Map to the Town reflecting the zoning herein approved.

4. Repeal. All other Ordinances, or parts thereof, in conflict with this Ordinance, including Ordinance No. 2023-239, are hereby repealed.

5. Effective Date. This Ordinance, after its passage on final reading, shall be numbered, recorded, published and posted as required by the Home Rule Charter of the Town of Johnstown, Colorado ("Charter") and the adoption, posting and publication shall be authenticated by the signature of the Mayor and the Town Clerk and by the Certificate of Publication. This Ordinance shall become effective upon final passage as provided by the Charter.

6. Recordation. Upon its effective date and after receipt and execution of the Zoning Map, the Town Clerk is hereby directed to record this Ordinance and the Zoning Map with the real estate records of the Weld County Clerk and Recorder.

INTRODUCED AND APPROVED on first reading by the Town Council of the Town of Johnstown, Colorado, this __ day of _____, 2026.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____ By: _____
Meghan Martinez, Town Clerk Michael P. Duncan, Mayor

PASSED UPON FINAL APPROVAL AND ADOPTED on second reading by the Town Council of the Town of Johnstown, Colorado, this _____ day of _____, 2026.

ATTEST:

By: _____ By: _____
Meghan Martinez, Town Clerk Michael P. Duncan, Mayor

EXHIBIT A
PROPERTY DESCRIPTION

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

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

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

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

Town of Johnstown

LAND USE APPLICATION FORM

Check all boxes that apply for the subject submittal.

Land Use	Land Division	Miscellaneous	
☐ Annexation & Establishment of Zoning	☐ Major Subdivision & Development Plan	☐ Wireless Communication Facility (WCF)	☐ Stand-alone Public Improvement/Utility/Road Plans
☑ Change of Zone	☐ Preliminary	☐ Small Cell	☐ Home Model Review
☐ Planned Development	☐ Final	☐ EFR or Base Station	☐ C-LOMR Review
☐ Site Development Plan	☐ Combined	☐ lt. Tower Structure	☐ Floodplain Development Permit
☐ Use by Special Review (USR)	☐ Minor Subdivision	☐ Tower/Other - USR	☐ Alternative Compliance
☐ 17-10-3 Facility - USR	☐ Major Amendment	☐ Variance	☐ Appeal of Administrative Decision
☐ Amendment/Conversion	☐ Minor Amendment	☐ Permit, Home Occupation, Compliance Review, Other	

Property Information:

Parcel Number(s):	105905400017	County:	Larimer ☐ Weld ☑
Site Address:	NW Corner of Parish Ave. and North 2nd Street	Zoning:	Agricultural
Legal Description:	PT N2SE4 5-4-67 LOT B REC EXEMPT RE-1592 EXC COMM SE COR N2SE4 SEC TH N01D14W 1310.12 TO POB TH N88D59W 60.05 S01D14E 155.21 N88D38E 60 N01D14W 152.71 TO POB ALSO EXC BEG SE COR N2SE4 SEC TH N89D00W 60.05 N01D14W 965.18 N88D37E 60 S01D14E 967.65	Acres:	37.9
Project Name:	Reider Farm		
Project Description:	Rezoning of Reider Farm from agricultural to Mixed Use (MU-DT) and Residential (R-3)		

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

Company:	Platte Land & Water ☑	Phone:	(269) 274-1225
Name:	Tod Matuga	Email:	tod@platteassets.com
Address:	3900 E. Mexico Ave. Ste. 614	City, State, Zip:	Denver, CO

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

Company:	Land Asset Strategies	Phone:	(303) 905-3496
Name:	Don Guerra	Email:	don.guerra@landassetstrategies.com
Address:	619 12th Street, #31	City, State, Zip:	Golden, CO 80402

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

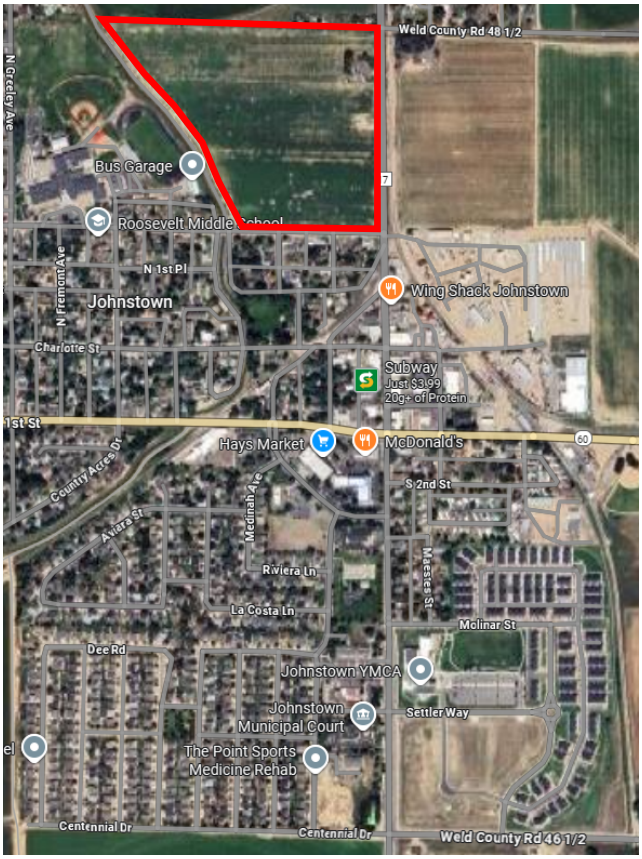
The undersigned (1) affirms ownership or authorized representation thereof of the subject property, and (2) hereby authorizes the individuals or entities listed herein as "Applicant" and/or "Representative" to represent me/us in all aspects of the land use process for the project being submitted with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

Company:	Platte Land & Water	Phone:	(269) 274-1225
Name:	Tod Matuga	Email:	tod@platteassets.com

_____	4/10/2025	_____	_____
*Signature of Property Owner	Date	*Signature of Property Owner	Date

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

Version 4.10.23


Weld County Rd 48 1/2
N Greeley Ave
Bus Garage
Roosevelt Middle School
N 1st Pl
N Fremont Ave
Johnstown
Wing Shack Johnstown
Charlotte St
Subway
Just $3.99
20g+ of Protein
1st St
Hays Market
McDonald's
60
County Acres Dr
S 2nd St
Medinah Ave
Aviara St
Riviera Ln
Maeses St
La Costa Ln
Mclinar St
Dee Rd
Johnstown YMCA
Johnstown
Municipal Court
Settler Way
The Point Sports
Medicine Rehab
Centennial Dr
Centennial Dr
Weld County Rd 46 1/2

RIEDER FARMS

LOCATED IN THE N1/2 OF THE SE1/4 OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

REZONING MAP

LEGAL DESCRIPTION ZONE MU-DT:

A PARCEL OF LAND BEING A PORTION OF LOT B, RECORDED EXEMPTION NO. 1059-5-4-RE1592, LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THE BASIS OF BEARINGS IS THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED AT THE CENTER QUARTER CORNER BY A 2.5" ALUMINUM CAP STAMPED "PLS 38197" IN A RANGE BOX, AND AT THE EAST QUARTER CORNER BY A 3.25" ALUMINUM CAP STAMPED "LS 16425" IN A RANGE BOX, BEING ASSUMED TO BEAR S88°59'03"E.

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, N88°59'03"W A DISTANCE OF 60.05 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF NORTH PARISH AVENUE AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 4892848 IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, BEING 60.00 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 5, S01°14'10"E A DISTANCE OF 155.21 FEET, TO A POINT ON THE NORTHERLY LINE OF LOT A, RECORDED EXEMPTION NO. 1059-5-4-RE1592;

THENCE ON SAID NORTHERLY, WESTERLY AND SOUTHERLY LINES OF SAID LOT A THE FOLLOWING THREE (3) COURSES:

1. S88°38'11"W A DISTANCE OF 169.87 FEET;
2. S01°21'49"E A DISTANCE OF 189.78 FEET;
3. N88°37'56"E A DISTANCE OF 169.45 FEET, TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S01°14'10"E A DISTANCE OF 965.18 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 5;

THENCE ON SAID SOUTH LINE, N89°00'17"W A DISTANCE OF 623.04 FEET;

THENCE DEPARTING SAID SOUTH LINE THE FOLLOWING THREE (3) COURSES:

1. N01°14'00"W A DISTANCE OF 434.24 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 67°04'47" AND AN ARC LENGTH OF 292.69 FEET, TO A POINT OF NON-TANGENT;
3. N01°14'00"W A DISTANCE OF 639.87 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5;

THENCE ON SAID NORTH LINE, S88°59'03"E A DISTANCE OF 470.23 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 675,587 SQUARE FEET OR 15.5093 ACRES.

OWNER

PLATTE LAND & WATER, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

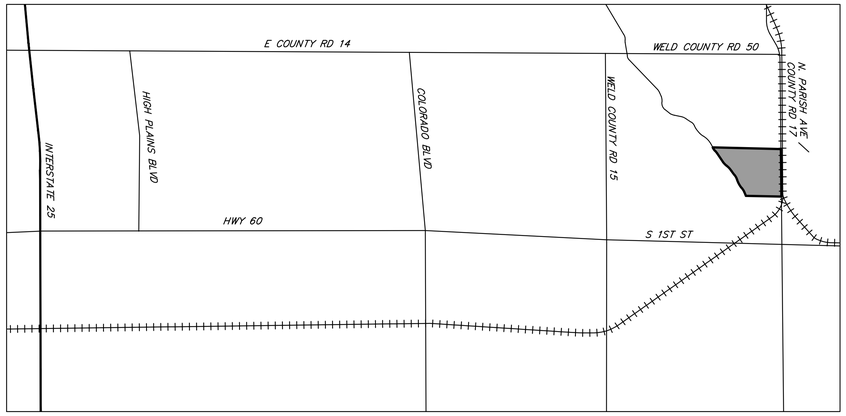
STATE OF _____)
COUNTY OF _____) SS
CITY OF _____)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____ , AD 20___ .

BY _____ AS _____ OF DIBC 96TH AND POTOMAC, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL:

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES:

1. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF WELD COUNTY, COLORADO.
2. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
3. THIS ZONING MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY NOR A LAND SURVEY PLAT.
4. NOTICE: PER C.R.S. 13-80-105, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S STATEMENT

I, DEREK LEE VAGIAS, A COLORADO PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS ZONING MAP IS AN ACCURATE REPRESENTATION OF THE PROPERTY TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF, AND IN MY PROFESSIONAL OPINION. I FURTHER STATE THAT THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES OR THE SUCCESSORS AND OR ASSIGNS.

DEREK LEE VAGIAS
COLORADO PLS NO. 38578
FOR AND BEHALF OF JR ENGINEERING LLC

LEGAL DESCRIPTION ZONE R-3:

A PARCEL OF LAND BEING A PORTION OF LOT B, RECORDED EXEMPTION NO. 1059-5-4-RE1592, LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THE BASIS OF BEARINGS IS THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED AT THE CENTER QUARTER CORNER BY A 2.5" ALUMINUM CAP STAMPED "PLS 38197" IN A RANGE BOX, AND AT THE EAST QUARTER CORNER BY A 3.25" ALUMINUM CAP STAMPED "LS 16425" IN A RANGE BOX, BEING ASSUMED TO BEAR S88°59'03"E.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, N88°59'03"W A DISTANCE OF 530.28 FEET, TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTH LINE THE FOLLOWING THREE (3) COURSES:

1. S01°14'00"E A DISTANCE OF 639.87 FEET, TO A POINT OF NON-TANGENT CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S24°09'13"E, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 67°04'47" AND AN ARC LENGTH OF 292.69 FEET, TO A POINT OF TANGENT;
3. S01°14'00"E A DISTANCE OF 434.24 FEET, TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 5;

THENCE ON SAID SOUTH LINE, N89°00'17"W A DISTANCE OF 342.50 FEET;

THENCE DEPARTING SAID SOUTH LINE THE FOLLOWING FOURTEEN (14) COURSES:

1. N12°01'41"W A DISTANCE OF 78.29 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 268.38 FEET, A CENTRAL ANGLE OF 20°04'43" AND AN ARC LENGTH OF 94.05 FEET, TO A POINT OF TANGENT;
3. N32°06'24"W A DISTANCE OF 39.51 FEET, TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 782.25 FEET, A CENTRAL ANGLE OF 09°13'03" AND AN ARC LENGTH OF 125.85 FEET, TO A POINT OF TANGENT;
5. N22°53'21"W A DISTANCE OF 102.07 FEET, TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 596.53 FEET, A CENTRAL ANGLE OF 12°53'22" AND AN ARC LENGTH OF 134.20 FEET, TO A POINT OF TANGENT;
7. N35°46'43"W A DISTANCE OF 201.96 FEET, TO A POINT OF CURVE;
8. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 833.52 FEET, A CENTRAL ANGLE OF 09°42'26" AND AN ARC LENGTH OF 141.22 FEET, TO A POINT OF TANGENT;
9. N45°29'09"W A DISTANCE OF 136.96 FEET, TO A POINT OF CURVE;
10. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 889.75 FEET, A CENTRAL ANGLE OF 11°00'24" AND AN ARC LENGTH OF 170.92 FEET, TO A POINT OF TANGENT;
11. N34°28'45"W A DISTANCE OF 132.78 FEET, TO A POINT OF CURVE;
12. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 755.45 FEET, A CENTRAL ANGLE OF 06°08'36" AND AN ARC LENGTH OF 81.00 FEET, TO A POINT OF TANGENT;
13. N40°37'22"W A DISTANCE OF 90.23 FEET, TO A POINT OF CURVE;
14. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 302.20 FEET, A CENTRAL ANGLE OF 15°04'46" AND AN ARC LENGTH OF 79.53 FEET, TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, AND A POINT OF NON-TANGENT;

THENCE ON SAID NORTH LINE, S88°59'03"E A DISTANCE OF 1346.79 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 1,038,745 SQUARE FEET OR 23.8463 ACRES.

TOWN COUNCIL

THIS ZONING MAP IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY ORDINANCE NUMBER _____ , PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE _____ DAY OF _____ , 20___,

BY: _____ ATTEST: _____
MAYOR TOWN CLERK

REZONING MAP
RIEDER FARMS
JOB NO. 39830.00
03/03/2026
SHEET 1 OF 2

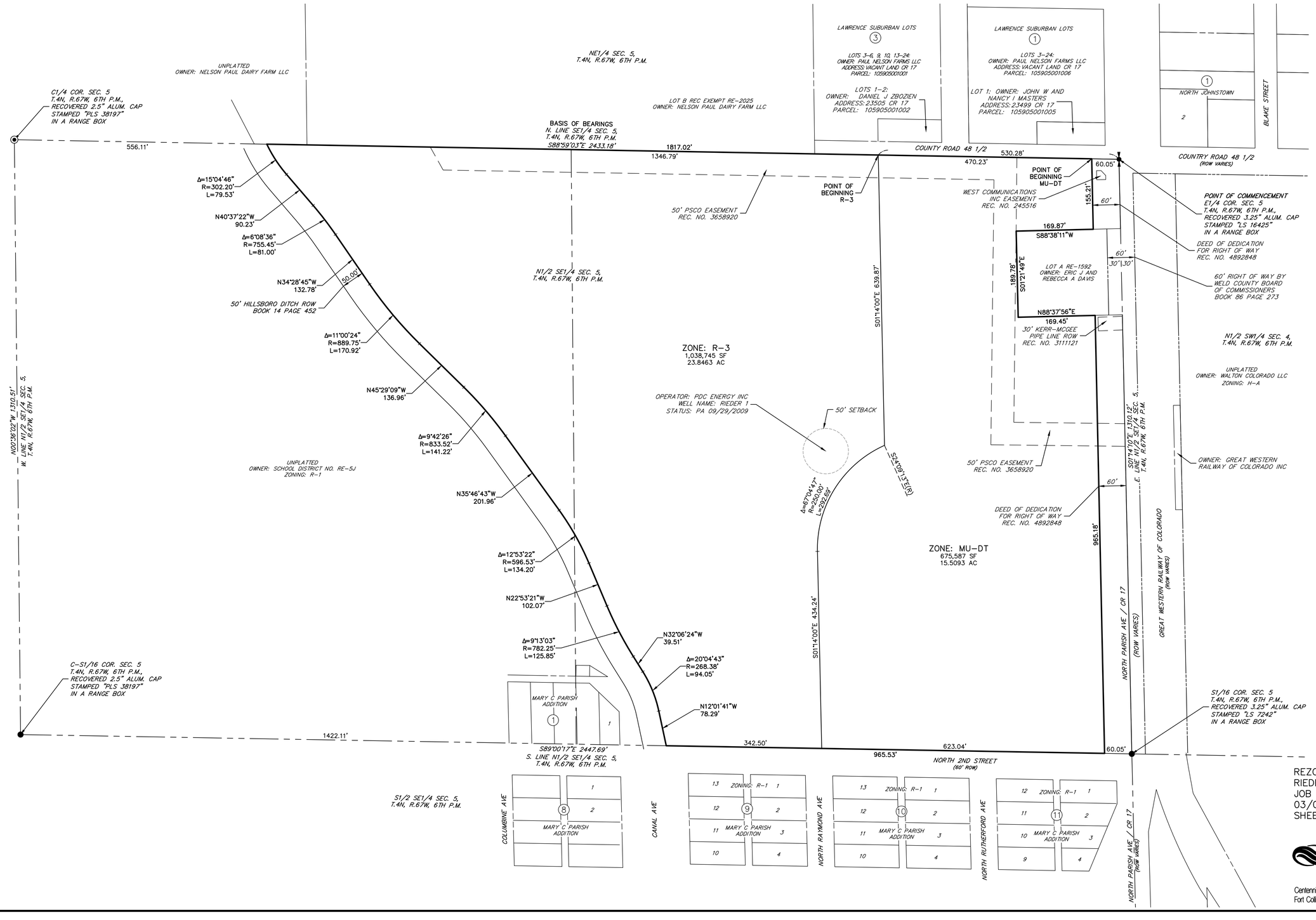
J·R ENGINEERING
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

RIEDER FARMS

LOCATED IN THE N1/2 OF THE SE1/4 OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

REZONING MAP



REZONING MAP
RIEDER FARMS
JOB NO. 39830.00
03/03/2026
SHEET 2 OF 2

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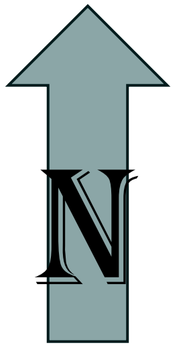
RIEDER FARM REZONE
CASE NO. ZON25-0001
PUBLIC HEARING

PLANNING AND ZONING COMMISSION
JANUARY 28, 2026

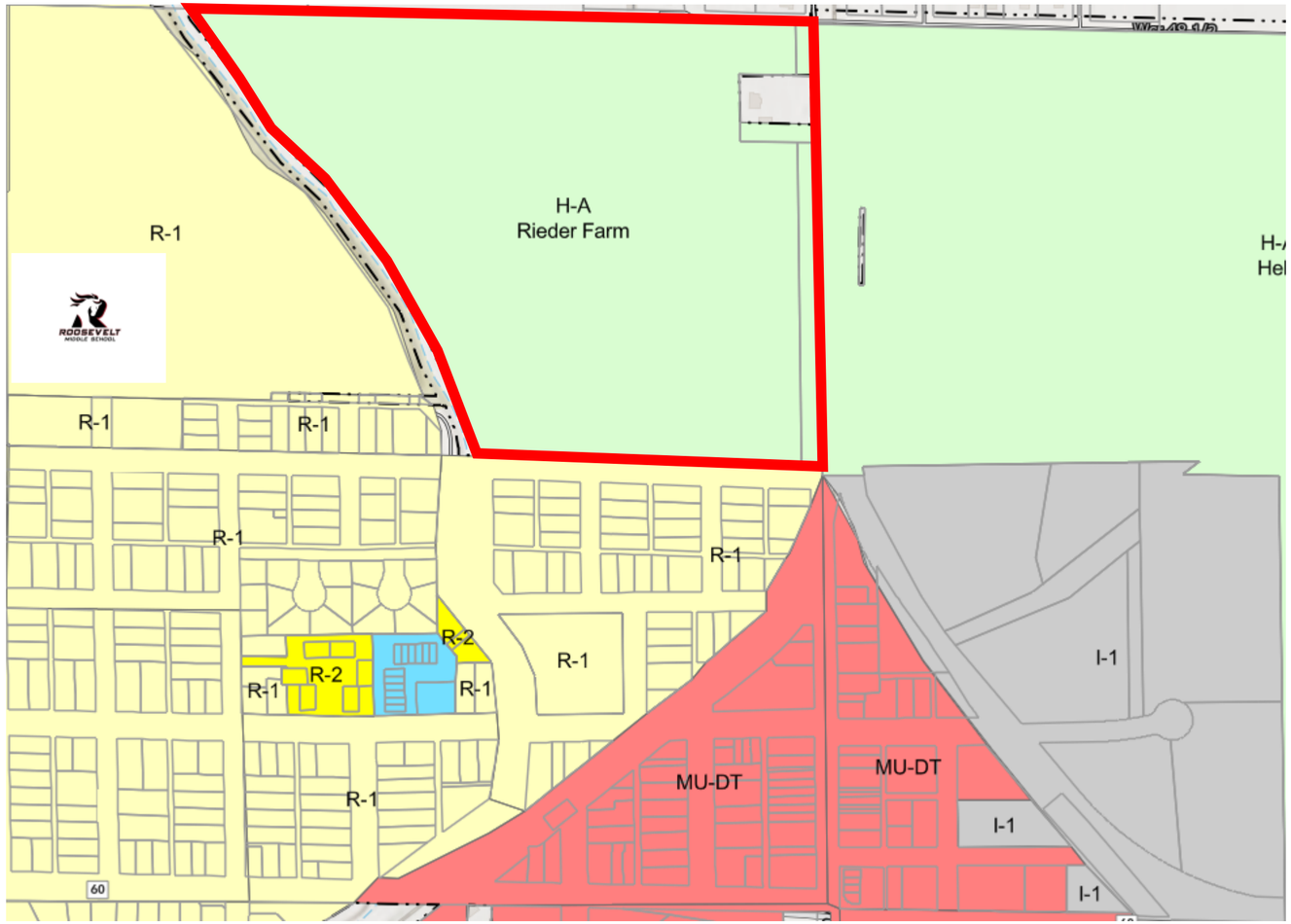
TOWN COUNCIL
MARCH 16, 2026

VICINITY MAP

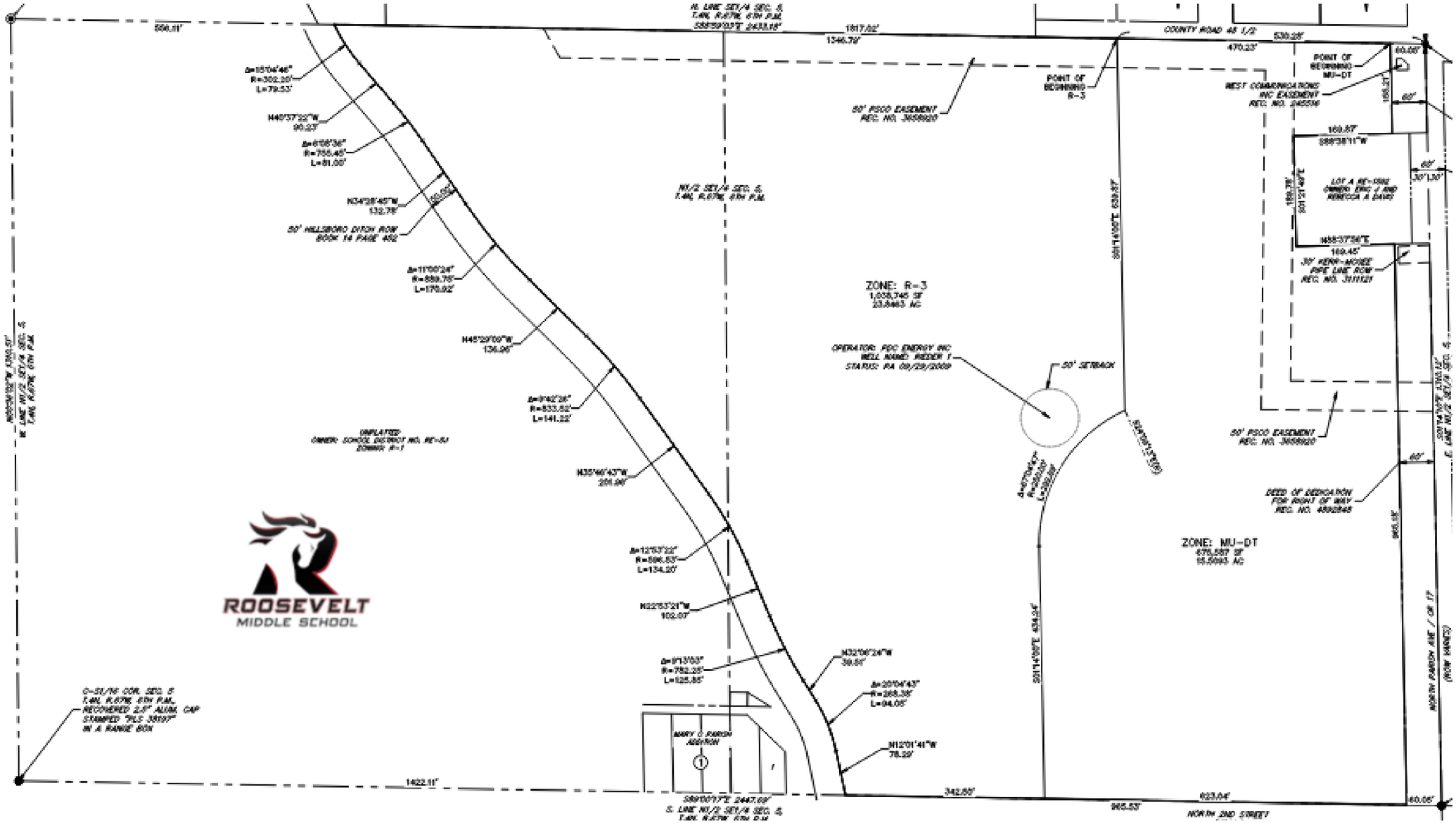




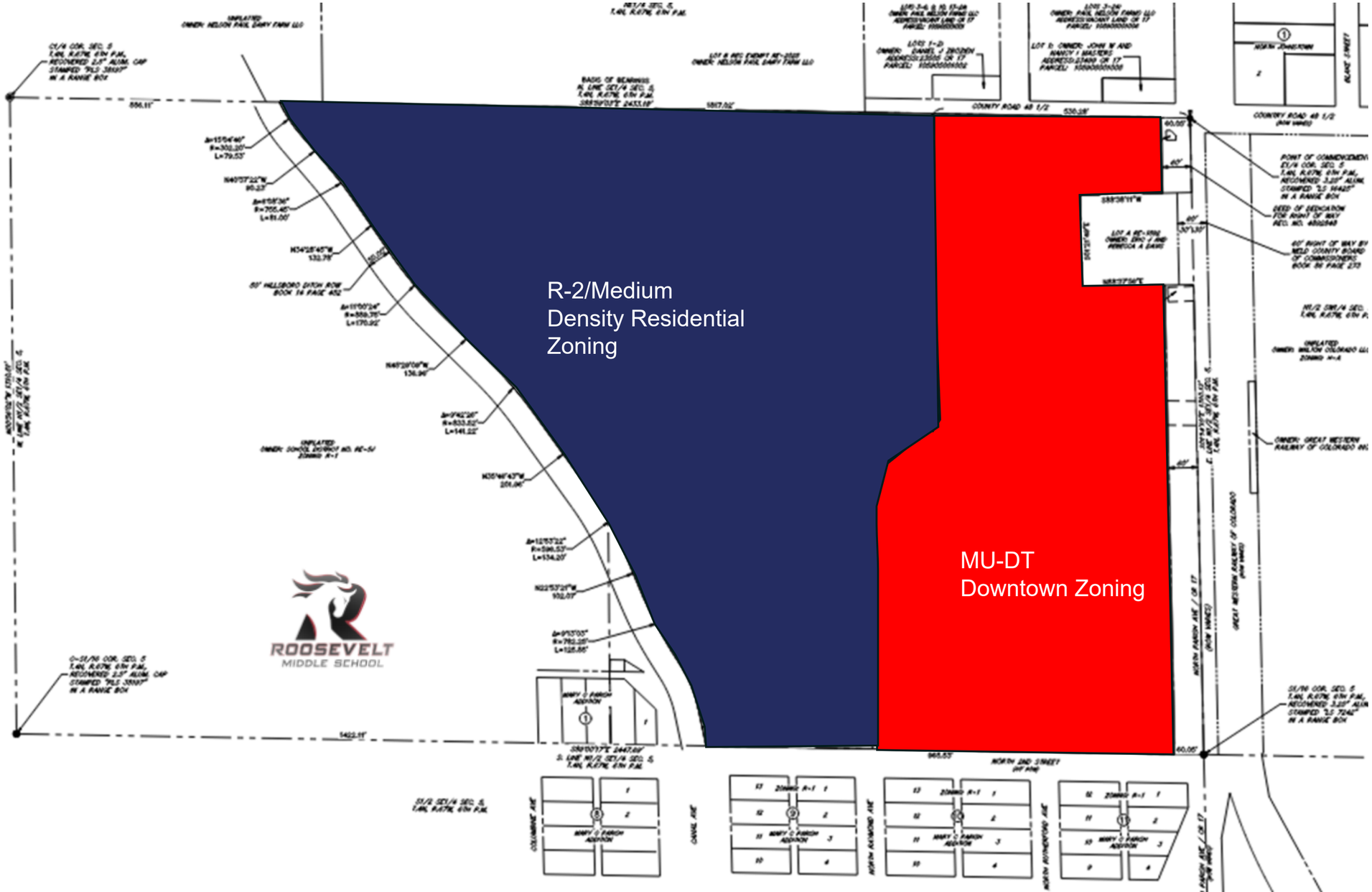
ZONING MAP


H-A
Rieder Farm
R-1
R-1
R-1
R-1
R-1
R-2
R-2
R-1
R-1
R-1
R-1
MU-DT
MU-DT
I-1
I-1
I-1
60

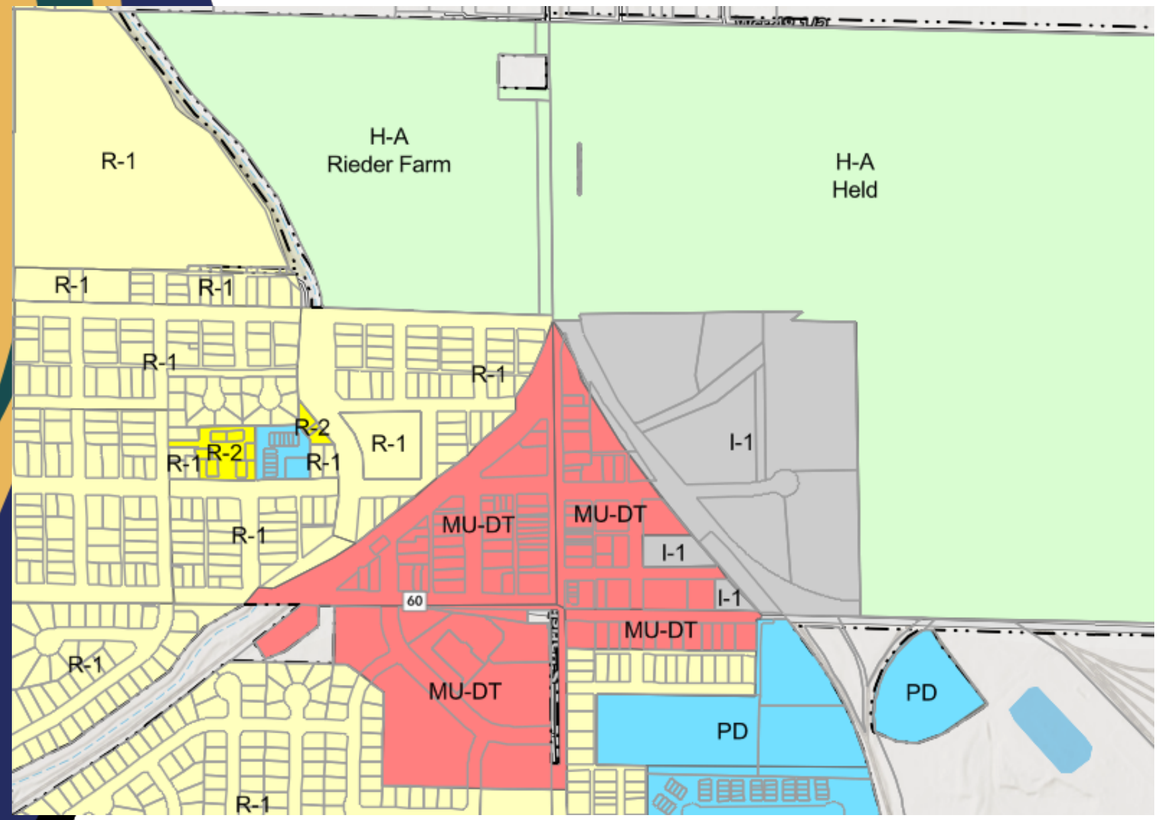
Rieder Farm Zoning Map - Proposed



Johnstown
COLORADO

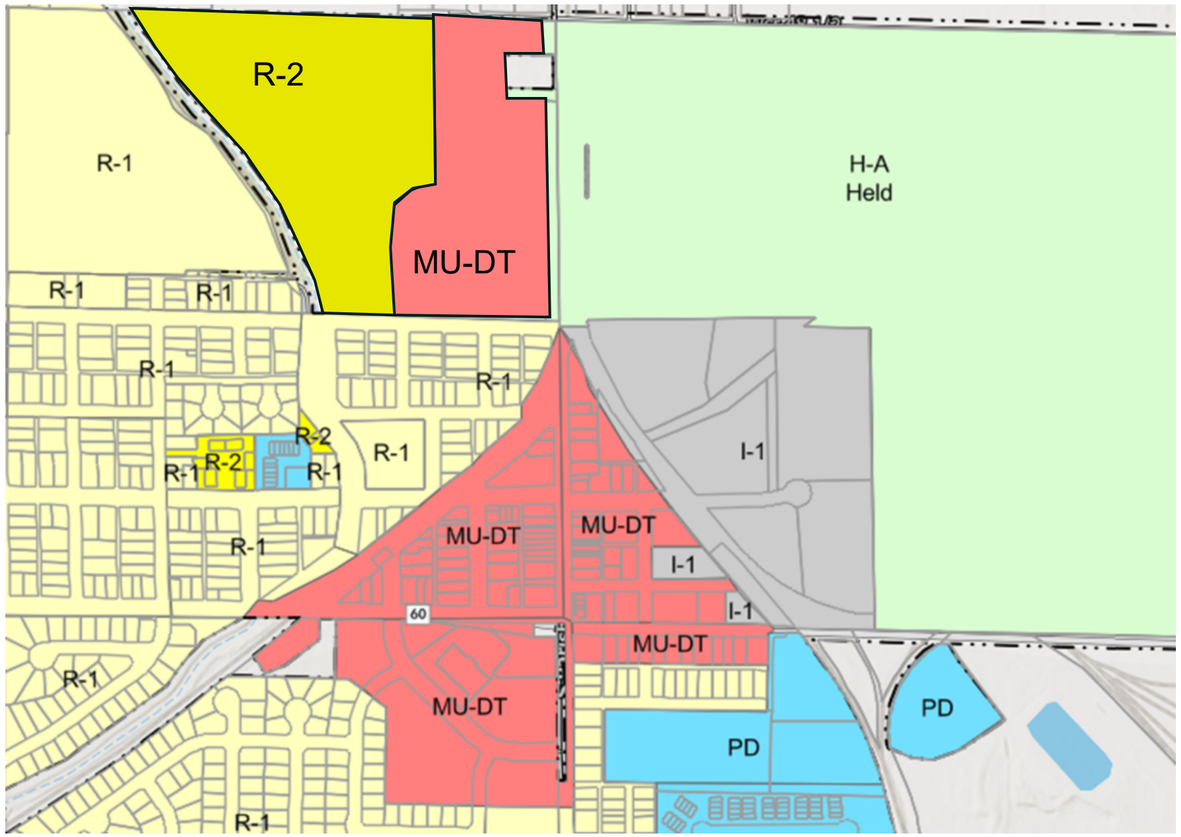


Downtown Zoning Map



Current Downtown Johnstown
Zoning District Boundaries

Proposed Downtown Johnstown
Zoning District Boundaries



Zoning Districts

Table 4-1: Zoning Districts & Intent	
District & Intent	*Relationship to Comprehensive Plan*
H-A – Holding / Agriculture. The H-A district is intended for agriculture and associated uses, and may include rural residential living with detached houses on acreages or very large "pre-development" lots. Due to the development patterns and inefficiency of providing municipal services, this area receives only limited infrastructure investment. It is used as a "pre-development" district to preserve open and rural lands, or to hold areas until more coordinated, compact, and efficient growth and development can occur.	Limited application as a pre-development area or to preserve agriculture lands in the very low intensity areas. Alternatively, the conservation pattern can be used to cluster development areas served by infrastructure in exchange for preserving large, intact areas of open space, natural areas, or agriculture lands.
R-3 – High Density Neighborhood The R-3 district provides residential living (small- or large-scale residential building types) in a moderate-to high-density pattern in suburban areas or walkable neighborhoods. This district should be located as a transition between lower-density neighborhoods or more intense non-residential uses, and where a high level of accessibility, public amenity and support services are immediately available.	General application in high-intensity areas, or limited applicability at strategic points and transitions to and within Activity Centers.
MU-DT – Downtown. The MU-DT district provides an integrated mix of retail, service, entertainment, and civic uses, and supporting office and residential uses, in a compact and walkable format. This district preserves the historic "main street" scale and small-town character of Johnstown. It is the vibrant heart of the community with a high level of civic design, walkable urban patterns, and a concentration of diverse, small-scale uses.	General application for Downtown Activity Center.
R-2 – Mixed-Density Neighborhood. The R-2 district provides residential living (range of small-scale residential building types) in compact, walkable neighborhood settings, allowing a mix of housing unit options, and integration or transition to complementary and supporting non-residential uses. A well-designed public realm provides the focal point to integrate a variety of building types with a consistent neighborhood character.	General application in moderate and high-intensity areas, as a complementary component of connected and walkable neighborhoods or the predominant residential component of downtown, mixed-use areas, and transit-served nodes.

Key Points

- Designed to be an extension of the current downtown.
- Creates a visitor experience.
- Small-scale, boutique-style shopping experience.
  - Not a Ledge Rock or 2534 shopping experience.
- Civic gathering plaza – Community engagement spaces.
  - Spend leisure time outside.
- Healthy and Resilient Economy
  - Fosters economic growth and sustainability while building a thriving community that meets the evolving needs of residents, businesses, and visitors.
  - A vibrant downtown is critical to achieving this vision, serving as both an economic engine and a community gathering place.
- Cultivating a dynamic, walkable, and interconnected downtown that attracts businesses, supports local entrepreneurs, and offers a diverse range of amenities and services.

The goal is to preserve the spirit of the historic character while bringing amenities that apply to modern life. An increase in pedestrian foot traffic will consequently increase the patronage of local businesses.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission recommends that the Town Council approve ZON25-0001; rezoning the Rieder Farm property from H-A to MU-DT and R-2 zoning.

Questions for staff?

Rieder Parcel

Planning Commission
January 28, 2026

terracina design
URBAN PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

DEVELOPMENT MISSION



Site Context

Downtown Johnstown is in central Johnstown, Colorado, adjacent to the Hwy-60 corridor and approximately 4 miles east of I-25. The project area covers approximately 240 acres including recently annexed property to the north of Parish Avenue/County Road 17. The current urban core proper consists of approximately two blocks of retail and service-based businesses along Parish Avenue. Downtown Johnstown is regarded as the heart of the community and over the last couple of years major investments have been made to re-energize the corridor.

Development Mission

The Town has identified the downtown corridor as a mixed-used activity center within the 2021 adopted Comprehensive Plan. Based on the adopted plan, the goal is to revitalize the existing blocks of Downtown Johnstown known as "Parish Avenue", as well as "work with local land owners to develop and redevelop near the current core area, utilizing more urban design standards to encourage an active street scape and mix of uses". Planning for future uses and redevelopment in this area is a high priority for the Town since potential development projects are being contemplated.

The Town has identified the following concerns:

- The need for a unified vision for downtown that incorporates the newly adopted Downtown Johnstown brand and way-finding signage
- The physical expansion of downtown, including incremental redevelopment of industrial park and development of newly annexed parcels
- Identification of short-, medium-, long-term parking
- Address the current and future parking supply/inventory
- Address the aging street scape / streetscapes not conducive to downtown expansion
- Address the lack of public spaces and outdoor dining downtown
- Address the lack of pedestrian safety and connectivity
- Attract retail and entertainment-based businesses that activate the corridor for daytime and nighttime use
- Create a traffic detour to minimize heavy vehicle traffic on Parish Avenue

STAFF VISION

"Revitalizing Downtown Johnstown is not just about restoring buildings - it's about reinvigorating the heart of our community"



Parish Avenue



Local Grows Here



Downtown Entrance



Parish Park

Activate Downtown

How can we create spaces where people want to spend time? How can we serve the employees by creating jobs and promote a good working environment? What can we do to increase patrons? Create trails to bring attention to small businesses.

Residential

Height restrictive multifamily units that look like single family homes. Utilize the phrase "Form ever follows function" to determine density.

Commercial / Retail

How can we create a clear path for people to follow? Have available parking while maintaining safety.

Function

Facilitate an atmosphere that is welcoming to visitors and pedestrian friendly. Incorporate the train by bringing attention to it in a tasteful way. Require greenery for maximum amounts of natural shade.

NEW DISTRICTS/ZONING

RIEDER DISTRICT

Rieder is the name of the family that has historically owned the land. The proposed uses for the property will be a mixed-use concept that includes retail/commercial, office/flex, housing, and community spaces both indoor and outdoor along with recreational uses.

- 35,000 SF - 45,000 SF office/flex space (insurance companies, boutique firms, etc.)
- 100,000 SF - 250,000 SF retail/commercial
- 10,000 SF - 15,000 SF indoor venue
- 100,000 SF - 200,000 SF outdoor community area
- 150 - 200 mixed use housing units
- 75 - 125 townhomes
- 300 - 350 on-street guest parking spaces for housing
- 1,000 - 1,500 parking lot spaces for retail

HELD DISTRICT

Held is the name of the family that has historically owned the land. The proposed uses for the property will be a mixed-use concept that includes small scale seasonal retail/commercial, community spaces both indoor and outdoor, The Urban Farm, and housing.

- 10,000 - 15,000 SF Grange Hall community center that can include community programming and activities for all ages
- 100,000 - 200,000 SF outdoor community area
- 510 - 670 housing units
  - 300 - 350 townhomes
  - 30 - 50 courtyard homes
  - 100 - 150 duplex
  - 40 - 60 shotgun homes
  - 40 - 60 potential ADU (accessory dwelling units)
- 8,000 - 10,000 SF small scale retail vendors / adaptive uses

THE URBAN FARM DISTRICT

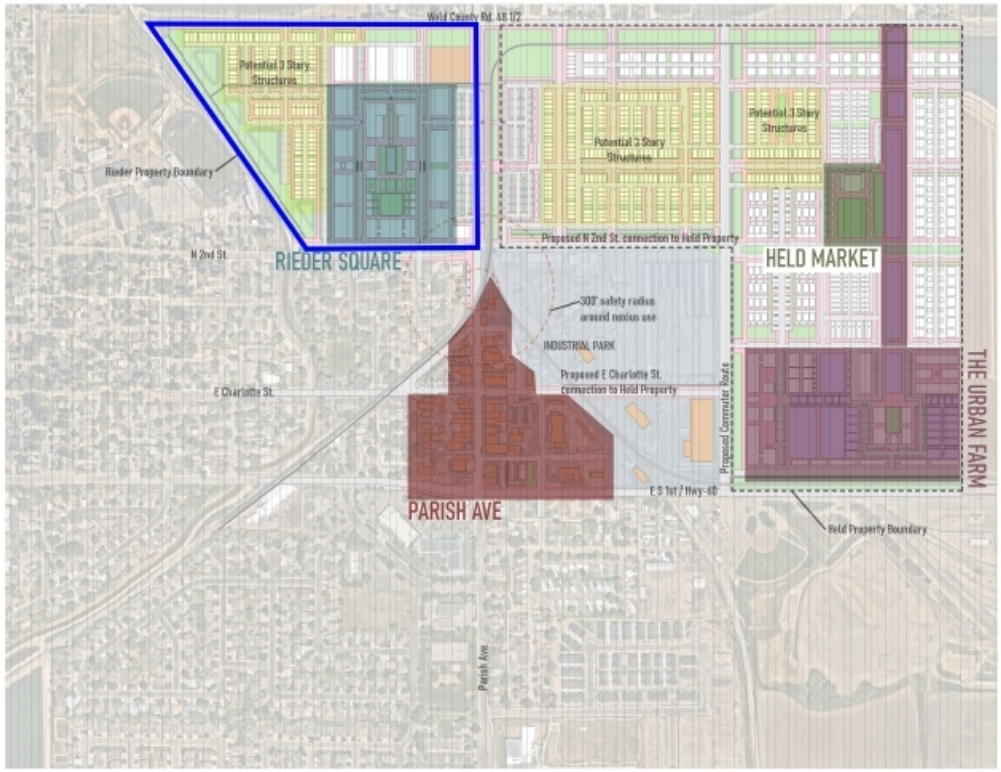
The Urban Farm will be a charming Town-run farm with various crops and orchards with facilities to process the produce. It will also provide an opportunity to attract various businesses such as artisanal shops and boutiques, farm-to-table restaurants/cafes, and breweries/distilleries. The Urban Farm will also focus on creating multi-use outdoor venue space and community gathering.

- 50,000 SF - 60,000 SF restaurant/brewery/distillery/etc.
- 12-16 acres farm fields and production facilities
- 120,000 SF - 150,000 SF orchards
- 10,000 SF - 15,000 SF outdoor community area

GREEN SPACE

Green spaces are strategically placed throughout the master plan to provide density relief and create a space for residents and visitors to spend time outside.

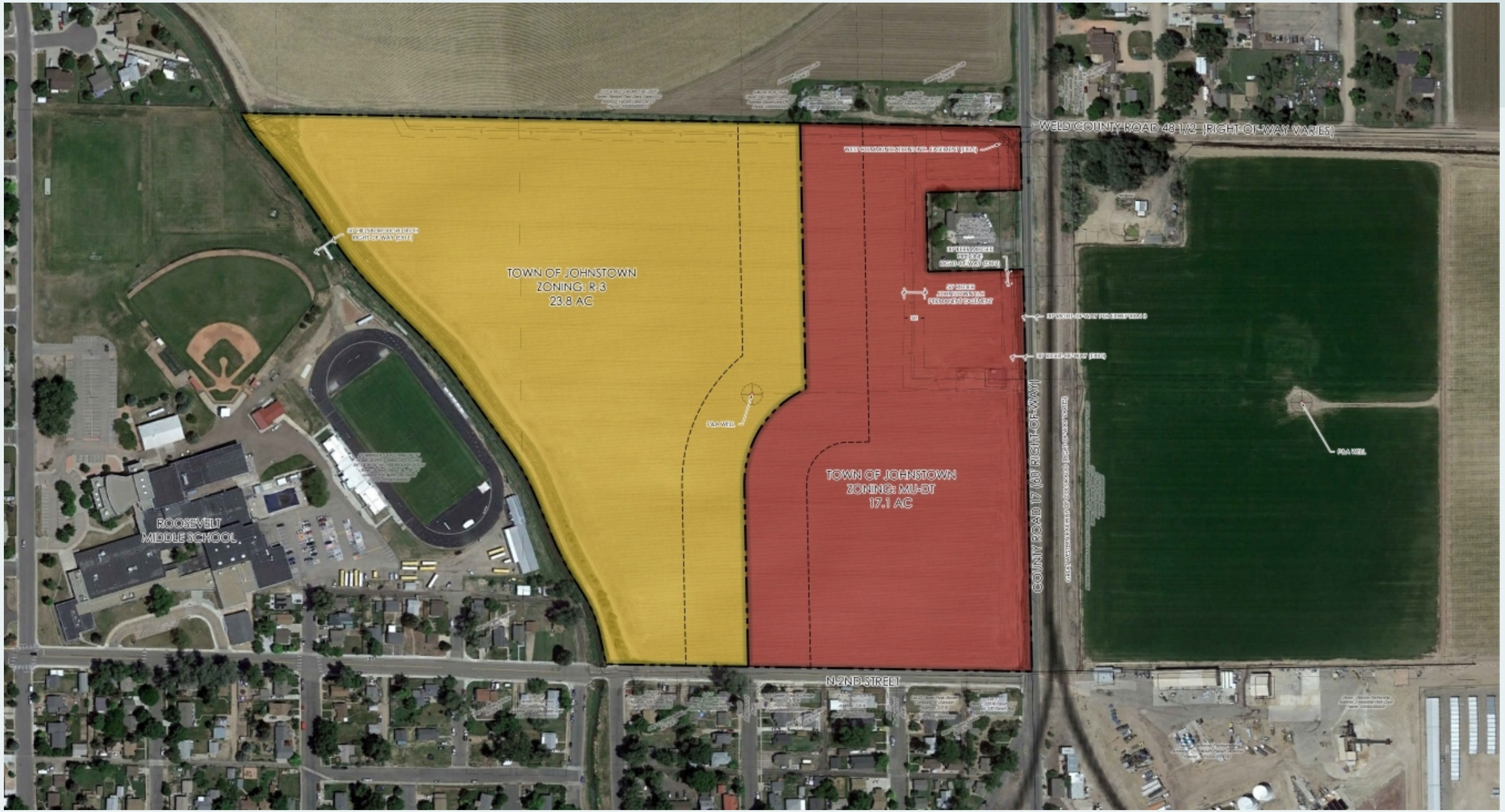
- 6,000 LF - 9,000 LF trails
- 300,000 SF - 400,000 SF linear parks
- 150,000 SF - 200,000 SF detention



TOTALS

- **MIXED USE** (includes commercial, retail, office/flex, residential) – 250,000 SF - 300,000 SF (5 - 7 ACRES)
- **OUTDOOR COMMUNITY/ GREEN SPACE** -- 1,000,000 SF - 1,500,000 SF (25 - 35 ACRES)
- **RETAIL/COMMERCIAL** – 50,000 SF - 60,000 SF (1 - 1.5 ACRES)
- **PUBLIC PARKING** – 500,000 SF - 600,000 SF (10 - 15 ACRES)
- **RESIDENTIAL** – 1,250,000 SF - 1,750,000 (30 - 35 ACRES) 775-970 Housing Units Total

- 150 - 200 mixed use (condos/apartments above retail)
- 30 - 50 courtyard homes (senior housing)
- 40 - 60 shotgun homes
- 375-475 townhomes
- 100 - 150 duplex
- 40 - 60 potential ADUs (accessory dwelling units)



Rieder Parcel Zoning Plan

Thank you

terracina design
URBAN PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

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

Town Council Agenda Communication

Agenda Date: March 16, 2026

Subject: Resolution 2026-14: Approving the Granary Filing Three Plat Amendment No. 1

Attachments:
1. Resolution 2026-14 Granary Preliminary Plat
2. Vicinity Map
3. Preliminary Plat
4. Staff Presentation
5. Applicant Presentation

Presented by: James Shrout, Planner

Agenda Item Description:

The applicant, Hartford Homes, LLC, has submitted an application to replat Tracts A and B of The Granary Filing Three. Granary Filing Three was approved by the Town Council on July 1, 2024, via Resolution 2024-30. This preliminary plat complies with the approved Granary Outline Development Plan approved by the Town Council in November 2025, via Ordinance 2025-278.

SURROUNDING ZONING & LAND USE

North:	PUD – Residential
South:	Agricultural
East:	PUD – Residential
West:	PUD – Residential

NEIGHBORHOOD MEETING

A neighborhood meeting was held at the Johnstown YMCA on February 4, 2026, at 6:00 P.M. Notice of this neighborhood meeting was provided to all property owners of record within 800' of the subject property pursuant to Land Use and Development Code (LUDC) 17-2-1.F.3. A public hearing notice sign was placed on the property in advance of the neighborhood meeting, in compliance with LUDC 17-2-1.F.2. Three members of the public attended this neighborhood meeting. Those in attendance at this meeting asked questions about property access, public improvements, public amenities, and easements.

PLANNING AND ZONING COMMISSION PUBLIC HEARING

On February 25, 2026, at 6:00 PM, the Town of Johnstown Planning and Zoning Commission held a public hearing at a regular scheduled meeting to hear testimony provided by staff and the applicant for a recommendation to the Town Council for approval of this preliminary plat. The Commission asked several questions about the preliminary plat, including changing market conditions, the east side of the existing development, how affordable housing is defined, and the process of moving the

project. Staff answered the questions stating the changing market conditions led the developer to amend their Outline Development Plan (ODP) to include more diverse housing options, the east side of the development will seamlessly transition and develop with the proposed preliminary plat on the west side, affordable housing is defined by the state definition using area median income, and that final plats would be approved by the Town Council if they are in substantial compliance with the approved preliminary plat.

Shelley LaMastra, RVi Planning, presented material on behalf of Hartford Homes. Ms. LaMastra guided the Commissioners through the process leading up to this preliminary plat, including the amended ODP, which supports the preliminary plat application. Ms. LaMastra provided an overview of the additional housing types that will be offered, including cottage-style homes and duplex homes, which will capture the market for first-time home buyers, as well as those looking to purchase a home that will allow them to age in place. Ms. LaMastra continued to show the additional parks, open spaces, and internal trail networks, as well as the improvements that have been made in the previously approved filings, including Roosevelt Parkway, the roundabout located at Roosevelt Parkway and Colorado Boulevard, and the community pool built on the site of the subdivision. Ms. LaMastra introduced Bob Choate, a land use attorney, to present additional information on the criteria of approval. Mr. Choate indicated that the developer is meeting all of the requirements of the Land Use and Development Code, criteria for approval for the preliminary plat. Mr. Choate requested that the Commission review the criteria for approval and trust that the developer and Town staff have completed a thorough review of the preliminary plat, ensuring that it meets all criteria for approval.

The Commission asked numerous questions, and common themes of the questions are as follows: attainable housing versus affordable housing, and how that is defined, how the affordable housing will be dispersed, what makes homes affordable, what separation looks like between the existing residence outside this development, how those existing residents can contact the developer, if the 30% (thirty percent) open space is for this preliminary plat or the overall development, how open space is defined, how does Granary enhance the Johnstown Community and if residents of Granary pay a fee above the taxes to access the pool, if resident taxes are paying for public improvements, any estimated cost of the cottages, and what parking will look like within the cottage community. The developer answered all questions within their scope of work as follows: affordable housing is a state definition outlined in Proposition 123, while attainable does not have a state definition, affordable housing lots will be determined during the final platting process and could be built in clusters in order to facilitate the best use of time for contractors and builders for those homes, the developer has provided landscape buffers between the existing residents outside of the development, the developer has been in contact with several of those residents to address their concerns and have their contact information for any questions or concerns they may have, the 30% (thirty percent) open space is for the overall development, open space is defined as space that is allocated for development and could be a park, trail, or open area, the Granary development enhances the community by being one of the only residential developments to provide a pool for their residents and has completed numerous public improvements ahead of schedule and that pool access would be granted to all residents of development and the public could access this amenity through a fee, the developer explained that metro districts are formed to complete the public improvements and residents within the development will pay taxes to the metro district to pay the bond for those improvements, estimated costs for the cottage style homes start in the $400 price point, and that parking is being provided around the community for the cottage style homes, as well as available street parking.

Planning Commissioner Chair Grentz opened the hearing to public comment, to which none was provided. There was no deliberation provided by the Commission, and a motion to recommend that the Town Council approve the preliminary plat was made, seconded, and passed unanimously.

Strategic Plan Alignment:

Natural & Built Environment

- Set the expectation and provide support for community-centered design
- Support a broad range of housing options

Legal Advice:

The Town Attorney has drafted Resolution 2026-14.

Financial Advice:

N/A.

Recommended Action:

Staff recommends approval of this preliminary plat pursuant to the findings of fact listed below:

Preliminary Plat
Pursuant to Section 17-2-2(E)(1), A preliminary plat shall be reviewed according to the following criteria:

a. The application is in accordance with the Comprehensive Plan, and in particular, the physical development patterns and concepts of the plan; The Johnstown Comprehensive Plan designates the property as Medium Density/Intensity. The recommended density range for this land use designation is 5-16 dwelling units per acre. The full build-out of this subdivision is anticipated to have an approximate density of 4 dwelling units per acre, which is within the approved outline development plan density as approved by the Town Council.
b. The development and infrastructure are arranged in a manner to minimize impacts on geologic hazards, environmentally sensitive areas, wildlife habitat, or other natural features of the land; This project has been reviewed and found to be in conformance with the Town of Johnstown development standards for infrastructure placement.
c. The arrangement and proposed design of streets, open spaces, and blocks meet the development and design standards of this code and are coordinated with existing or potential development on adjacent property; This property is governed by The Granary PUD and has been reviewed to be in conformance with the PUD and applicable design standards of the current Land Use and Development Code.
d. The proposed blocks and lots are capable of meeting all development and site design standards of the applicable zoning district; The property is governed by The Granary PUD; the design standards set forth in the PUD design guidelines supersede those of the Land Use and Development Code. The blocks and lots have been found to be in conformance with the design guidelines.
e. The application demonstrates preliminary feasibility of being able to meet the design, construction, performance, and maintenance requirements for all required improvements; This project has been reviewed by Town staff for adherence to standards set for the construction, performance, and maintenance for all required improvements.
f. Phasing is clearly indicated and demonstrates a logical and coordinated approach to development, and the timing, location, and construction of amenities is consistent throughout phases; Amenities in the preliminary plat include open space, neighborhood parks, trails, and playgrounds. Phasing of this project will be completed through approved final plats.

Development Agreements will determine public improvements to be completed during certain phases of the project.

g. Any impacts identified by specific studies or technical reports, including a review of stormwater, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments; The project has been thoroughly reviewed, and no impacts have been identified at the time of this preliminary plat review process. Further review will be completed through the final plat process. Any impacts found during subsequent applications will be reviewed and mitigated to reflect long-term solutions that are fiscally sound.

h. The design does not impede the construction of anticipated or planned future public infrastructure or other development within the area; No planned future public infrastructure has been identified at the time of this request for approval of this preliminary plat.

i. The plat has addressed issues of professional staff or any other public entity or review agencies asked to officially review the preliminary plat and received positive recommendations; Town staff and consultants have reviewed and provided approval within their scope of the review process. All issues identified by Town staff, Town consultants, and review agencies have been adequately addressed.

Suggested Motions:

For Approval: I move that the Town Council approve Resolution 2026-14, approving the Granary Filing 3 Plat Amendment No. 1, pursuant to Zoning Case No. SUB26-0001.

For Denial: I move that the Town Council deny Resolution 2026-14.

Reviewed and Approved for Presentation



_____

Town Manager

TOWN OF JOHNSTOWN, COLORADO
RESOLUTION NO. 2026-14

RESOLUTION APPROVING THE GRANARY FILING THREE PLAT AMENDMENT NO. 1 AND TRACT A AND B PRELIMINARY PLAT, LOCATED IN THE SOUTH HALF OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF JOHNSTOWN, COUNTY OF WELD, COLORADO, CONSISTING OF APPROXIMATELY 118.777 ACRES

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

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

WHEREAS, by Resolution No. 2024-30, the Town Council approved a Final Plat for the Granary Filing Three, a Subdivision of Tract A, Outlots I, J, K and L, the Granary Filing One Recorded at Reception No. 4827067, Lot B, Recorded Exemption No. 1059-7-3-RE-135 recorded at Reception No. 16309 and Lot B, Recorded Exemption No. 1059-7-3-RE3403 recorded at Reception No. 3011360 in the Weld County Clerk and Recorders office, located in Part of the South Half of Section 7, Township 4 North, Range 67 W. of the 6th P.M., Town of Johnstown, County of Weld, State of Colorado, consisting of approximately 184.539 acres ("Granary Filing Three Final Plat"); and

WHEREAS, the Granary Filing Three Final Plat created, among other tracts, Tracts A and B; and

WHEREAS, Granary Development II, LLC, a Colorado limited liability company, submitted an application to the Town for approval of an amendment to the Granary Filing Three Final Plat, known as the Granary Filing Three Plat Amendment No. 1 and Tract A and B Preliminary Plat, creating a preliminary plat for Tracts A and B, located in the South Half of Section 7, Township 4 North, Range 67 West of the 6th P.M., Town of Johnstown, County of Weld, Colorado, consisting of approximately 118.777 acres; and

WHEREAS, on February 25, 2026, the Planning and Zoning Commission held a hearing, reviewed the request and recommended that the Town Council approve Granary Filing Three Plat Amendment No. 1 and Tract A and B Preliminary Plat; and

WHEREAS, on March 2, 2026, the Town Council held a public hearing concerning approval of the Granary Filing Three Plat Amendment No. 1 and Tract A and B Preliminary Plat, and, after considering the Planning and Zoning Commission's recommendation, reviewing the file and conducting such hearing, found that the Granary Filing Three Plat Amendment No. 1 and Tract A and B Preliminary Plat is consistent with the Town's Comprehensive Plan and meets the requirements contained in the Johnstown Municipal Code and the Town's regulations; and

WHEREAS, based on the foregoing, the Town Council desires to approve the Granary Filing Three Plat Amendment No. 1 and Tract A and B Preliminary Plat.

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

Section 1. Plat Approval. The Granary Filing Three Plat Amendment No. 1 and Tract A and B Preliminary Plat concerning property located in the South Half of Section 7, Township 4 North, Range 67 West of the 6th P.M., Town of Johnstown, County of Weld, Colorado, consisting of approximately 118.777 acres, attached hereto and incorporated herein by reference as Exhibit A, is hereby approved.

Section 2. Plat Term. Pursuant to Section 17-2-2.D.4.b. of the Johnstown Land Use and Development Code, the Granary Filing Three Plat Amendment No. 1 and Tract A and B Preliminary Plat shall be effective for two years from the date of this Resolution. The complete submittal of a final plat application to Town staff for any portion of the real property described on the Granary Filing Three Plat Amendment No. 1 and Tract A and B Preliminary Plat shall extend the term of the remaining portions of the Granary Filing Three Plat Amendment No. 1 and Tract A and B Preliminary Plat for an additional two years from the date of the complete submittal of a final plat application, which may thereafter be further extended in the same manner as provided herein. If the complete submittal of a final plat application is not submitted to Town staff within two years of the date of this Resolution, the Granary Filing Three Plat Amendment No. 1 and Tract A and B Preliminary Plat shall expire.

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

Section 4. Recording. The Town Clerk is hereby directed to obtain the appropriate signatures for the Granary Filing Three Plat Amendment No. 1 and Tract A and B Preliminary Plat and have it properly recorded at the Office of the Weld County Clerk and Recorder.

PASSED, SIGNED, APPROVED, AND ADOPTED THIS _____ day of March, 2026.

ATTEST: **TOWN OF JOHNSTOWN, COLORADO**

By:_____ By:_____

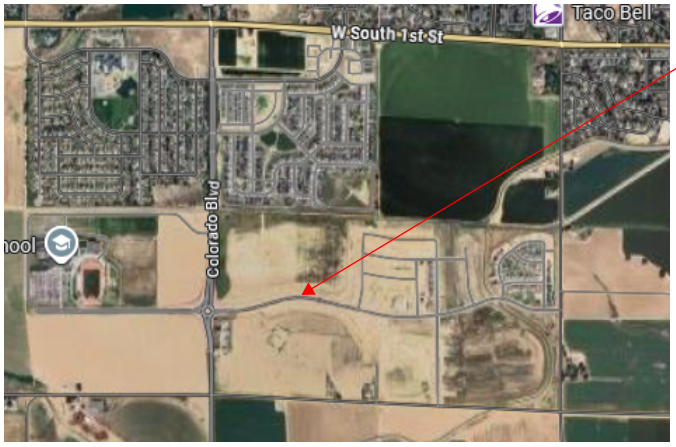
Meghan Martinez, Town Clerk Michael P. Duncan, Mayor

Exhibit A

TRACTS A AND B, THE GRANARY FILING THREE RECORDED AT RECEPTION NO. 4981043 IN THE WELD COUNTY CLERK AND RECORDERS OFFICE, EXCEPT THAT PORTION DESCRIBED IN DEED OF DEDICATION RECORDED MAY 16, 2025 AT RECEPTION NO. 5029945, LOCATED IN PART OF THE SOUTH HALF OF SECTION 7, T. 4 N., R. 67 W. OF THE 6TH P.M., TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

East of the roundabout at the intersection of Colorado Boulevard and Roosevelt Parkway. Property subject to the preliminary plat is bisected by Roosevelt Parkway.









THE GRANARY FILING THREE AMENDMENT NO. 1

TRACT A AND B, THE GRANARY FILING THREE
LOCATED IN THE SOUTH HALF OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF JOHNSTOWN, COUNTY OF WELD, COLORADO

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT GRANARY DEVELOPMENT II, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

TRACT A AND B, THE GRANARY FILING THREE RECORDED AT RECEPTION NO. 4981043 IN THE WELD COUNTY CLERK AND RECORDERS OFFICE, EXCEPT THAT PORTION DESCRIBED IN DEED OF DEDICATION RECORDED MAY 16, 2025 AT RECEPTION NO. 5029945, LOCATED IN PART OF THE SOUTH HALF OF SECTION 7, T. 4 N., R. 67 W. OF THE 6TH P.M., TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.

PARCEL CONTAINS 5,183,911 SQUARE FEET OR 118.777 ACRES.

DO HEREBY SUBDIVIDE THE SAME INTO LOTS, BLOCKS, OUTLOTS, TRACTS AND STREET RIGHT OF WAY AND EASEMENTS UNDER THE NAME OF **THE GRANARY FLING THREE AMENDMENT NO. 1** AS SHOWN ON THIS MAP AND DO HEREBY DESIGNATE AND DEDICATE ALL STREET RIGHT-OF-WAY TO THE TOWN OF JOHNSTOWN AND EASEMENTS FOR PUBLIC USE, UNLESS OTHERWISE NOTED.

BASIS OF BEARING: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO, IS ASSUMED TO BEAR S 87°14'19" E AND DISTANCE OF 2626.11', MONUMENTED AT THE WEST BY 2-1/2" ALUMINUM CAP, STAMPED LS 24657 AND AT THE EAST BY NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP, STAMPED PLS 38638 WITH ALL OTHER BEARINGS RELATIVE THERETO.

OWNER:
GRANARY DEVELOPMENT II, LLC,
A COLORADO LIMITED LIABILITY COMPANY

BY: HARTFORD HOMES, LLC,
A COLORADO LIMITED LIABILITY COMPANY
ITS: MANAGER

BY: _____

NAME: _____

TITLE: _____

STATE OF _____)
)SS.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2026 BY __ _____, AS _____ OF HARTFORD HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY, MANAGER OF HARTFORD INVESTMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

TOWN APPROVAL

THIS PLAT, TO BE KNOWN AS **THE GRANARY FILING THREE AMENDMENT NO. 1,** IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY RESOLUTION NUMBER _____, PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE _____ DAY OF _____, 2026.

BY: _____ ATTEST: _____
MICHAEL P. DUNCAN MEGHAN MARTINEZ

GENERAL NOTES

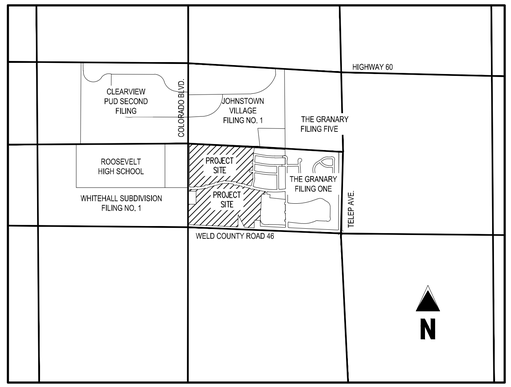
1) ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.

2) EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED ON THIS SURVEY WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS OR AS THE RIGHT TO GRANT THE SAME.

3) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCE MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A).

4) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE REPORT FCIF25218712, DATED AUGUST 1, 2025 AT 5:00 P.M. AND WAS RELIED UPON FOR INFORMATION REGARDING EASEMENTS AND ENCUMBRANCES OF RECORD IN THE PREPARATION OF THIS PLAT.

5) THE UTILITY EASEMENTS ARE DEDICATED TO THE TOWN OF JOHNSTOWN FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.



VICINITY MAP
NOT TO SCALE

LAND USE SUMMARY						
THE GRANARY AMENDMENT 1						
OUTLOTS	AREA (SF)	AREA (ACRES)	OWNERSHIP	MAINTENANCE	USE	% OF TOTAL
A	267,801	6.148	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS EASEMENT, OPEN SPACE	
B	19,975	0.459	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT	
C	83,157	1.909	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS AND UTILITY EASEMENT, OPEN SPACE	
D	1,321	0.030	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS AND UTILITY EASEMENT	
E	1,459	0.033	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS AND DRAINAGE EASEMENT	
F	1,885	0.043	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS AND DRAINAGE EASEMENT	
G	62,436	1.433	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
H	24,102	0.553	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT	
I	17,627	0.405	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT	
J	54,771	1.257	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
K	91,576	2.102	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
L	139,263	3.197	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
M	6,050	0.139	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT	
N	8,910	0.205	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT	
O	1,952	0.045	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT	
P	1,952	0.045	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT	
Q	227,233	5.217	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
R	1,727	0.040	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT	
S	1,740	0.040	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT	
T	2,550	0.059	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT	
U	3,253	0.075	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT	
V	42,877	0.984	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
W	26,487	0.608	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
X	2,404	0.055	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT	
Y	26,864	0.617	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
Z	1,727	0.040	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT	
AA	330,251	7.582	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
OUTLOTS TOTAL	1,451,350	33.318				28.05%
TRACT						
A	16296.51	0.374	DEVELOPER	METRO DISTRICT	PEDESTRIAN ACCESS, EMERGENCY ACCESS, UTILITY AND DRAINAGE EASEMENT	
B	15191.13	0.349	DEVELOPER	METRO DISTRICT	PEDESTRIAN ACCESS, EMERGENCY ACCESS, UTILITY AND DRAINAGE EASEMENT	
C	12209.55	0.280	DEVELOPER	METRO DISTRICT	PEDESTRIAN ACCESS, EMERGENCY ACCESS, UTILITY AND DRAINAGE EASEMENT	
D	31139.05	0.715	DEVELOPER	METRO DISTRICT	PEDESTRIAN ACCESS, EMERGENCY ACCESS, UTILITY AND DRAINAGE EASEMENT	
E	79188.77	1.818	DEVELOPER	METRO DISTRICT	PEDESTRIAN ACCESS, EMERGENCY ACCESS, UTILITY AND DRAINAGE EASEMENT	
F	33506.61	0.769	DEVELOPER	METRO DISTRICT	PEDESTRIAN ACCESS, EMERGENCY ACCESS, UTILITY AND DRAINAGE EASEMENT	
TRACTS TOTAL	187,532	4.305				3.62%
STREET RIGHT OF WAY (ALL PUBUC ROADWAYS)	AREA (SF)	AREA ACRES				
ROADWAY RIGHT-OF-WAY	908,981	20.867				17.57%
SINGLE FAMILY LOTS	AREA (SF)	AREA ACRES	NUMBER OF LOTS			
SINGLE FAMILY LOTS	2,626,048	60.286	591			50.76%
TOTAL AREA	5,173,911	118.777	TOTAL PERCENTAGE			100.00%

OWNER AND DEVELOPER

HARTFORD INVESTMENTS, LLC
PATRICK MCMEEKIN
4801 GOODMAN ST.
TIMNATH, CO 80547

SITE ENGINEER

GALLOWAY & COMPANY, LLC
JAMES PRELOG
5235 RONALD REAGAN BLVD., SUITE 200
JOHNSTOWN, CO 80534

SURVEYOR

GALLOWAY & COMPANY, LLC
JOSHUA J. MCCABE
5235 RONALD REAGAN BLVD., SUITE 200
JOHNSTOWN, CO 80534

PLAT NOTES

1) GENERAL OVERLOT DRAINAGE NOTE: LOTS AND TRACTS AS PLATTED HEREIN MAY BE REQUIRED TO CONVEY SURFACE DRAINAGE FROM OTHER LOTS AND TRACTS IN THIS FILING, IN ACCORDANCE WITH TOWN REQUIREMENTS AND THE APPROVED DRAINAGE PLAN FOR THIS FILING. NO ALTERATIONS TO THE GRADING OF THE LOTS AND TRACTS MAY BE MADE THAT WOULD DISRUPT THE APPROVED DRAINAGE PLAN, WITHOUT PRIOR APPROVAL FROM THE TOWN. ALL NATURAL AND IMPROVED DRAINAGE WAYS OR DRAINAGE SYSTEMS IN SAID LOTS AND TRACTS SHALL BE MAINTAINED BY THE LOT OR TRACT OWNER IN ACCORDANCE WITH TOWN CRITERIA. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE OF THE DRAINAGE WAYS OR DRAINAGE SYSTEMS. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.

2) STORM SYSTEM MAINTENANCE: THE TOWN OF JOHNSTOWN REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVIDER'S AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.

3) STREET SIGNAGE: THE OWNER/DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF ALL ROADWAY SIGNAGE, INCLUDING "NO PARKING/FIRE LANE" SIGNAGE, AS REQUIRED BY THE TOWN PUBLIC WORKS/STREETS DEPARTMENT AND/OR APPLICABLE FIRE DISTRICT. THE OWNER SHALL MAINTAIN SAID SIGNAGE.

4) FENCING: LOTS THAT BACK TO OR OTHERWISE ABUT OPEN SPACE AREAS ARE RESPONSIBLE FOR CONSTRUCTION OF REQUIRED SPLIT-RAIL FENCING PER THE GRANARY DESIGN GUIDELINES.

5) STREET MAINTENANCE. IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY THE TOWN UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF JOHNSTOWN IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED BY THE TOWN ENGINEER, AND PROVIDED THAT CONSTRUCTION OF SAID ROADWAY(S) IS STARTED WITHIN ONE (1) YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE TOWN ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

6) DRIVES. PARKING AREAS AND UTILITY EASEMENTS MAINTENANCE. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS' ASSOCIATION, METROPOLITAN DISTRICTS, OR OTHER ENTITY OTHER THAN THE TOWN IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS AND EASEMENTS (CROSS-ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.)

7) DRAINAGE LIABILITY. THE TOWN DOES NOT ASSUME ANY LIABILITY FOR DRAINAGE FACILITIES IMPROPERLY DESIGNED OR CONSTRUCTED. THE TOWN REVIEWS DRAINAGE PLANS BUT CANNOT, ON BEHALF OF ANY APPLICANT. OWNER OR DEVELOPER, GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW AND APPROVAL BY THE TOWN WILL RELIEVE SAID PERSON, HIS SUCCESSORS AND ASSIGNS, FROM LIABILITY DUE TO IMPROPER DESIGN. TOWN APPROVAL OF A FINAL PLAT DOES NOT IMPLY APPROVAL OF THE DRAINAGE DESIGN WITHIN THAT PLAT.

8) LANDSCAPE MAINTENANCE. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS' ASSOCIATION, METROPOLITAN DISTRICTS, OR ENTITY OTHER THAN THE TOWN IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING OR WALLS, LANDSCAPING AND LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE PROPERTY LINE AND ANY PAVED ROADWAYS. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST OR AN ENTITY OTHER THAN THE TOWN. AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

9) SIGHT DISTANCE. THE CLEAR VISION ZONE OF A CORNER LOT SHALL BE FREE FROM SHRUBS, GROUND COVERS, BERMS, FENCES, SIGNS, STRUCTURES, PARKED VEHICLES OR OTHER MATERIALS OR ITEMS GREATER THAN THIRTY-SIX (36) INCHES IN HEIGHT FROM THE STREET LEVEL AND/OR TREE CANOPIES LOWER THAT 7' ABOVE ADJACENT STREET GRADE OR AS REQUIRED BY CURRENT TOWN CODE OR SPECIFICATIONS.

10) INTERSECTION SIGHT TRIANGLES MUST FALL WITHIN PUBLIC RIGHT-OF-WAY, OR A DEDICATED SIGHT TRIANGLE EASEMENT MUST BE PROVIDED TO THE TOWN.

11) FLOOD INFORMATION: ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08069C1214F, EFFECTIVE DATE DECEMBER 19, 2006, THE SUBJECT PROPERTY IS LOCATED IN UNSHADED ZONE X, AREAS OF MINIMAL FLOOD HAZARD; SHADED ZONE Z, AREAS OR 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAT 1 SQUARE MILE.

SURVEYOR'S CERTIFICATION:

I, JOSHUA J. MCCABE, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF **THE GRANARY FILING THREE AMENDMENT NO. 1** WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW AND IS ACCURATELY REPRESENTED ON THIS PLAT.

DATED THIS _____ DAY OF _____, 2026.

_____
JOSHUA J. MCCABE
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38638
FOR AND ON BEHALF OF GALLOWS & COMPANY, INC.

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

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THE GRANARY FILING THREE AMENDMENT NO. 1

TRACT A AND B, THE GRANARY FILING THREE
LOCATED IN THE SOUTH HALF OF SECTION 7,
TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M
TOWN OF JOHNSTOWN, WELD COUNTY, COLORADO,

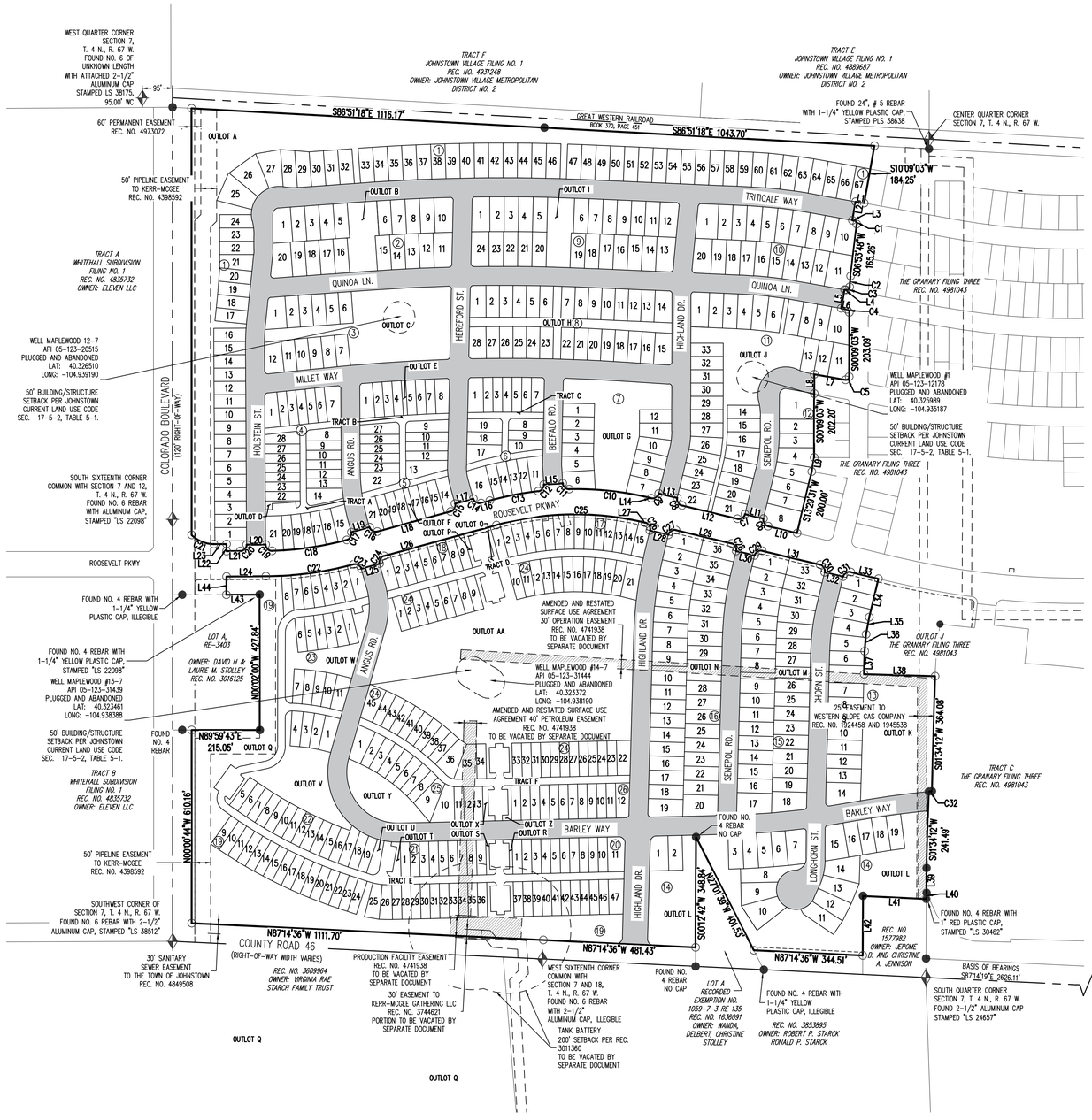
#	Date	Issue / Description	Init.
1	2/2/2026	ADDRESSED TOWN COMMENTS	AN

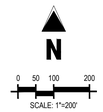
Project No:	HFH000075.10
Drawn By:	AN
Checked By:	JJM
Date:	12/24/2025

N:\HFH\Hartford Homes\CO Johnstown MHP\...\Granary FILING\1 PLAT\GRANARY FILING THREE AMENDMENT NO. 1.dwg, James Prelog, 2/2/2026

THE GRANARY FILING THREE AMENDMENT NO. 1

TRACT A AND B, THE GRANARY FILING THREE
LOCATED IN THE SOUTH HALF OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF JOHNSTOWN, COUNTY OF WELD, COLORADO





LEGEND

- FOUND 24", NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911" UNLESS OTHERWISE NOTED
- SET 24", NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED "PLS 38638" UNLESS OTHERWISE NOTED
- ALIQUOT CORNER (AS DESCRIBED)
- PROPERTY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- REC. NO. — RECEPTION NUMBER
- (#) — BLOCK NUMBER
- PUBLIC RIGHT OF WAY DEDICATED WITH THIS PLAT

PARCEL LINE SEGMENT TABLE

LINE TAG #	BEARING	LENGTH (FT)
L1	N79°50'57"W	27.58
L2	S10°09'03"W	60.00
L3	S79°50'57"E	6.37
L4	N79°50'57"W	4.18
L5	S10°09'03"W	60.00
L6	S79°50'57"E	17.62
L7	N79°50'57"W	99.78
L8	S0°09'03"W	60.93
L9	S9°18'38"W	45.00
L10	N76°30'29"W	93.73
L11	N76°30'29"W	60.00
L12	N76°30'29"W	180.00
L13	N76°30'29"W	60.00
L14	N76°30'29"W	1.46
L15	S85°51'18"W	60.00
L16	S74°38'28"W	28.44
L17	S74°38'28"W	60.00
L18	S74°38'28"W	239.91
L19	S74°38'47"W	60.00
L20	S89°29'28"W	60.00
L21	S89°41'22"W	43.71
L22	N0°03'48"E	22.59
L23	S89°56'00"W	40.11
L24	N89°41'22"E	124.07
L25	S74°38'30"W	60.00
L26	N74°38'28"E	368.35
L27	S76°30'29"E	1.46
L28	N76°30'29"W	60.00
L29	S76°30'29"E	180.00
L30	N76°30'29"W	60.00
L31	S76°30'29"E	187.45
L32	N76°30'29"W	60.00
L33	S76°30'29"E	90.00
L34	S13°29'31"W	125.00
L35	N10°41'35"E	54.97
L36	N4°35'25"E	53.75
L37	S1°34'12"W	72.57
L38	S88°25'48"E	224.58
L39	S01°37'00"W	78.24
L40	S2°29'50"W	19.70
L41	N87°15'06"W	199.97
L42	S01°37'00"W	187.94
L43	S89°58'34"W	104.98
L44	N0°03'22"E	57.38

PARCEL CURVE SEGMENT TABLE

CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	86°44'45"	15.14	10.00	S36°28'32"E	13.73
C2	3°52'26"	34.48	510.00	S04°57'35"W	34.47
C3	97°07'40"	16.95	10.00	S51°35'11"W	14.99
C4	80°00'00"	13.96	10.00	S39°50'57"E	12.86
C5	100°00'00"	17.45	10.00	S50°09'03"W	15.32
C6	90°00'00"	31.42	20.00	N31°30'29"W	28.28
C7	90°00'00"	31.42	20.00	S58°29'31"W	28.28
C8	90°00'00"	31.42	20.00	N31°30'29"W	28.28
C9	90°00'00"	31.42	20.00	S58°29'31"W	28.28
C10	14°35'10"	259.67	1020.00	N83°48'04"W	258.97
C11	87°41'13"	30.61	20.00	N47°15'03"W	27.71
C12	86°48'06"	30.30	20.00	S39°59'36"W	27.48
C13	8°45'11"	155.83	1020.00	S79°01'04"W	155.67
C14	90°00'00"	31.42	20.00	N60°21'32"W	28.28
C15	90°00'00"	31.42	20.00	S29°38'28"W	28.28
C16	90°00'00"	31.42	20.00	N60°21'32"W	28.28
C17	90°11'32"	31.48	20.00	S29°44'14"W	28.33
C18	11°34'58"	202.16	1000.00	S80°37'29"W	201.81
C19	91°10'46"	31.83	20.00	N45°54'01"W	28.57
C20	90°00'00"	31.42	20.00	S44°41'22"W	28.28
C21	44°26'08"	77.55	100.00	N67°47'54"W	75.63
C22	14°52'37"	280.42	1080.00	N82°15'03"E	279.64
C23	89°49'43"	31.36	20.00	S60°16'24"E	28.24
C24	89°59'14"	31.41	20.00	N29°38'51"E	28.28
C25	28°51'03"	473.33	940.00	N89°04'00"E	468.34
C26	90°00'00"	31.42	20.00	S31°30'29"E	28.28
C27	90°00'00"	31.42	20.00	N58°29'31"E	28.28
C28	90°00'00"	31.42	20.00	S31°30'24"E	28.28
C29	90°00'00"	31.42	20.00	N58°29'31"E	28.28
C30	90°00'00"	31.42	20.00	S31°30'29"E	28.28
C31	90°00'00"	31.42	20.00	N58°29'31"E	28.28
C32	0°13'56"	10.25	2530.00	S84°53'28"W	10.25

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THE GRANARY FILING THREE AMENDMENT NO. 1

TRACT A AND B, THE GRANARY FILING THREE
LOCATED IN THE SOUTH HALF OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M
TOWN OF JOHNSTOWN, WELD COUNTY, COLORADO

#	Date	Issue / Description	Init.
1	2/2/2026	ADDRESSED TOWN COMMENTS	AN

Project No:	HFH000075.10
Drawn By:	AN
Checked By:	JJM
Date:	12/24/2025

W:\Hartford Homes\CO Johnstown HFH\78 - Granary II\900\Civil\Cad\Plat\Plat\Granary II Overall.dwg, Amanda Nickel, Jr, 2/2/2026

THE GRANARY FILING THREE AMENDMENT NO. 1

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LOCATED IN THE SOUTH HALF OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF JOHNSTOWN, COUNTY OF WELD, COLORADO



LEGEND

- FOUND 24", NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911" UNLESS OTHERWISE NOTED
- SET 24", NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED "PLS 38638" UNLESS OTHERWISE NOTED
- ALIQUOT CORNER (AS DESCRIBED)
- PROPERTY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- REC. NO. — RECEPTION NUMBER
- (#) — BLOCK NUMBER
- PUBLIC RIGHT OF WAY DEDICATED WITH THIS PLAT

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THE GRANARY FILING THREE AMENDMENT NO. 1

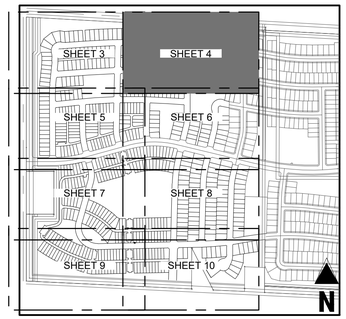
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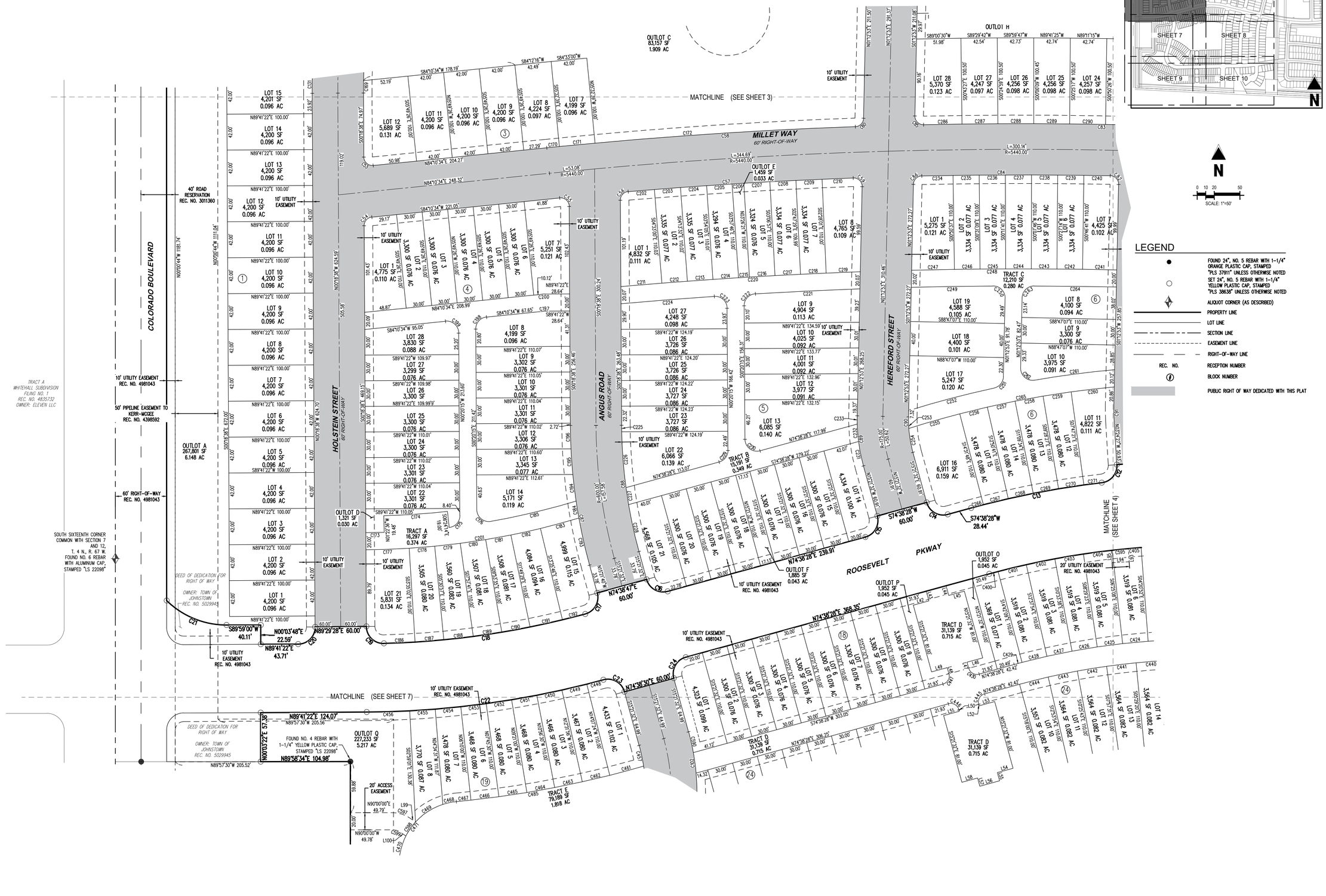
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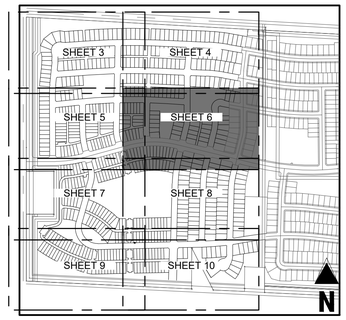
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N

0 10 20 50
SCALE: 1"=50'

LEGEND

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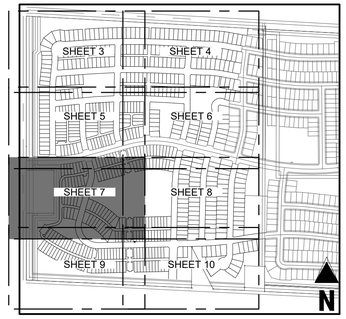
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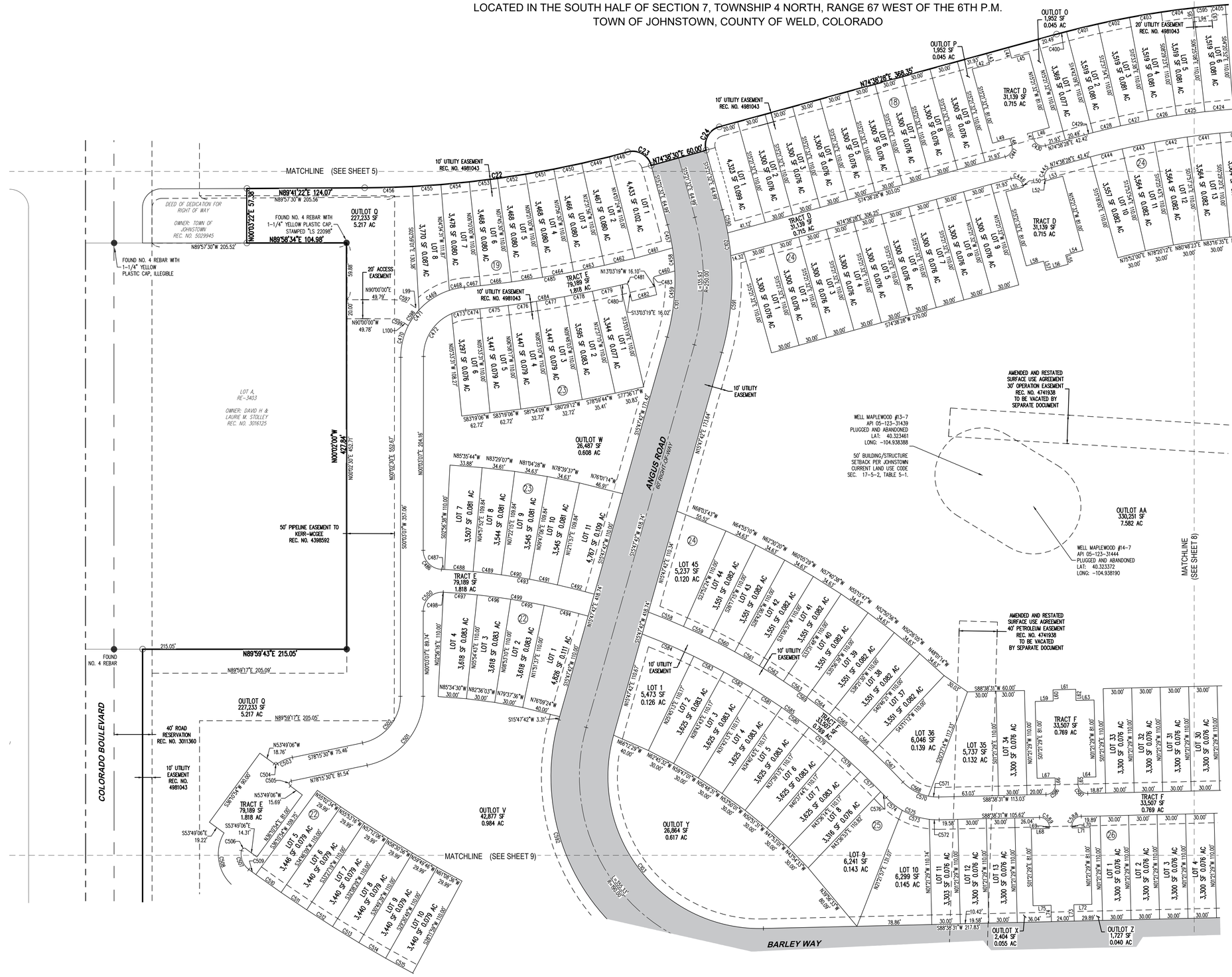
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PARCEL LINE SEGMENT TABLE

LINE TAG #	BEARING	LENGTH (FT)
L42	S74°38'28"W	19.00
L43	S15°21'32"E	11.78
L44	N15°21'32"W	11.78
L45	S74°38'28"W	19.00
L46	N74°38'28"E	19.00
L47	N15°21'32"W	7.22
L48	S15°21'32"E	7.22
L49	N74°38'28"E	19.00
L50	S15°21'32"E	1.78
L51	S74°38'28"W	19.00
L52	N15°21'32"W	1.78
L53	S74°38'28"W	19.00
L54	N74°38'28"E	19.00
L55	N15°21'32"W	10.00
L56	N74°38'28"E	24.00
L57	S15°21'32"E	10.00
L58	N74°38'28"E	19.00
L59	S88°38'31"W	19.00
L60	S12°21'29"E	11.78
L61	S88°38'31"W	24.00
L62	N12°21'29"W	11.78
L63	S88°38'31"W	19.00
L64	N88°38'31"E	19.00
L65	N12°21'29"W	7.22
L66	S12°21'29"E	7.22
L67	N88°38'31"E	19.00
L68	S88°38'31"W	19.00
L69	S12°21'29"E	1.78
L70	N12°21'29"W	1.78
L71	S88°38'31"W	19.00
L72	N88°38'31"E	19.00
L73	N12°21'29"W	17.22
L74	S12°21'29"E	17.22
L75	N88°38'31"E	19.00

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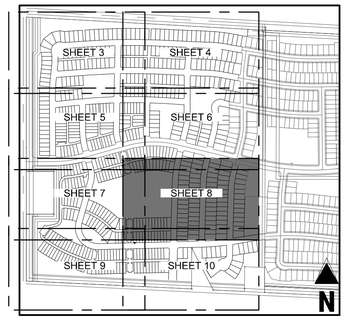
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N

0 10 20 50

SCALE: 1"=50'

LEGEND

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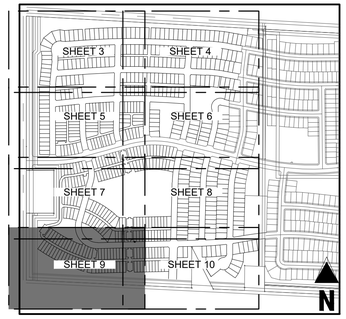
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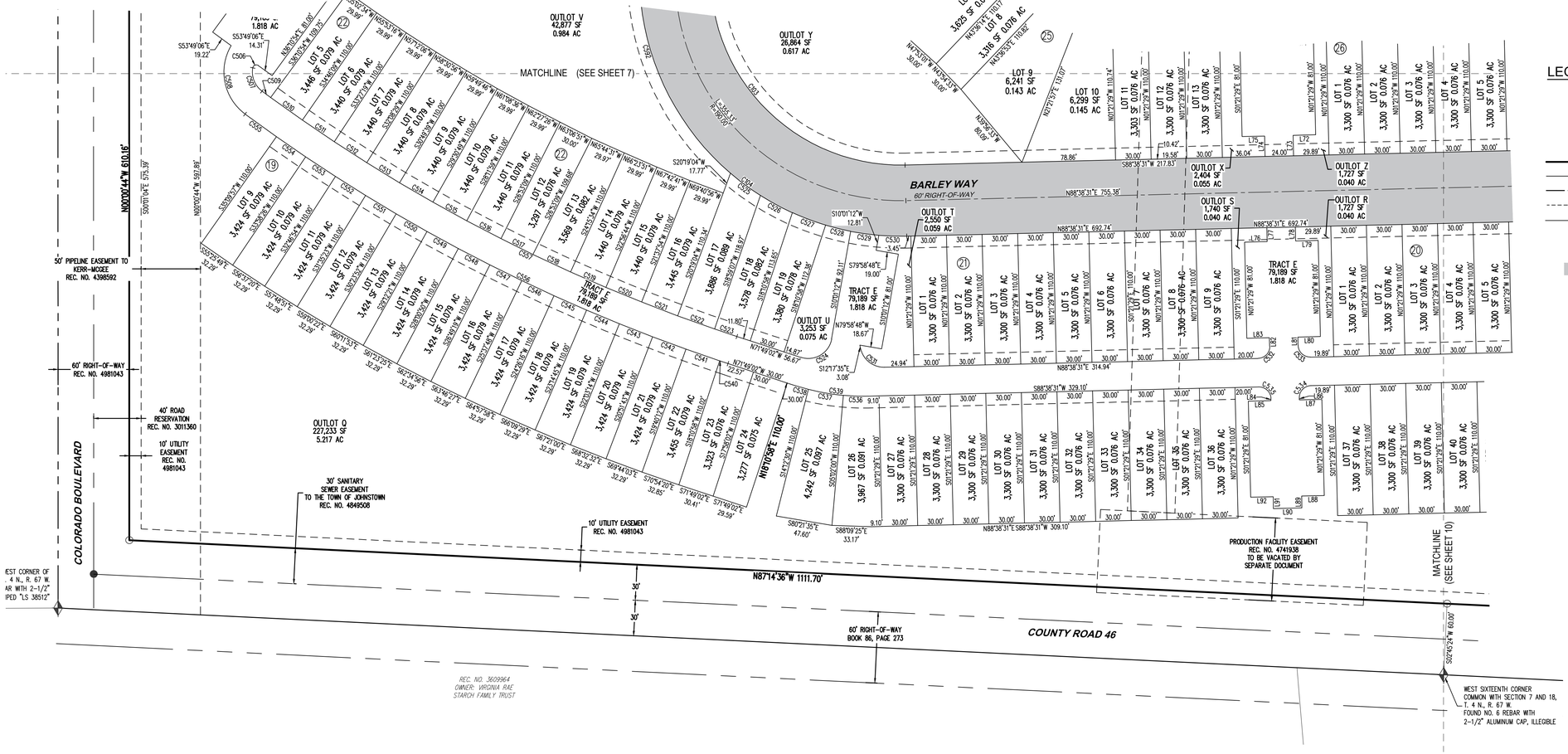
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N

0 10 20 50

SCALE: 1"=50'

PARCEL LINE SEGMENT TABLE

LINE TAG #	BEARING	LENGTH (FT)
L76	N88°38'31"E	19.00
L77	N1°21'29"W	11.78
L78	N1°21'29"W	11.78
L79	S88°38'31"W	19.00
L80	N88°38'31"E	19.00
L81	N1°21'29"W	7.22
L82	N1°21'29"W	7.22
L83	S88°38'31"W	19.00
L84	S1°21'29"E	1.78
L85	S88°38'31"W	19.00
L86	N1°21'29"W	1.78
L87	S88°38'31"W	19.00
L88	N88°38'31"E	19.00
L89	N1°21'29"W	10.00
L90	N88°38'31"E	24.00
L91	S1°21'29"E	10.00
L92	N88°38'31"E	19.00
L93	N3°24'27"W	15.38
L94	N86°35'33"E	20.00
L95	S3°24'27"E	14.52
L96	N15°17'51"W	32.33
L97	N74°42'09"E	30.00
L98	S15°17'51"E	39.23
L99	S55°25'25"E	8.11
L100	N55°25'25"W	8.11
L101	S15°17'51"E	40.71
L102	S74°42'09"W	30.00
L103	N15°17'51"W	46.63
L104	S85°51'18"W	30.58

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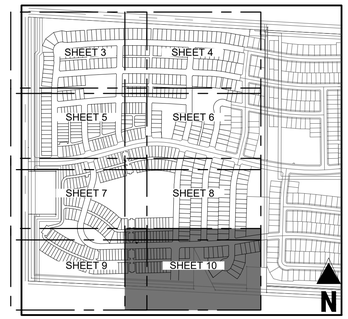
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PARCEL CURVE SEGMENT TABLE

CURVE TAG	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C33	0°55'55"	12.69	780.00	S04°34'22"W	12.69
C34	6°12'19"	84.42	780.00	N02°47'31"E	84.44
C35	5°51'26"	14.82	145.00	N02°57'58"E	14.82
C36	13°37'10"	46.71	196.50	N06°46'20"W	46.60
C37	11°30'08"	173.61	88.00	N42°56'08"E	146.79
C38	13°37'10"	46.71	196.50	S87°21'23"E	46.60
C39	6°41'08"	703.60	6030.00	N89°10'36"E	703.21
C40	7°37'53"	214.44	1610.00	S83°39'54"E	214.28
C41	7°37'53"	206.45	1550.00	N83°39'54"W	206.30
C42	87°03'06"	15.19	10.00	S48°59'37"W	13.77
C43	92°56'54"	16.22	10.00	N41°00'23"W	14.50
C44	3°19'25"	346.30	5970.00	N89°08'33"W	346.25
C45	87°58'51"	15.36	10.00	S45°12'19"W	13.89
C46	92°47'20"	16.19	10.00	N45°10'46"W	14.48
C47	2°35'32"	270.09	5970.00	S87°07'48"W	270.07
C48	85°47'47"	29.95	20.00	S42°56'08"W	27.23
C49	5°51'26"	20.96	205.00	S02°57'58"W	20.95
C50	100°03'39"	17.46	10.00	S44°08'09"E	15.33
C51	79°56'21"	13.95	10.00	S45°51'51"W	12.85
C52	6°12'19"	77.98	720.00	S02°47'31"W	77.94
C53	95°30'48"	16.67	10.00	S48°04'02"E	14.81
C54	84°29'12"	14.75	10.00	S41°55'58"W	13.45
C55	95°30'48"	16.67	10.00	N48°04'02"W	14.81
C56	85°23'42"	14.90	10.00	S42°23'13"W	13.56
C57	2°45'31"	263.92	5481.70	S86°31'51"W	263.90
C58	3°47'29"	361.97	5470.00	N86°04'18"E	361.90
C59	93°17'44"	16.28	10.00	N45°25'59"W	14.54
C60	86°45'10"	15.14	10.00	N44°35'28"E	13.74
C61	92°55'35"	16.22	10.00	N45°14'54"W	14.50
C62	2°27'16"	243.76	5690.00	S87°03'40"W	243.74
C63	2°29'43"	250.42	5750.00	N87°04'53"E	250.40
C64	87°06'51"	15.20	10.00	N44°46'19"E	13.78
C65	92°05'21"	16.07	10.00	S44°46'47"E	14.40
C66	87°52'53"	15.34	10.00	S45°09'20"W	13.88
C67	3°17'39"	330.59	5750.00	S89°07'40"E	330.55
C68	3°25'23"	339.95	5690.00	N89°11'32"W	339.90
C69	87°51'43"	15.33	10.00	N48°35'18"E	13.88
C70	0°46'37"	15.13	1070.00	N05°03'45"E	15.13
C71	0°38'21"	11.27	1010.00	S05°08'53"W	11.27
C72	92°18'34"	16.11	10.00	S41°19'34"E	14.42
C73	87°37'53"	15.29	10.00	N43°39'54"W	13.85
C74	0°05'35"	1.64	1010.00	S00°11'50"W	1.64
C75	92°16'32"	16.11	10.00	S46°22'54"W	14.42
C76	7°37'53"	169.16	1270.00	N83°39'54"W	169.03
C77	7°37'53"	177.15	1330.00	S83°39'54"E	177.02
C78	93°30'00"	16.32	10.00	N46°54'03"E	14.57
C79	86°30'00"	15.10	10.00	N43°05'57"W	13.70
C80	1°41'51"	160.28	5410.00	N87°11'53"W	160.27
C81	90°44'19"	15.84	10.00	S46°35'03"W	14.23
C82	90°06'37"	15.73	10.00	N43°50'25"W	14.16
C83	4°50'45"	462.63	5470.00	S88°46'20"E	462.49
C84	2°20'07"	220.50	5410.00	S89°56'13"E	220.49
C85	92°24'36"	16.13	10.00	S44°59'24"E	14.44
C86	87°33'16"	15.28	10.00	S44°59'31"W	13.84
C87	15°02'52"	165.46	630.00	N07°50'04"W	164.99
C88	15°04'51"	149.70	568.77	S07°50'06"E	149.27
C89	16°34'25"	59.30	205.00	N07°04'19"W	59.09
C90	16°34'25"	41.94	145.00	S07°04'19"E	41.80
C91	4°37'20"	19.36	240.00	N01°05'47"W	19.36
C92	4°37'20"	14.52	180.00	S01°05'47"E	14.52
C93	13°20'28"	55.88	240.00	N06°49'17"E	55.76
C94	13°20'28"	69.85	300.00	S06°49'17"W	69.70
C95	13°20'28"	121.08	520.00	N06°49'17"E	120.81
C96	13°20'28"	135.05	580.00	S06°49'17"W	134.75
C97	13°37'10"	46.71	196.50	N06°39'32"W	46.60
C98	127°41'21"	439.43	88.00	N50°09'03"E	157.67
C99	13°37'10"	46.71	196.50	S73°02'22"E	46.60
C100	100°00'00"	34.91	20.00	S50°09'03"W	30.64
C101	31°09'14"	119.62	220.00	N00°13'05"E	118.15
C102	31°09'14"	152.25	280.00	S00°13'05"W	150.38
C103	10°09'11"	299.23	160.00	S37°46'54"E	257.49
C104	10°09'11"	411.44	220.00	N37°46'54"W	354.05
C105	92°55'41"	32.44	20.00	S44°53'38"E	29.00
C106	87°04'19"	15.20	10.00	N45°06'22"E	13.78
C107	92°55'41"	16.22	10.00	S44°53'38"E	14.50
C108	87°04'19"	30.39	20.00	S45°06'22"W	27.55
C109	91°11'12"	31.83	20.00	N47°09'48"E	28.58
C110	88°48'48"	31.00	20.00	S42°50'12"E	27.99
C111	11°55'19"	255.94	1230.00	N07°31'51"E	255.47
C112	11°55'19"	243.45	1170.00	S07°31'51"W	243.01
C113	87°04'19"	15.20	10.00	N45°06'22"E	13.78

PARCEL CURVE SEGMENT TABLE

CURVE TAG	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C114	11°55'19"	197.67	950.00	N07°31'51"E	197.32
C115	11°55'19"	185.19	890.00	S07°31'51"W	184.86
C116	94°00'23"	16.41	10.00	S45°26'00"E	14.63
C117	5°30'59"	243.59	2530.00	S85°53'02"W	243.49
C118	4°41'18"	202.11	2470.00	N85°13'10"E	202.05
C119	97°01'36"	16.93	10.00	N48°21'40"W	14.98
C120	81°18'19"	14.19	10.00	N42°13'21"E	13.03
C121	81°09'04"	14.16	10.00	S40°43'40"W	13.01
C122	0°45'53"	33.77	2530.00	S80°55'16"W	33.77
C123	101°01'53"	17.63	10.00	S48°56'44"E	15.44
C124	11°55'19"	141.49	680.00	N07°31'51"E	141.24
C125	11°55'19"	129.01	620.00	S07°31'51"W	128.78
C126	86°18'50"	57.25	38.00	N43°18'33"E	51.98
C127	241°52'01"	261.73	62.00	N34°28'02"W	106.36
C128	24°26'50"	87.47	205.00	S12°22'33"W	86.81
C129	4°04'14"	175.48	2470.00	S82°34'26"W	175.44
C130	4°14'11"	187.06	2530.00	N82°39'25"E	187.02
C131	11°9'41"	18.08	780.00	N00°21'12"E	18.08
C132	3°05'22"	42.06	780.00	S02°33'44"W	42.05
C133	3°05'22"	42.06	780.00	N02°33'44"E	42.05
C134	0°51'22"	11.65	780.00	S05°28'00"W	11.65
C135	6°41'04"	22.92	196.50	S10°14'24"E	22.91
C136	12°47'43"	19.65	88.00	S07°11'04"E	19.61
C137	10°56'34"	16.81	88.00	N04°41'04"E	16.78
C138	29°17'56"	45.00	88.00	S24°48'19"W	44.51
C139	29°17'56"	45.00	88.00	S54°06'16"W	44.51
C140	29°17'56"	45.00	88.00	S83°24'12"W	44.51
C141	1°24'02"	2.15	88.00	N81°14'49"W	2.15
C142	12°38'16"	43.34	196.50	S86°51'56"E	43.25
C143	0°58'55"	3.37	196.50	S86°19'29"W	3.37
C144	0°21'10"	37.12	6030.00	S86°00'37"W	37.12
C145	0°25'39"	45.00	6030.00	S86°24'01"W	45.00
C146	0°25'39"	45.00	6030.00	S86°49'40"W	45.00
C147	0°25'39"	45.00	6030.00	S87°15'20"W	45.00
C148	0°25'39"	45.00	6030.00	S87°40'59"W	45.00
C149	0°25'39"	45.00	6030.00	S88°06'38"W	45.00
C150	0°25'39"	45.00	6030.00	S88°32'17"W	45.00
C151	0°25'39"	45.00	6030.00	S88°57'57"W	45.00
C152	0°25'39"	45.00	6030.00	S89°23'36"W	45.00
C153	0°25'39"	45.00	6030.00	S89°49'15"W	45.00
C154	0°25'39"	45.00	6030.00	N89°45'05"W	45.00
C155	0°25'39"	45.00	6030.00	N89°19'26"W	45.00
C156	0°25'39"	45.00	6030.00	N88°53'47"W	45.00
C157	0°25'39"	45.00	6030.00	N88°28'08"W	45.00
C158	0°11'24"	19.99	6030.00	S88°09'36"E	19.99
C159	0°25'39"	45.00	6030.00	N87°51'04"W	45.00
C160	0°09'24"	16.49	6030.00	N87°33'33"W	16.49
C161	0°35'09"	16.46	1610.00	N87°11'16"W	16.46
C162	1°36'05"	45.00	1610.00	N86°05'39"W	45.00
C163	1°36'05"	45.00	1610.00	N84°29'34"W	45.00
C164	1°36'05"	45.00	1610.00	N82°53'29"W	45.00
C165	1°36'05"	45.00	1610.00	N81°17'24"W	45.00
C166	0°38'24"	17.98	1610.00	N80°10'09"W	17.98
C167	1°49'33"	22.95	720.00	N04°58'54"E	22.94
C168	3°13'33"	40.54	720.00	N02°27'21"E	40.53
C169	1°09'13"	14.50	720.00	N00°15'58"E	14.50
C170	0°09'15"	14.71	5470.00	S84°15'11"W	14.71
C171	0°26'24"	42.00	5470.00	S84°33'00"W	42.00
C172	3°11'51"	305.26	5470.00	N86°22'08"E	305.22
C173	1°24'52"	21.48	870.00	S86°58'15"W	21.48
C174	5°01'38"	74.67	851.00	N86°06'35"E	74.64
C175	83°34'20"	20.42	14.00	N41°26'55"E	18.66
C176	99°40'23"	24.35	14.00	S50°10'26"E	21.40
C177	3°15'43"	50.67	890.00	N88°02'50"E	50.66
C178	1°55'55"	30.01	890.00	N85°27'00"E	30.01
C179	1°55'57"	30.02	890.00	N83°31'04"E	30.02
C180	1°56'00"	30.03	890.00	N81°35'05"E	30.03
C181	1°56'02"	30.04	890.00	S79°39'05"W	30.04
C182	2°16'50"	35.43	890.00	N77°32'39"E	35.42
C183	3°00'06"	46.62	890.00	N74°54'11"E	46.62
C184	1°50'03"	20.17	630.00	S09°18'11"E	20.17
C185	6°45'21"	102.58	870.00	N76°36'42"E	102.52
C186	2°05'37"	36.54	1000.00	S87°27'47"W	36.54
C187	1°55'55"	33.72	1000.00	S85°27'00"W	33.72
C188	1°59'21"	34.72	1000.00	S83°29'22"W	34.71
C189	1°55'59"	33.74	1000.00	S81°31'43"W	33.74
C190	1°56'01"	33.75	1000.00	S79°35'43"W	33.75
C191	2°13'29"	38.83	1000.00	S77°30'58"W	38.82
C192	1°34'14"	27.41	1000.00	S75°37'07"W	27.41
C193	5°08'18"	56.50	630.00	S12°47'22"E	56.48
C194	2°51'33"	31.44	630.00	S06°57'23"E	31.43

PARCEL CURVE SEGMENT TABLE

CURVE TAG	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C195	2°44'05"	30.07	630.00	S04°09'34"E	30.07
C196	2°28'54"	27.29	630.00	S01°33'05"E	27.28
C197	5°30'48"	1.44	15.00	N86°55'58"E	1.44
C198	84°30'48"	20.65	14.00	S41°55'10"W	18.83
C199	95°29'12"	23.33	14.00	N48°04'50"W	20.72
C200	5°30'48"	3.37	35.00	N86°55'58"E	3.37
C201	16°16'33"	252.82	890.00	N81°32'25"E	251.97
C202	0°19'18"	30.77	5481.70	N85°18'45"E	30.77
C203	0°19'12"	30.62	5481.70	N85°38'00"E	30.62
C204	0°19'12"	30.62	5481.70	N85°57'12"E	30.62
C205	0°18'44"	29.88	5481.70	N86°16'10"E	29.88
C206	0°08'38"	13.76	5481.70	N86°29'51"E	13.76
C207	0°19'09"	30.53	5481.70	N86°43'45"E	30.53
C208	0°19'12"	30.62	5481.70	N87°02'55"E	30.62
C209	0°19'12"	30.62	5481.70	N87°22'08"E	30.62
C210	0°22'53"	36.48	5481.70	N87°43'10"E	36.48
C211	0°31'14"	48.16	5300.00	S85°11'23"W	48.16
C212	0°19'28"	30.00	5300.00	S85°36'44"W	30.00
C213	0°19'28"	30.00	5300.00	S85°56'12"W	30.00
C214	0°19'28"	30.00	5300.00	S86°15'39"W	30.00
C215	0°08'17"	12.76	5300.00	S86°29'31"W	12.76
C216	0°19'24"	29.91	5300.00	N86°43'21"E	29.91
C217	0°19'28"	30.00	5300.00	S87°02'47"W	30.00
C218	0°19'28"	30.00	5300.00	S87°22'15"W	30.00
C219	0°25'57"	40.00	5300.00	S87°44'57"W	40.00
C220	3°02'09"	280.83	5300.00	S86°26'51"W	280.80
C221	1°19'45"	122.50	5280.00	S87°17'18"W	122.50
C222	86°57'40"	21.25	14.00	S43°08'35"W	19.27
C223	93°33'43"	22.86	14.00	N47°07'06"W	20.40
C224	1°11'21"	109.59	5280.00	S85°30'22"W	109.59
C225	0°46'27"	7.68	568.77	N00°40'54"W	7.68
C226	6°36'22"	65.58	568.77	N04°22'18"W	65.54
C227	2°01'43"	20.14	568.77	N08°41'20"W	20.14
C228	5°40'20"	56.31	568.77	N12°32'22"W	56.28
C229	74°58'43"	18.32	14.00	N37°09'07"E	17.04
C230	105°01'17"	25.66	14.00	S52°50'53"E	22.22
C231	8°09'27"	29.19	205.00	S11°16'48"E	29.16
C232	5°41'49"	20.38	205.00	S04°21'11"E	20.37
C233	2°43'10"	9.73	205.00	S00°08'41"E	9.73
C234	0°23'14"	36.57	5410.00	N88°57'46"E	36.57
C235	0°19'28"	30.62	5410.00	N88°19'07"E	30.62
C236	0°19'28"	30.62	5410.00	N88°38'35"E	30.62
C237	0°19'28"	30.62	5410.00	N88°58'02"E	30.62
C238	0°19'28"	30.62	5410.00	S89°42'30"E	30.62
C239	0°19'28"	30.62	5410.00	S89°23'03"E	30.62
C240	0°19'35"	30.82	5410.00	S89°03'31"E	30.82
C241	0°25'57"	40.00	5300.00	N89°00'21"W	40.00
C242	0°19'28"	30.00	5300.00	N89°23'03"W	30.00
C243	0°19'28"	30.00	5300.00	N89°42'30"W	30.00
C244	0°19'28"	30.00	5300.00	S89°58'02"W	30.00
C245	0°19'28"	30.00	5300.00	S89°38'35"W	30.00
C246	0°19'28"	30.00	5300.00	S89°19'07"W	30.00
C247	0°32'30"	50.11	5300.00	S88°53'08"W	50.11
C248	2°35'44"	240.11	5300.00	S89°54'46"W	240.09
C249	1°02'18"	95.68	5280.00	S89°07'27"W	95.68
C250	91°34'18"	22.38	14.00	N44°34'15"W	20.07
C251	76°33'46"	18.71	14.00	N39°29'47"E	17.35
C252	5°08'47"	103.29	1150.00	N75°12'17"E	103.26
C253	5°22'25"	13.60	145.00	N01°28'19"W	13.59
C254	11°12'01"	28.34	145.00	N09°45'31"W	28.30
C255	3°08'45"	62.04	1130.00	N73°53'50"E	62.03
C256	1°41'07"	33.24	1130.00	N76°18'45"E	33.24
C257	1°41'07"	33.24	1130.00	N77°59'52"E	33.24
C258	1°41'07"	33.24	1130.00	S79°40'59"W	33.24
C259	1°41'07"	33.24	1130.00	N81°22'06"E	33.24
C260	2°34'41"	50.85	1130.00	N83°30'00"E	50.84
C261	4°42'17"	94.43	1150.00	N82°32'56"E	94.40
C262	101°01'05"	24.68	14.00	S49°17'39"E	21.61
C263	88°57'04"	21.73	14.00	S45°41'25"W	19.62
C264	1°02'40"	96.26	5280.00	N89°18'42"W	96.26
C265	12°27'53"	245.83	1130.00	S78°33'24"W	245.35
C266	0°46'44"	14.76	1020.00	S75°03'20"W	14.76
C267	1°41'07"	30.00	1020.00	S76°18'45"W	30.00
C268	1°41'07"	30.00	1020.00	S77°59'52"W	30.00
C269	1°41'07"	30.00	1020.00	S79°40'59"W	30.00
C270	1°41'07"	30.00	1020.00	S81°22'06"W	30.00
C271	1°11'00"	21.07	1020.00	S82°46'09"W	21.07
C272	4°38'29"	82.63	1020.00	N88°46'25"W	82.60
C273	5°26'38"	96.92	1020.00	S83°43'51"E	96.88
C274	4°30'03"	80.13	1020.00	N78°45'31"W	80.11
C275	6°19'28"	26.49	240.00	S10°19'47"W	26.48

PARCEL CURVE SEGMENT TABLE

CURVE TAG	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C276	7°01'00"	29.39	240.00	S03°39'33"W	29.37
C277	0°23'47"	39.36	5690.00	N89°17'40"E	39.36
C278	0°25'50"	42.75	5690.00	N89°42'28"E	42.75
C279	0°25'50"	42.76	5690.00	S89°51'42"E	42.76
C280	0°25'50"	42.75	5690.00	S89°25'53"E	42.75
C281	0°25'50"	42.76	5690.00	S89°00'03"E	42.76
C282	0°25'50"	42.76	5690.00	S88°34'13"E	42.76
C283	0°15'54"	26.32	5690.00	S88°13'21"E	26.32
C284	0°25'50"	42.75	5690.00	S87°52'29"E	42.75
C285	0°10'44"	17.76	5690.00	S87°34'12"E	17.76
C286	0°28'15"	44.96	5470.00	S89°02'25"W	44.96
C287	0°26'24"	42.00	5470.00	S89°29'45"W	42.00
C288	0°26'24"	42.00	5470.00	S89°56'09"W	42.00
C289	0°26'24"	42.00	5470.00	N89°37'28"W	42.00
C290	0°26'24"	42.00	5470.00	N89°11'04"W	42.00
C291	0°26'24"	42.00	5470.00	N88°44'40"W	42.00
C292	0°15'06"	24.03	5470.00	N88°23'55"W	24.03
C293	0°26'24"	42.00	5470.00	N88°03'10"W	42.00
C294	0°26'24"	42.00	5470.00	N87°36'46"W	42.00
C295	0°26'24"	42.00	5470.00	N87°10'22"W	42.00
C296	0°26'24"	42.00	5470.00	N86°43'59"W	42.00
C297	0°09'50"	15.63	5470.00	N86°25'52"W	15.63
C298	0°26'07"	45.35	5970.00	S89°24'48"W	45.35
C299	0°26'25"	45.87	5970.00	N89°51'04"E	45.87
C300	0°26'24"	45.84	5970.00	S89°42'32"E	45.84
C301	0°26'24"	45.84	5970.00	S89°16'08"E	45.84
C302	0°26'24"	45.84	5970.00	S88°49'44"E	45.84
C303	0°48'53"	84.89	5970.00	S88°12'05"E	84.89
C304	0°18'49"	32.66	5970.00	N87°38'15"W	32.66
C305	0°05'58"	9.99	5750.00	S89°10'31"W	9.99
C306	0°22'34"	37.74	5750.00	S89°24'47"W	37.74
C307	0°26'54"	45.00	5750.00	S89°49'31"W	45.00
C308	0°26'54"	45.00	5750.00	N89°43'34"W	45.00
C309	0°26'54"	45.00	5750.00	S89°16'40"E	45.00
C310	0°26'54"	45.00	5750.00	N88°49'46"W	45.00
C311	0°45'05"	75.41	5750.00	N88°13'46"W	75.41
C312	0°22'23"	37.44	5750.00	S87°40'02"E	37.44
C313	0°22'07"	38.41	5970.00	N86°01'05"E	38.41
C314	0°24'58"	43.36	5970.00	N86°24'38"E	43.36
C315	0°26'24"	45.84	5970.00	N86°50'19"E	45.84
C316	0°26'24"	45.84	5970.00	N87°16'43"E	45.84
C317	0°26'24"	45.84	5970.00	N87°43'07"E	45.84
C318	0°29'15"	50.80	5970.00	N88°10'56"E	50.80
C319	0°14'54"	24.92	5750.00	S85°57'29"W	24.92
C320	0°26'54"	45.00	5750.00	S86°18'23"W	45.00
C321	0°26'54"	45.00	5750.00	S86°45'17"W	45.00
C322	0°26'54"	45.00	5750.00	S87°12'11"W	45.00
C323	0°26'54"	45.00	5750.00	S87°39'06"W	45.00
C324	0°27'12"	45.49	5750.00	S88°06'09"W	45.49
C325	0°13'37"	6.14	1550.00	S87°22'02"E	6.14
C326	1°48'30"	48.92	1550.00	S86°20'59"E	48.92
C327	1°47'24"	48.43	1550.00	S84°33'02"E	48.43
C328	1°46'52"	48.18	1550.00	S82°45'54"E	48.18
C329	2°01'31"	54.79	1550.00	S80°51'43"E	54.79
C330	1°32'59"	35.97	1330.00	N86°42'31"E	35.97
C331	1°56'19"	45.00	1330.00	N84°57'42"W	45.00
C332	1°56'19"	45.00	1330.00	N83°01'22"W	45.00
C333	1°56'19"	45.00	1330.00	N81°05'03"W	45.00
C334	0°15'56"	6.17	1330.00	N79°58'55"W	6.17
C335	1°42'30"	37.87	1270.00	S86°37'35"E	37.87
C336	2°13'22"	49.27	1270.00	S84°39'40"E	49.26
C337	2°13'22"	49.27	1270.00	S82°26'18"E	49.26
C338	0°40'36"	15.00	1270.00	S80°59'19"E	15.00
C339	0°48'04"	17.76	1270.00	S80°14'59"E	17.76
C340	10°47'01"	36.98	196.50	N74°27'27"W	36.93
C341	2°50'10"	9.73	196.50	N67°38'51"W	9.73
C342	3°46'09"	12.93	196.50	S11°35'03"E	12.92
C343	9°51'02"	33.78	196.50	S04°46'28"E	33.74
C344	0°14'54"	2.25	520.00	S00°16'30"W	2.25
C345	5°43'55"	52.02	520.00	S03°15'54"W	52.00
C346	5°43'55"	52.02	520.00	S08°59'49"W	52.00
C347	1°37'44"	14.78	520.00	S12°40'39"W	14.78
C348	2°16'49"	11.94	300.00	N12°21'07"E	11.94
C349	8°01'17"	42.00	300.00	N07°12'04"E	41.97
C350	3°02'22"	15.91	300.00	N01°40'14"E	15.91
C351	0°38'13"	6.45	580.00	N00°28'10"E	6.45
C352	4°26'43"	45.00	580.00	N03°00'38"E	44.99
C353	4°26'43"	45.00	580.00	S07°27'21"W	44.99
C354	3°48'48"	38.60	580.00	N11°35'07"E	38.60
C355	0°10'01"	7.37	2530.00	N88°53'31"E	7.37
C356	1°01'09"	45.00	2530.00	N87°57'56"E	45.00

PARCEL CURVE SEGMENT TABLE

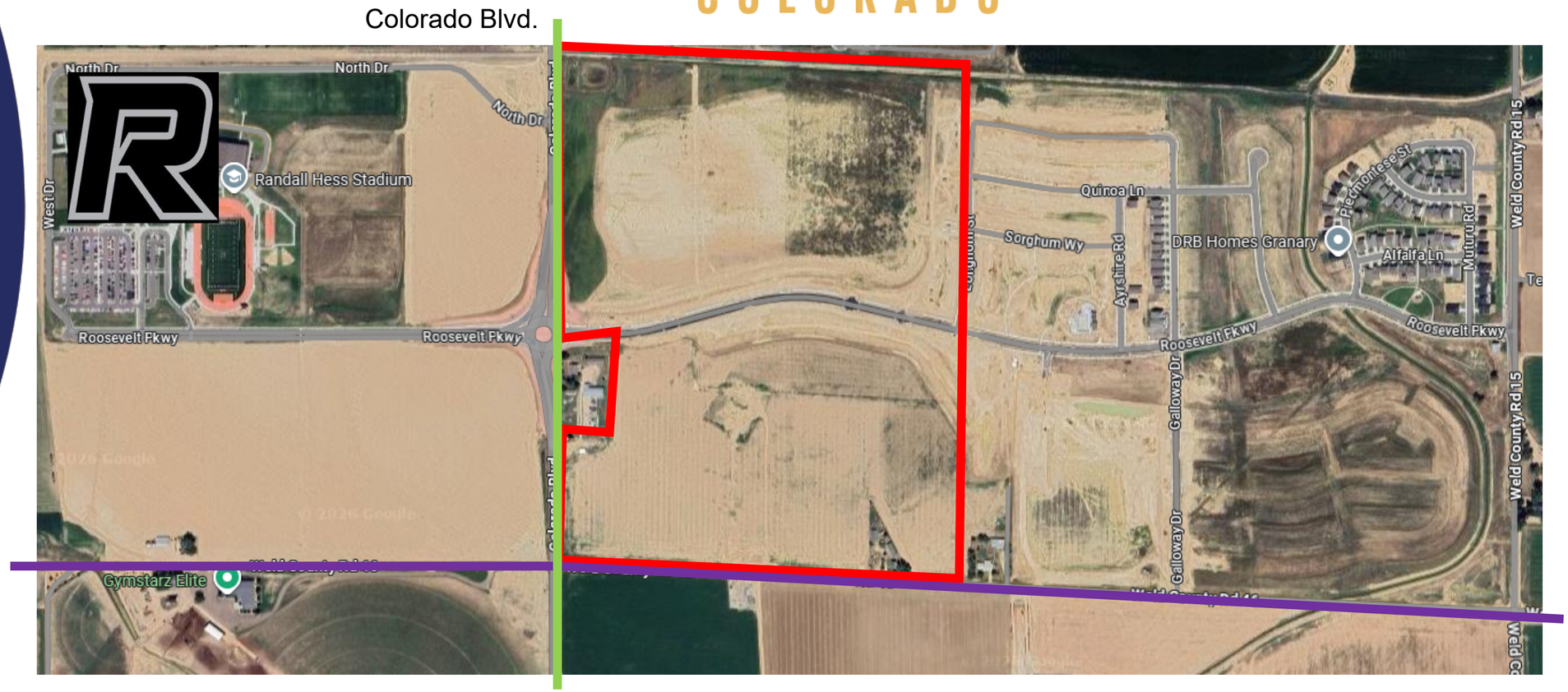
CURVE TAG	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C357	1°01'09"	45.00	2530.00	N86°56'47"E	45.00
C358	1°01'09"	45.00	2530.00	S85°55'39"W	45.00
C359	1°01'09"	45.00	2530.00	N84°54'30"E	45.00
C360	1°16'24"	56.22	2530.00	N83°45'44"E	56.22
C361	26°10'59"	17.37	38.00	S13°14'36"W	17.21
C362	60°07'51"	39.88	38.00	S56°24'03"W	38.08
C363	63°00'16"	68.18	62.00	S54°53'50"W	64.79
C364	42°33'26"	46.05	62.00	S02°10'59"W	45.00
C365	42°33'26"	46.05	62.00	N40°22'27"W	45.00
C366	41°29'30"	44.90	62.00	S82°23'55"E	43.92
C367	41°35'08"	45.00	62.00	N56°03'46"E	44.02
C368	10°40'15"	11.55	62.00	N29°56'05"E	11.53
C369	10°41'54"	38.28	205.00	N19°15'01"E	38.22
C370	12°29'37"	44.70	205.00	S07°39'15"W	44.61
C371	1°15'18"	4.49	205.00	N00°46'47"E	4.49
C372	0°56'29"	40.58	2470.00	N81°00'34"E	40.58
C373	1°05'33"	47.10	2470.00	S82°01'35"W	47.10
C374	2°02'12"	87.80	2470.00	N83°35'27"E	87.79
C375	1°19'23"	60.96	2640.00	S81°12'01"W	60.96
C376	1°57'03"	21.11	620.00	N12°30'59"E	21.11
C377	5°03'45"	54.78	620.00	S09°00'35"W	54.76
C378	4°54'31"	53.12	620.00	N04°01'27"E	53.10
C379	0°29'07"	7.54	890.00	N13°14'58"E	7.54
C380	3°18'20"	51.35	890.00	N11°21'14"E	51.34
C381	3°18'20"	51.35	890.00	S08°02'55"W	51.34
C382	3°18'20"	51.35	890.00	N04°44'35"E	51.34
C383	1°31'13"	23.61	890.00	N02°19'48"E	23.61
C384	2°52'37"	34.14	680.00	S03°00'30"W	34.14
C385	3°47'30"	45.00	680.00	S06°20'34"W	44.99
C386	3°47'30"	45.00	680.00	N10°08'04"E	44.99
C387	1°27'43"	17.35	680.00	S12°45'40"W	17.35
C388	0°21'25"	7.29	1170.00	N13°18'48"E	7.29
C389	2°25'57"	49.67	1170.00	N11°55'08"E	49.67
C390	2°25'57"	49.67	1170.00	S09°29'11"W	49.67
C391	2°25'57"	49.67	1170.00	N07°03'14"E	49.67
C392	2°25'57"	49.67	1170.00	N04°37'18"E	49.67
C393	1°50'08"	37.48	1170.00	N02°29'16"E	37.48
C394	0°40'03"	11.07	950.00	S01°54'14"W	11.07
C395	2°42'50"	45.00	950.00	S03°35'40"W	45.00
C396	2°42'50"	45.00	950.00	N06°18'31"E	45.00
C397	2°42'50"	45.00	950.00	S09°01'21"W	45.00
C398	2°42'50"	45.00	950.00	S11°44'12"W	45.00
C399	0°23'54"	6.61	950.00	S13°17'34"W	6.61
C400	0°39'23"	10.77	940.00	N74°58'10"E	10.77
C401	2°04'15"	33.98	940.00	N76°19'59"E	33.97
C402	2°04'15"	33.98	940.00	N78°24'14"E	33.97
C403	2°04'15"	33.98	940.00	N80°28'29"E	33.97
C404	2°04'15"	33.98	940.00	N82°32'45"E	33.97
C405

GRANARY PRELIMINARY PLAT
CASE NO. SUB26-0001
PUBLIC HEARING

PLANNING AND ZONING COMMISSION
FEBRUARY 26, 2026

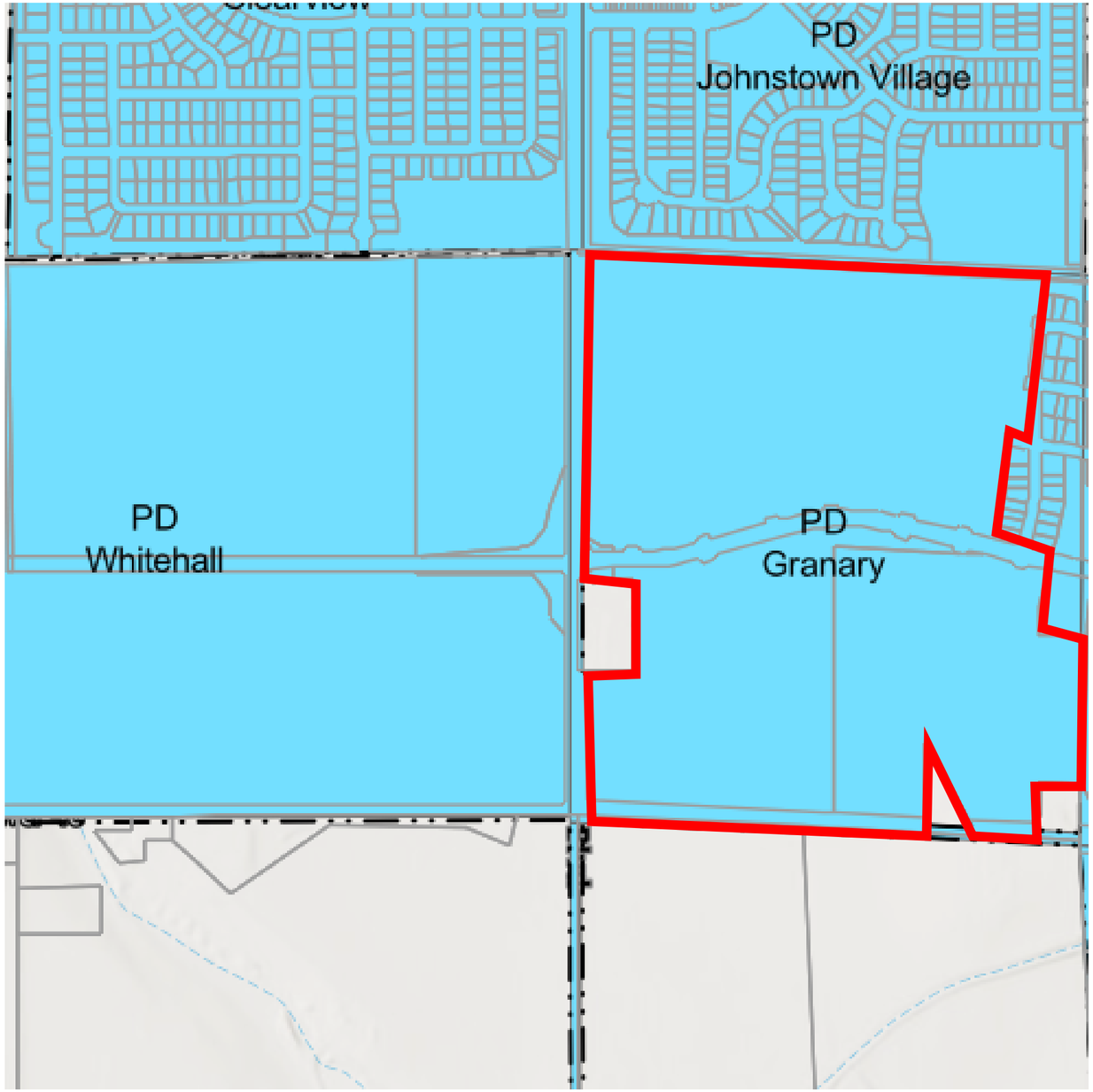
TOWN COUNCIL
MARCH 16, 2026

VICINITY MAP



- Located in the northeast quadrant of Weld County Road 46 and Colorado Boulevard.
- Approximately 118 acres in size.
- Annexed into the Town of Johnstown in 2009 as the Maplewood Acres Annexation
- December 2025 – Ordinance 2025-278 Granary ODP Amendment approved by the Town Council on Second Reading

ZONING MAP



Governed by the approved Outline Development Plan, approved via Ordinance 2025-278.

Adjacent zonings and land uses:

North: PUD – Residential
East: PUD – Residential
South: Agricultural
West: PUD – Educational



ODP Approved in 2025

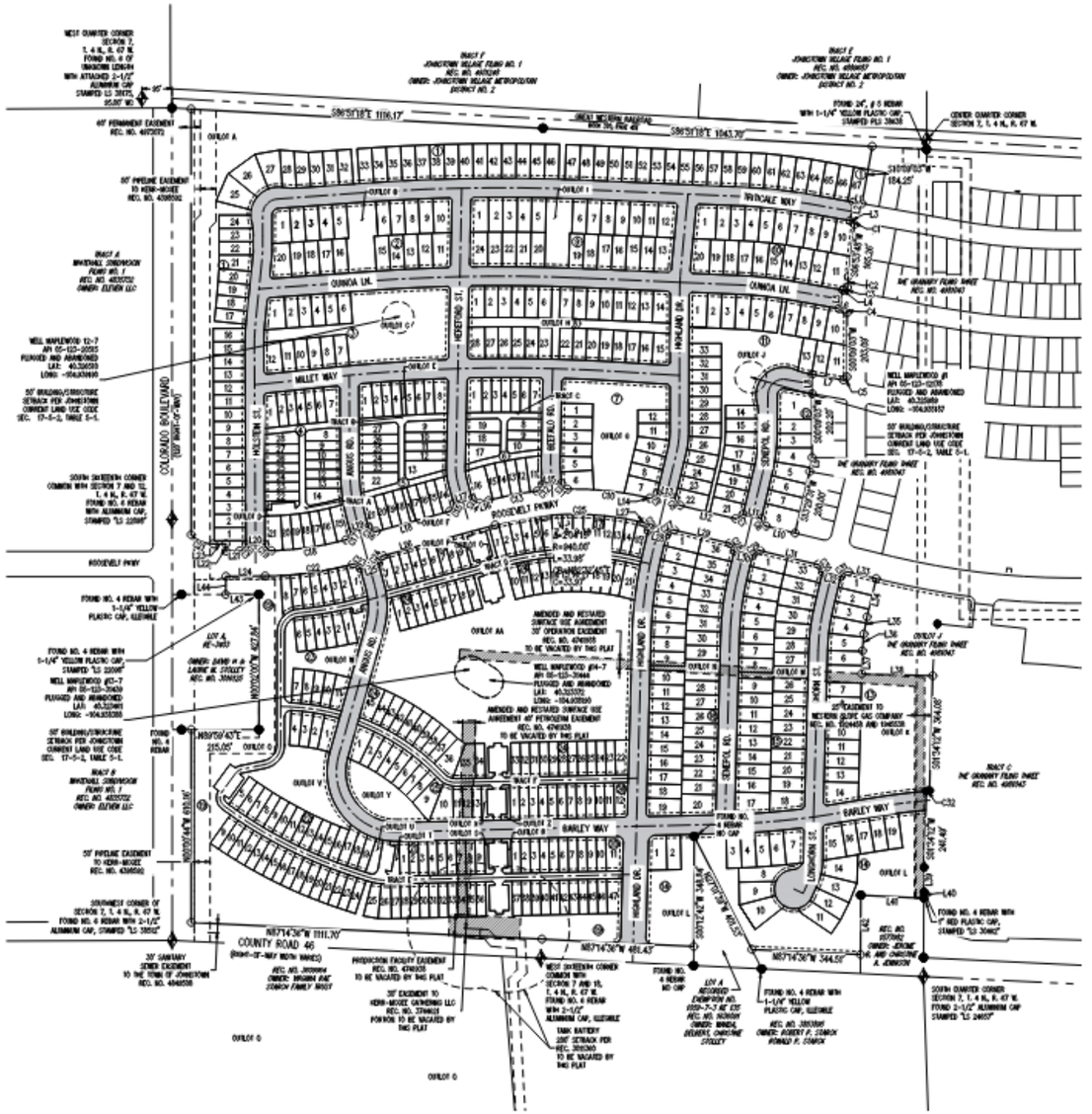
- New lot typicals
- New cottage-style housing products
- Additional parks and open space

Granary Preliminary Plat

This preliminary plat includes usable open space, connective trails within the development, and amenity sites for future playgrounds.

This preliminary plat includes a variety of lot sizes to accommodate changing market conditions, in conformance with the approved ODP Amendment. This is reflected here with the smaller lot sizes with rear-loaded single-family detached, cottage-style homes.

5% of this new density (approved via Ordinance 2025-278) is earmarked for affordable housing units, as committed by Hartford Homes, LLC.



Key Points for Land Uses:

- Approximately 118 acres in size
  - 33.318 acres dedicated to open space.
- 265 - 30 x 110 lot sizes for the rear load single-family detached (cottage) and single-family attached (duplex)
- 96 – 42 x 100 lot sizes for the front load single-family attached (duplex)
- 230 – 45 x 110 front load single-family detached

- The approved ODP shows a maximum of 1,178 total dwelling units for the development project at full build.
  - This preliminary plat, if approved, would bring the total number of dwelling units to 1,092, at full build.
- The density will be maintained at 4 dwelling units per acre, per the approved ODP amendment.
- Granary development will maintain the approved minimum of 30% open space required for the overall development.
  - 30.229% total open space for the development project at full build.

- During the November 17th, 2025, public hearing for the ODP Amendment, Hartford Homes pledged to dedicate 5% of the new density to affordable housing. This preliminary plat will assist Hartford Homes in making housing more affordable within our community.

Staff Recommendation

Staff recommends that the Planning and Zoning Commission recommend to the Town Council approval of SUB26-0001, the Preliminary Plat for Granary Filing 3.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission recommends that the Town Council approve SUB26-0001; the Preliminary Plat for Granary Filing 3.

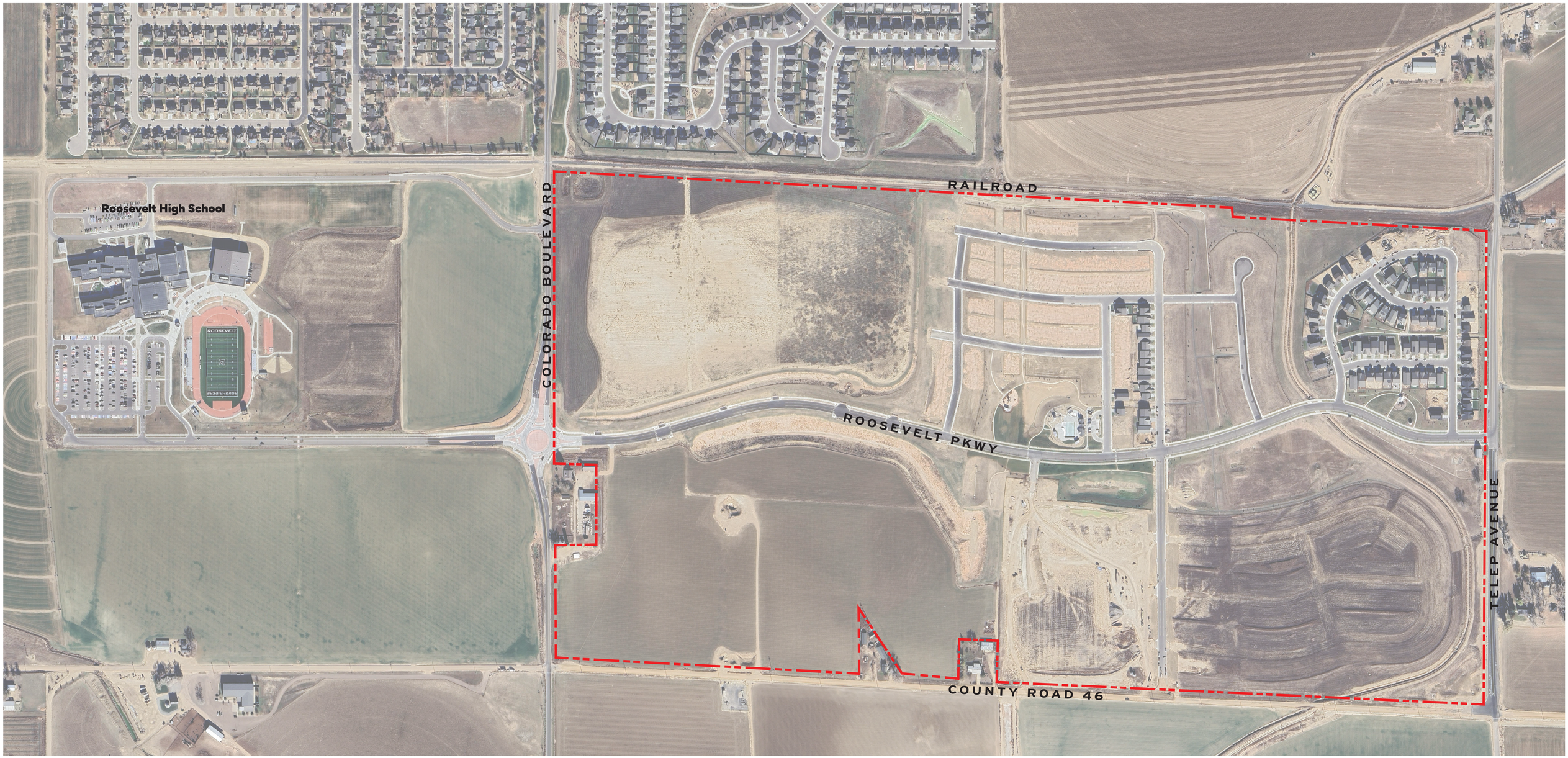
Questions for staff?



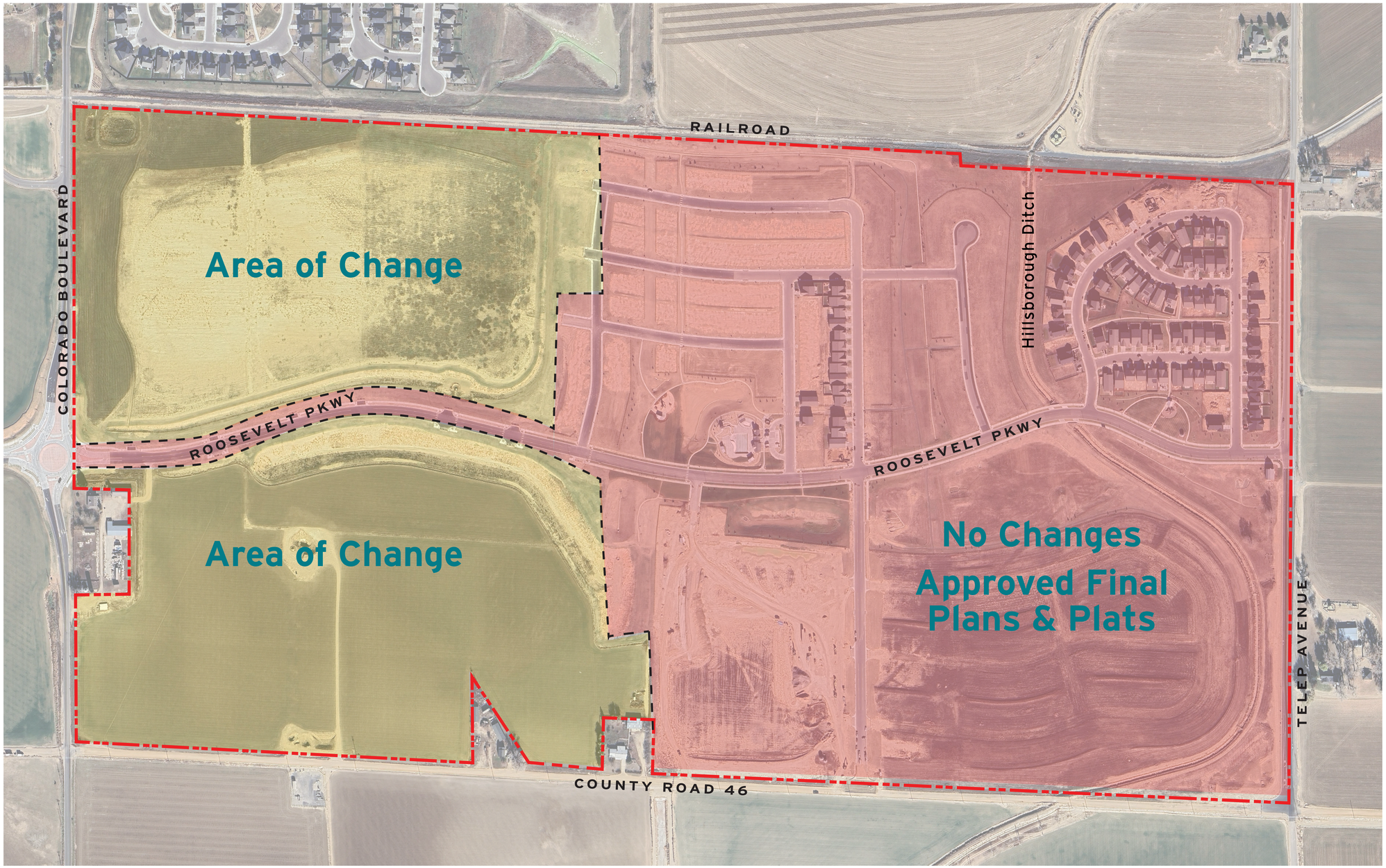
Granary

Preliminary Plat
Planning and Zoning Commission

Existing Aerial



Area of Change



Why Plan is Changing:

- New Products types (Cottages & Duplexes) better meet market demand for lower entry costs and stage of life needs (ranches with main floor primary bedroom)
- Well closures and capping in south-west area reduce well setback areas

Amenities Added:

- Two (2) additional parks
- Additional trail connections

New Product: Cottages (rear alley load)





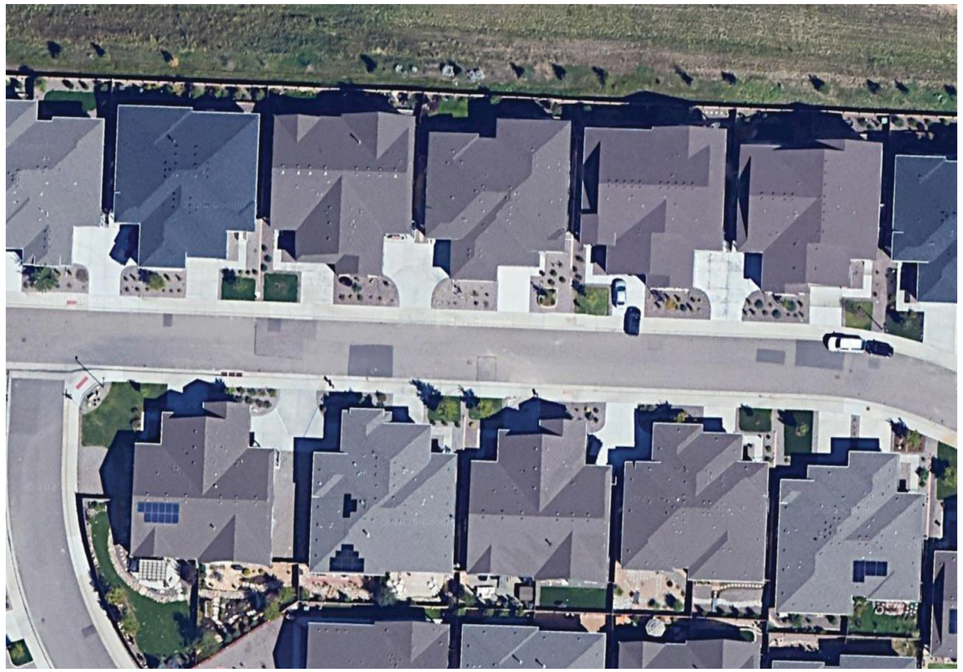






NOTE:
ELEVATIONS ARE EXAMPLES OF PRODUCT TYPE. ACTUAL ELEVATIONS MAY VARY FROM THE ABOVE IMAGES.

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.

HARTFORD HOMES RVi Galloway

Granary

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

Central Park Pool House: Under Construction

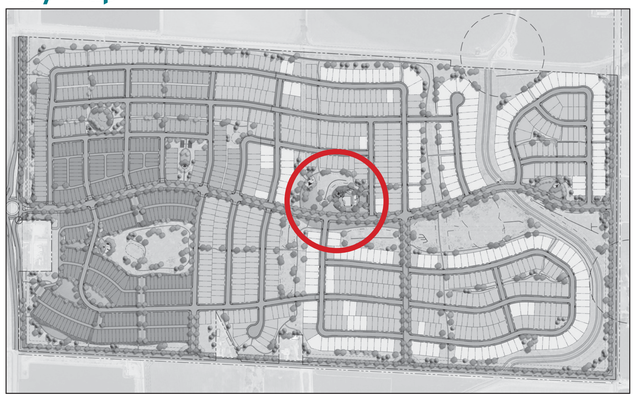


View looking west of Pool House and Park



Pool Slide Architecture

Key Map



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



Rear Pool-side Elevation

HARTFORD HOMES · RVi · Galloway

Granary

Central Park Pool and Playground: Under Construction

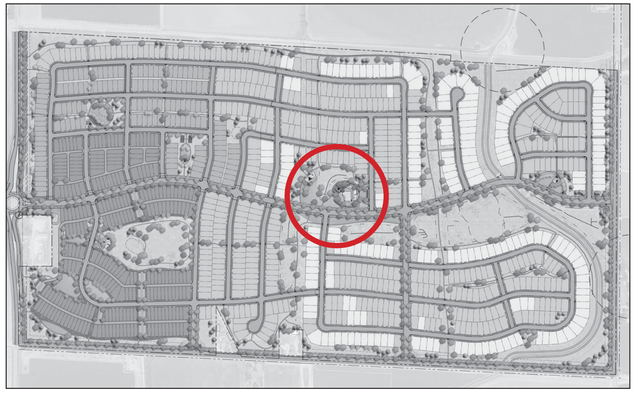


Pool Slide and Pool



Central Playground

Key Map



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

HARTFORD HOMES | RVi | Galloway

Granary

ODP Amendment - Approved by Town Council



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:

1. 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.
2. 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.

200' 0 200' 400' NORTH

HARTFORD HOMES | RVi | Galloway

Granary

PDP Amendment (Illustrative) - Administrative Approval



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

0 200' 400' 800'

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.

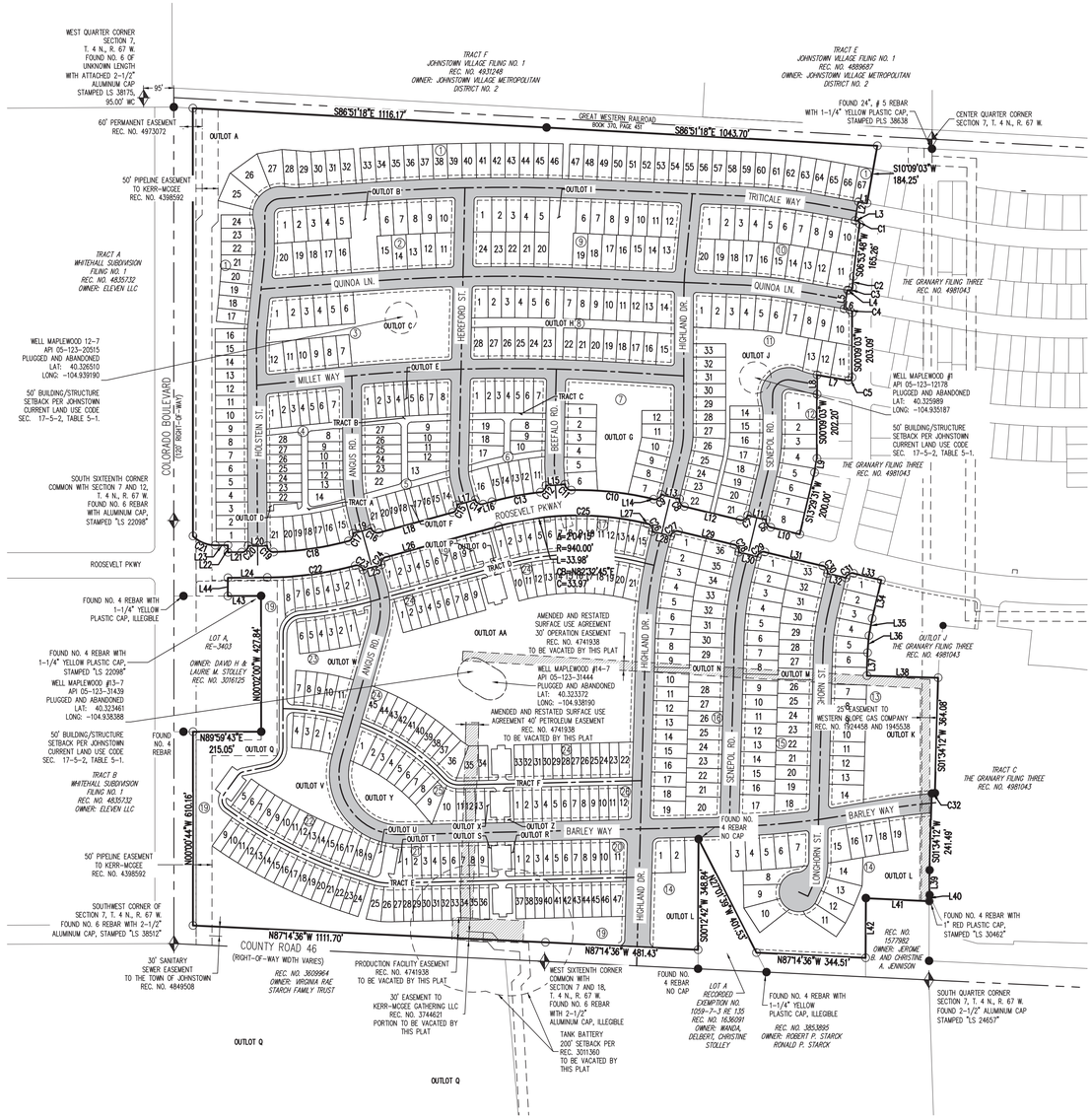
HARTFORD HOMES RVi Galloway

Granary

Preliminary Plat

THE GRANARY AMENDMENT 1

TRACT A AND B, THE GRANARY FILING THREE
LOCATED IN THE SOUTH HALF OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF JOHNSTOWN, COUNTY OF WELD, COLORADO



N

0 50 100 200

SCALE: 1"=200'

LEGEND

- FOUND 24", NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911" UNLESS OTHERWISE NOTED
- SET 24", NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED "PLS 38638" UNLESS OTHERWISE NOTED
- AUQUOT CORNER (AS DESCRIBED)
- PROPERTY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- REC. NO. RECEPTION NUMBER
- BLOCK NUMBER
- PUBLIC RIGHT OF WAY DEDICATED WITH THIS PLAT

PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L1	N79°50'57"W	27.58
L2	S10°09'03"W	60.00
L3	S79°50'57"E	6.37
L4	N79°50'57"W	4.18
L5	S10°09'03"W	60.00
L6	S79°50'57"E	17.62
L7	N79°50'57"W	99.78
L8	S0°09'03"W	60.93
L9	S9°18'38"W	45.00
L10	N76°30'29"W	93.73
L11	N76°30'29"W	60.00
L12	N76°30'29"W	180.00
L13	N76°30'29"W	60.00
L14	N76°30'29"W	1.46
L15	S85°51'18"W	60.00
L16	S74°38'28"W	28.44
L17	S74°38'28"W	60.00
L18	S74°38'28"W	239.91
L19	S74°38'47"W	60.00
L20	S89°29'28"W	60.00
L21	S89°41'22"W	43.71
L22	N0°03'48"E	22.59
L23	S89°56'00"W	40.11
L24	N89°41'22"E	124.07
L25	S74°38'30"W	60.00
L26	N74°38'28"E	368.35
L27	S76°30'29"E	1.46
L28	N76°30'29"W	60.00
L29	S76°30'29"E	180.00
L30	N76°30'29"W	60.00
L31	S76°30'29"E	187.45
L32	N76°30'29"W	60.00
L33	S76°30'29"E	90.00
L34	S13°29'31"W	125.00
L35	N10°41'35"E	54.97
L36	N4°35'25"E	53.75
L37	S1°34'12"W	72.57
L38	S88°25'48"E	224.58
L39	S0°13'00"W	78.24
L40	S2°29'50"W	19.70
L41	N87°15'06"W	199.97
L42	S0°13'00"W	187.94
L43	S89°58'34"W	104.98
L44	N0°03'22"E	57.38

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	86°44'45"	15.14	10.00	S36°28'32"E	13.73
C2	3°52'26"	34.48	510.00	S04°57'35"W	34.47
C3	97°07'40"	16.95	10.00	S51°35'11"W	14.99
C4	80°00'00"	13.96	10.00	S39°50'57"E	12.86
C5	100°00'00"	17.45	10.00	S50°09'03"W	15.32
C6	90°00'00"	31.42	20.00	N31°30'29"W	28.28
C7	90°00'00"	31.42	20.00	S58°29'31"W	28.28
C8	90°00'00"	31.42	20.00	N31°30'29"W	28.28
C9	90°00'00"	31.42	20.00	S58°29'31"W	28.28
C10	14°35'10"	259.67	1020.00	N83°48'04"W	258.97
C11	87°41'13"	30.61	20.00	N47°15'03"W	27.71
C12	86°46'06"	30.30	20.00	S39°59'36"W	27.48
C13	8°45'11"	155.83	1020.00	S79°01'04"W	155.67
C14	90°00'00"	31.42	20.00	N60°21'32"W	28.28
C15	90°00'00"	31.42	20.00	S29°38'28"W	28.28
C16	90°00'00"	31.42	20.00	N60°21'32"W	28.28
C17	90°11'32"	31.48	20.00	S29°44'14"W	28.33
C18	11°34'58"	202.16	1000.00	S80°37'29"W	201.81
C19	91°10'46"	31.83	20.00	N45°54'01"W	28.57
C20	90°00'00"	31.42	20.00	S44°41'22"W	28.28
C21	44°26'08"	77.55	100.00	N67°47'54"W	75.63
C22	14°52'37"	280.42	1080.00	N82°15'03"E	279.64
C23	89°49'43"	31.36	20.00	S60°16'24"E	28.24
C24	89°59'14"	31.41	20.00	N29°38'51"E	28.28
C25	28°51'03"	473.33	940.00	N89°04'00"E	468.34
C26	90°00'00"	31.42	20.00	S31°30'29"E	28.28
C27	90°00'00"	31.42	20.00	N58°29'31"E	28.28
C28	90°00'00"	31.42	20.00	S31°30'24"E	28.28
C29	90°00'00"	31.42	20.00	N58°29'31"E	28.28
C30	90°00'00"	31.42	20.00	S31°30'29"E	28.28
C31	90°00'00"	31.42	20.00	N58°29'31"E	28.28
C32	0°13'56"	10.25	2530.00	S84°53'28"W	10.25

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

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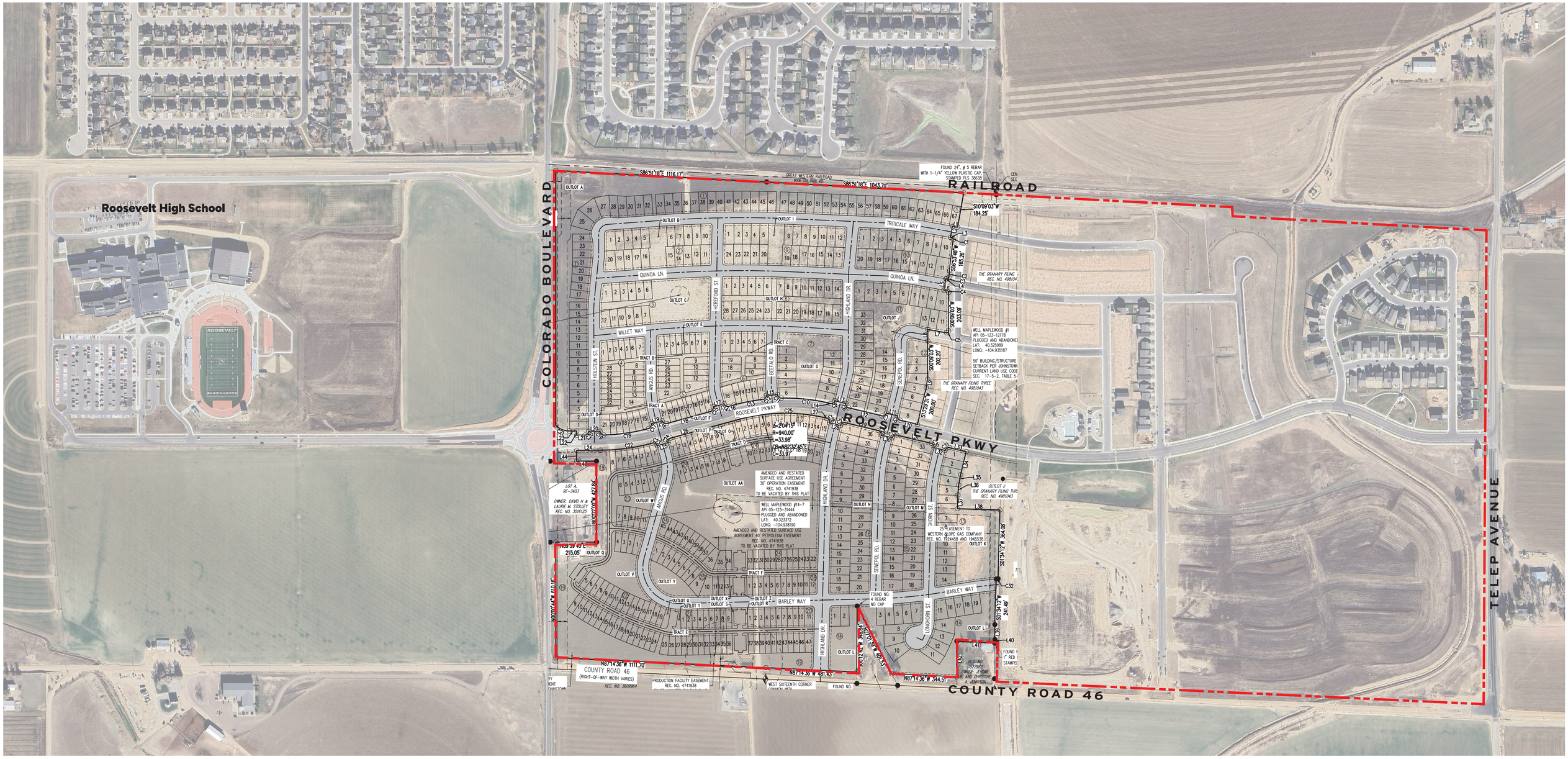
THE GRANARY AMENDMENT 1
TRACT A AND B, THE GRANARY FILING THREE
LOCATED IN THE SOUTH HALF OF SECTION 7,
TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M
TOWN OF JOHNSTOWN, WELD COUNTY, COLORADO,

#	Date	Issue / Description	Init.

Project No:	HFH000075.10
Drawn By:	AN
Checked By:	JJM
Date:	12/24/2025

HARTFORD HOMES
RVi
Galloway
Granary
Page 180 of 225

Existing Aerial with Plat Overlay



Hartford Contributions / Improvements to Johnstown Community

Roosevelt & Colorado Blvd Roundabout

Granary Development entered into the Colorado Blvd and Roosevelt Parkway Roundabout agreement. Granary Development is responsible for $1,000,000 contribution towards this offsite improvement.

With this agreement, Granary Development assisted in the design and construction of the Roundabout including design revisions on the Granary Filing No.3 Roosevelt tie in.

Roosevelt Parkway Connection

Roosevelt Parkway was completed 100% during Filing No.3 construction to help facility traffic movements through the neighborhood and surrounding areas.

Galloway Drive Connection

Galloway Drive was completed 100% during the Filing No.3 construction to help facility traffic movements through the neighborhood and surrounding areas.

Telep Drive Connection

Telep Drive was also completed 100% during the Filing No.3 construction to help facility traffic movements through the neighborhood and surrounding areas.

CR 46 Improvements

CR 46 is currently under construction and will be completed 100% by the spring of 2027. This is one of the final main off site improvements that was critical to utilize the SID that we were able to get approved for the Filing No.3 project.

Review and Approval Criteria per 17-2-2(D)(2)

Requirement	Granary Preliminary Plat
a. The application is in accordance with the Comprehensive Plan, and in particular, the physical development patterns and concepts of the plan	• L1.2. Require connectivity of street and trail networks into and beyond new development, ensuring connection opportunities for future development on adjacent undeveloped lands, and creating safe routes to schools. • L1.3. Create a measurable standard to require affordability/attainability, and universal design, in a certain percentage of housing units within new residential developments, or seek other techniques to address long term affordability in the community. 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. • L1.4. Address long-term livability options for seniors by encouraging developments with universal design features and continuing care retirement communities (CCRCs). • L3.2. Update land use regulations to encourage development to have agricultural elements and themes (e.g. orchards, community gardens, re-purposing agricultural structures, etc.) into their design. • M1.4. Update land use regulations to include requirements for bike lanes and multi-modal trails to ensure connectivity with current and future development—within and adjacent to Town boundaries.
b. The development and infrastructure are arranged in a manner to minimize impacts on geologic hazards, environmentally sensitive areas, wildlife habitat, or other natural features of the land.	Existing plugged and abandoned wells have been incorporated into open space areas with the required Johnstown code setbacks of 50' (Table 5-1, footnote 4)
c. The arrangement and proposed design of streets, open spaces, and blocks meet the development and design standards of this code and are coordinated with existing or potential development on adjacent property.	Streets - meets all required block lengths, intersection spacing, classification Open Space - meets the ODP 30% requirement, organized around P&A wells and Hillsborough Collector Street with Multi-modal sidewalk is connected to Roosevelt High School
d. The proposed blocks and lots are capable of meeting all development and site design standards of the applicable zoning district.	All proposed block and lots meet the standards outlined in the Johnstown Land Use and Development Code as well as the Approved Granary ODP for lot size, types, setbacks

Review and Approval Criteria per 17-2-2(D)(2)

e. The application demonstrates preliminary feasibility of being able to meet the design, construction, performance, and maintenance requirements for all required improvements.	This Preliminary Plat has been submitted concurrently with the PDP Amendment that further demonstrates the proposed plan is able to the design of the ODP, all construction requirements and will continue to work with Town for DA on maintenance requirements
f. Phasing is clearly indicated and demonstrates a logical and coordinated approach to development, and the timing, location, and construction of amenities is consistent throughout phases.	Phasing plans were submitted to the Town and outline logical development pattern. Hartford built out full length of Roosevelt Parkway in order to better serve residents and community
g. Any impacts identified by specific studies or technical reports, including a review of stormwater, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.	Granary technical reports for utilities, traffic or other impacts address mitigation and improvements that have been coordinated and accepted by The Town of Johnstown
h. The design does not impede the construction of anticipated or planned future public infrastructure or other development within the area.	The design does not impede construction of any currently planned public infrastructure or other developments in the area. The development does to help to facilitate vehicular and multi-modal connection across the site with the build out of Roosevelt Parkway.
i. The plat has addressed issues of professional staff or any other public entity or review agencies asked to officially review the preliminary plat and received positive recommendations.	All comments received by the Town and referral agencies have been addressed in a timely manner.



Thank you

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

Town Council Agenda Communication

Agenda Date: March 16, 2026

Subject: Ordinance 2026-288: Amending Section 8-81 of the Johnstown Municipal Code Concerning Truck Routes

Attachments:
1. Ordinance 2026-288
2. Exhibit A - Truck Routes Map
3. 2026 Truck Routes Presentation Council

Presented by: Jeff Strossner, Chief of Police

Agenda Item Description:

This ordinance was first reviewed and discussed at the Town Council Work Session on February 23, 2026.

The Town's municipal code regulates "Mandatory routes for overweight trucks," prohibiting travel of all overweight vehicles on all streets, alleys, viaducts, bridges or other public ways in the Town except on designated truck routes. Generally, ordinances of this type are designed to protect roadways from heavy commercial vehicle traffic. The current ordinance is not limited as such and defines any overweight truck as being more than 7,000 pounds. In effect, nearly any resident driving a newer pick-up truck is going to be considered overweight and in violation of driving on Town roads. For example, many modern half-ton pick-up trucks have a gross vehicle weight rating (GVWR) between 6,000-7,500 pounds. Larger personal trucks in the heavy-duty category, like Ford F-250/350 or GMC 2500/3500, can start at 8,500 pounds and go significantly higher depending on tow capacity.

The draft ordinance before you today changes the focus from regulating any overweight truck to regulating heavy trucks involved in commerce, commonly known as Commercial Motor Vehicles (CMV). Commercial motor vehicles are defined within the United States Code of Federal Regulations (CFR) and Colorado Revised Statutes (CRS).

A CMV according to 49 CFR §390.5 defines a CMV as "any self-propelled or towed motor vehicle used on a highway in interstate commerce to transport property or passengers when the vehicle:

1. Has a gross vehicle weight rating or gross combination weight rating, or gross vehicle weight or gross combination weight, of 4,536 kg (10,001 pounds) or more, whichever is greater; or

2. Is designed or used to transport more than 8 passengers (including the driver) for compensation; or

3. Is designed or used to transport more than 15 passengers, including the driver, and is not used to transport passengers for compensation; or

4. Is used in transporting material found by the Secretary of Transportation to be hazardous under 49 U.S.C. 5103 and transported in a quantity requiring placarding under regulations published by the Secretary under 49 CFR, subtitle B, chapter I, subchapter C."

Colorado has two definitions of a CMV. The first definition, CRS §42-1-102(17.5), is any "vehicle used to transport cargo or passengers for profit, hire, or to otherwise further the purposes of a business or commercial enterprise." In other words, a resident using any type of vehicle to further their commercial business is operating a CMV. The second definition, CRS §42-4-235, is more specific and closely aligns with the CFR definition regarding large vehicles. The notable difference between the CRS §42-4-235 and the CFR follows:

- Colorado elevated the GVWR from 10,001 pounds to 16,001 pounds for intrastate commerce only.
- Added the same weight consideration to vehicles that transport people.
- Added commercial tow trucks without regard to weight classifications.

The proposed ordinance revision uses the general definition of a CMV as outlined in CRS §42-1-102(17.5) but adopts the weight standards outlined in the Code of Federal Regulations. This protects residential streets and the Parish Ave corridor from all commercial truck traffic over 10,001 pounds from traveling on the roadway. If the C.R.S. weight were adopted, CMVs up to 16,000 pounds would be allowed on Parish, Telep, Charlotte, and other potential "cut-through" town streets. The ordinance does not apply to any vehicle not involved in commerce, specifically exempting recreational vehicles (travel trailers, 5th wheels, and motorhomes), and covered farm vehicles as defined in the 49 CFR §390.5.

It is important to note that changing the ordinance to focus only on CMVs would not prevent a farm semi-truck operated by a farmer or farm employee, or a privately owned pick-up truck towing a large RV trailer from driving down Parish Ave or Telep. If the intent is to prevent all heavy truck traffic on Parish Ave and other municipal roadways, the ordinance should remain a heavy vehicle ordinance, but it would still be recommended to modify the GVWR or gross vehicle combined weight rating (GCWR) to properly regulate traffic. Further, identifying exemptions would become more difficult due to the heavier weights personal trucks and trailer combinations.

Additionally, a new truck route map is attached to this ordinance for review. Some of the significant changes on this map compared to what is currently found online publicly include:

- Elimination of displaying WCR 17 as a designated truck route in Weld County.
- Addition of WCR 13 (Colorado Blvd) as truck route from Hwy 34 south to WCR 38 (Preferred by Weld County)
- Addition of WCR 44, from I-25 to Colorado Blvd
- Addition of High Plains from Hwy 60 to CR 14, and from Hwy 34 to LCR 18. The plan is for High Plains to be a north - south truck route when completed.
- Addition of Ronald Reagan Blvd and I-25 frontage road from Ronald Reagan to LCR 14/WCR 50
- Addition of Larimer Pkwy from Hwy 34 to Ronald Reagan Blvd.

- LCR 14 from frontage road to WCR 13

These routes were chosen based on the past truck route map, common use of the roadways, future roadway expansion plans, and after consulting with both Larimer and Weld Counties to identify their preferences regarding county roads being displayed on a map that will be made publicly available. It is recommended that due to the rapid growth of the community, the Town Manager be given the flexibility to modify truck route maps at the recommendation of Town Planning, Engineering, Public Works, and the Police Department without the approval of Town Council for each iteration.

Strategic Plan Alignment:

Safe & Welcoming Community

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

Legal Advice:

Drafted and reviewed by Town Attorney

Financial Advice:

NA

Recommended Action:

Town staff recommends approval of Ordinance 2026-288 amending section 8-81 of the Johnstown Municipal Code Concering Truck Routes.

Suggested Motions:

For Approval: I move to approve Ordinance 2026-288, amending Section 8-81 of the Johnstown Municipal Code Concerning Truck Routes on first reading.

For Denial: I move to deny Ordinance 2026-288, amending Section 8-81 of the Johnstown Municipal Code Concerning Truck Routes on first reading.

Approval with conditions: I move to approve Ordinance 2026-288 with the following conditions.....

Reviewed and Approved for Presentation



Town Manager

TOWN OF JOHNSTOWN, COLORADO
ORDINANCE NO. 2026-288

AN ORDINANCE AMENDING SECTION 8-81 OF THE JOHNSTOWN MUNICIPAL CODE CONCERING TRUCK ROUTES

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, by Ordinance 2008-807, approved on June 16, 2008, the Town Council codified Section 8-83 (subsequently renumbered to Section 8-81) of the Johnstown Municipal Code, adopting a designated truck route for trucks weighing over 7,000 pounds empty weight and prohibiting such vehicles, with limited exception, from travelling on Town streets, highways, public ways or portions thereof; and

WHEREAS, given the Town's growth since 2008 and additional federal regulations concerning commercial vehicles, the Town's Chief of Police recommends that the Town Council amend Section 8-81 of the Johnstown Municipal Code to prohibit all commercial motor vehicles over ten thousand (10,000) pounds gross vehicle weight rating or gross combination weight rating, which do not include recreational vehicles or certain farm vehicles, from travelling on Town streets, highways, public ways or portions thereof unless such vehicles have a destination within the Town and use the shortest route to reach such destination; and

WHEREAS, the Chief of Police also recommends that the Town Council designate new truck routes for the Town, as shown on Exhibit A; and

WHEREAS, based on the Chief of Police's recommendation, the Town Council desires to amend Section 8-81 of the Johnstown Municipal Code and to designate new truck routes for the Town; and

WHEREAS, the Town Council finds, determines and declares that this Ordinance is promulgated under the general police power of the Town and is in the best interests of the Town.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are affirmed and incorporated herein.

Section 2. Section 8-81. Section 8-81 of the Johnstown Municipal Code is hereby repealed and reenacted to read as follows:

Sec. 8-81. Mandatory routes for commercial vehicles.

(a) All commercial motor vehicles, as defined in Section 42-1-102(17.5), C.R.S., as amended ("CMV"), with a gross combination weight rating or gross vehicle weight rating of 10,001 pounds or more, and vehicles transporting hazardous materials that require federal placarding ("HMV"), are prohibited from traveling on streets, highways, public ways or portions thereof in the Town except on designated truck routes

(b) Any person operating a CMV or HMV upon a street, highway, public way or portion thereof that is not a truck route shall use the shortest route between the established truck route and point of delivery and shall have in his or her possession a log book, delivery slip or other evidence of his or her point of origin and destination to justify the presence of the vehicle upon such route. Failure to produce such evidence upon the request of a police officer shall be prima facia evidence of a violation of this Section. No person operating a CMV or HMV shall cut between designated truck routes on prohibited streets, highways, public ways or portions thereof.

(c) For purposes of this Section, a CMV does not include recreational vehicles or covered farm vehicles as defined in 49 C.F.R. §390.5.

(d) The Town Manager is hereby delegated authority to amend truck routes or to designate additional truck routes in the Town. Once designated, the Town shall post signs identifying the truck routes. The Town Clerk shall keep a map of the designated truck routes available for public inspection.

Section 3. Designated Truck Routes. The truck routes shown on Exhibit A, attached hereto and incorporated herein by reference, are hereby designated as the truck routes for the Town, as amended from time to time.

Section 4. 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 5. Repealer. All ordinances, or parts thereof, inconsistent herewith are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revise any ordinance, or part thereof, heretofore repealed.

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 _____, 2026.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By:_____ By:_____
Meghan Martinez, Town Clerk Michael P. Duncan, Mayor

PASSED UPON FINAL APPROVAL AND ADOPTED on second reading by the Town Council of the Town of Johnstown, Colorado, this _____ day of _____, 2026.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By:_____ By:_____
Meghan Martinez, Town Clerk Michael P. Duncan, Mayor

EXHIBIT A
TRUCK ROUTE

Johnstown Truck Routes

Kelim
US Highway 34
Highway 34
Ronald Reagan Blvd
Thompson Pkwy
Farmers Ditch
Hisboro Ditch
N Frontage Rd
SE Frontage Rd
County Road 13
County Road 17
County Road 21
County Road 17 1/2
5059 ft
E County Road 18
County Road 54
Hardman
E County Road 16
County Road 52
Circle 52
E State Highway 60
E County Road 14
County Road 50
4945 ft
TWIN MOUNDS
5124 ft
Brunner Blvd
County Road 48 1/2
N 2nd St
State Highway 60
Johnstown
Buda
Clark
Kahler
Pulliam
County Road 46
Hillsboro Ditch
County Road 44
County Road 7
County Road 11
County Road 15 1/2
County Road 19
S Quentine Ave
County Road 42
Bunyan
I25 Frontage Rd
County Road 9
County Road 40
5152 ft
County Road 38
Wildcat

The data shown on this map was prepared by the Town of Johnstown. The features contained within the attached data are general representations of the features shown. The Town makes no representation of warranty as to its accuracy or completeness, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any features therein.

County Roads
Johnstown Roads
Miles
0 0.5 1 2 3 4

Author: Cody Yager
Scale: 1:55,000
Date Exported: 10/14/2025 12:16 PM
Map Location: J:\GIS\Requests\TruckRoutes

Council Worksession

January 26, 2026

TRUCK ROUTES

Why change?

Current ordinance –

1. General to **all** trucks
2. Prohibits trucks over 7,000 pounds “empty weight”
   - Assume “empty weight” is curb weight
   - Curb weights = GVWR – payload capacity
3. Many of today’s modern personal pick-up trucks are over 7,000 curb or GVWR
   - By default, many residents’ personal vehicles are over the limit and violate the ordinance everyday

Proposed Ordinance

1. Focuses solely on Commercial Motor Vehicles.
   a) Regulates heavy commercial traffic
   b) Does not penalize residents with large pick-up trucks or RVs for personal or recreational purposes.
2. Uses the general definition of CRS for a commercial vehicle – "involved in commerce"
3. Adopts 49 CRF 390.5 definition of a CMV regarding weight classifications.
   a) Over 10,001 pounds

CMV Examples











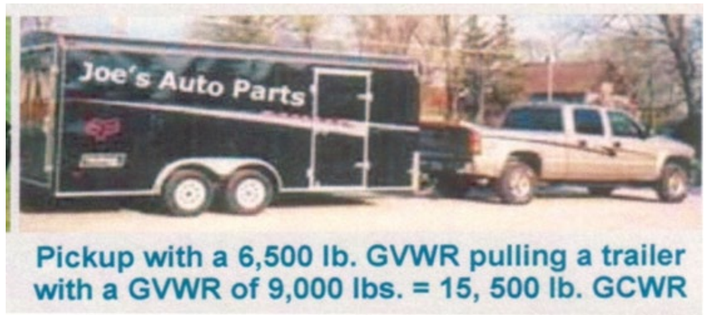


Johnstown
COLORADO

CMV Examples







Pickup with a 6,500 lb. GVWR pulling a trailer with a GVWR of 9,000 lbs. = 15, 500 lb. GCWR

GVWR 12200 LBS



GVWR 17200 LBS

(OVER 10000 LBS GVWR)





GCWR
>10,000lbs.

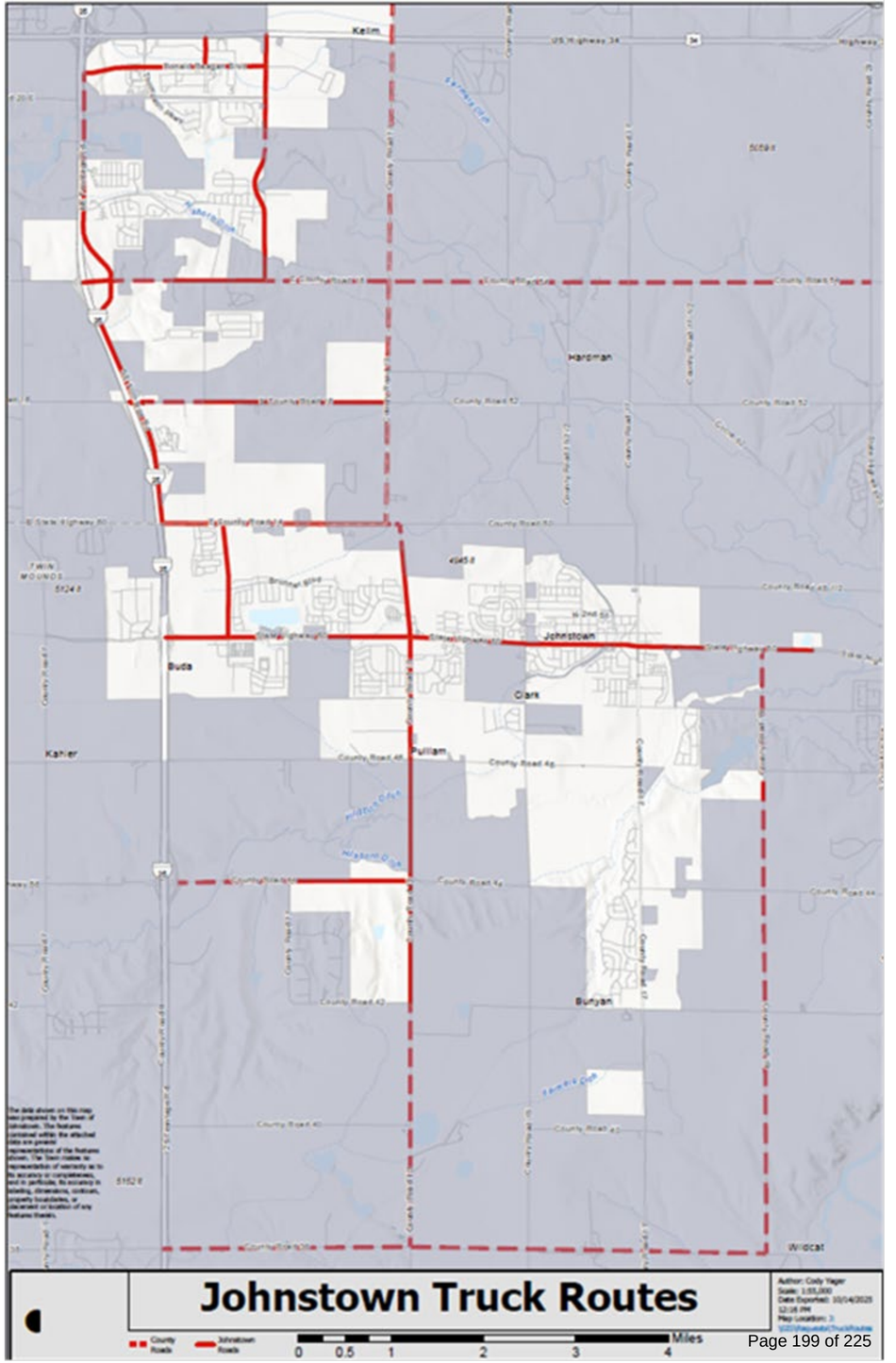




If involved in commerce and over 10,000 lbs., vehicle is subject to new ordinance.
Further, if the combination is over 26,001 lbs., the driver is required to have a CDL.

Truck Route Map

- Reviewed by Town
- Reviewed by Weld Cty
- Reviewed by Larimer Cty



Questions to Consider

1. Should ordinance apply only to CMVs or all trucks, including personal and RVs?
2. What weight is appropriate?
   a. 10,001 or more (Federal Motor Carrier Administration definition)
   b. 16,001 or more (Colorado CRS definition)
3. Can Town Manager have delegated authority to change the truck route map as development occurs?

Johnstown
COLORADO

Questions?

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

Town Council Agenda Communication

Agenda Date: March 16, 2026

Subject: Ordinance 2026-289: Amending Sections 7-1 and 7-6 and Article V of Chapter 7 of the Johnstown Municipal Code Concerning Respectively Service of Notices to Abate Nuisances and Weeds, Grass, and Brush Regulations

Attachments: 1. Ordinance 2026-289

Presented by: Jeff Strossner, Chief of Police

Agenda Item Description:

This item was reviewed and discussed at the Town Council Work Session on February 23, 2026.

The current weed ordinance was last revised in 2020. Through the experience of our Community Service Officer staff, some provisions of the existing ordinance are somewhat ambiguous regarding how to enforce abatement. For example, residential property owners are held to different standards than commercial property owners, who are allowed to mow a 10" buffer around their property while maintaining the interior height of weeds and brush to grow to 12". The ordinance provides no clarity regarding the expectations of undeveloped property and whether it should be treated as commercial or residential.

Additionally, the focus of Town mitigation efforts has been on mowing weeds to a specified height. Unfortunately, the mowing of weeds is a short-term suppression effort that effectively spreads seeds and often requires additional control strategies. Utilizing an Integrated Weed Management Plan (IWMP) is the recommended practice of state and county weed management agencies. IWMP is the practice of utilizing combinations of biological, chemical, mechanical, and cultural methods to effectively manage weeds.

- Biological management techniques usually refer to exposing weed populations to an insect, animal or other plant that either directly preys on the weed or vigorously competes with the weed for space, nutrients, and water.
- Chemical methods usually involve the application of herbicides onto a weed infestation, some of which are to designed to attack specific species of noxious weeds.
- Mechanical methods include mowing, cutting, disking, and hand pulling.
- Cultural controls may include planting of natural grasses to compete against the weeds. The planting of competing natural vegetation, such as Colorado native grasses, through seeding or the use of hydro-mulch is recognized as a viable method for preventing or slowing down the invasion of non-native plant species and are both a means of erosion control and water conservation.

The newly re-written ordinance seeks to create clear definitions and expectations regarding all

developed property and undeveloped property annexed into the Town. Revisions to the ordinance were based on the Colorado Department of Agriculture, both the Weld County and Larimer County offices for weed control, ordinances in neighboring jurisdictions, and the CSU Extension. (Please refer to the links below regarding weed management resources.)

Below are a few highlights of the proposed ordinance changes:

- Places both the owner or occupant as being responsible, rather than just the owner.
- Changed weed height from 6" to 8", making it consistent with surrounding communities.
- Eliminate the distinction between residential property and commercial property
- Create a distinction between all developed property and undeveloped property with regulatory guidelines established for each type.
- Change the notification period for abatement from 3 days to 7 days, allowing at least one weekend to accomplish the mitigation.
- Defines due process with both an administrative appeal and legal appeal.
- Created a new section pertaining specifically to grass and native grasses.
- Modified provisions for service of notice.
- Ensured due process rights for protests of abatement notices.
- Added specific language pertaining to noxious weeds

Resources

Colorado Dept. of Agriculture

- https://ag.colorado.gov/conservation/noxious-weeds/weeds-101
- https://ag.colorado.gov/conservation/noxious-weeds/education-and-outreach-materials
- https://drive.google.com/file/d/1Tq8aaYOIvuozdTiOprRDeNd789OygQmb/view (IRM Handbook linked from state website)

County Resources

- https://www.larimer.gov/naturalresources/weeds/control
- https://www.larimer.org/sites/default/files/uploads/2017/webpresentation.pdf
- https://www.weld.gov/Government/Departments/Public-Works/Weed-Management/Controlling-Weeds
- https://www.weld.gov/files/sharedassets/public/v/1/departments/public-works/documents/managing_weeds_drought.pdf

CSU Extension Office

- https://extension.colostate.edu/resource/weed-management/
- https://cmg.extension.colostate.edu/Gardennotes/581.pdf
- http://extension.colostate.edu/resource/native-grasses-for-use-in-colorado-landscapes/

Miscellaneous

- https://longmontcolorado.gov/wp-content/uploads/2024/07/IWMP-Final_050516.pdf
- Colorado Weed Management Association - https://www.cwma.org/weed-information
- Colorado Native Grass Guide - https://coloradonativegrass.org/wp-

content/uploads/2024/05/CO-Native-Grass-Installation-and-Maintenance-Manual-1-29-2024.pdf

Strategic Plan Alignment:

Safe & Welcoming Community

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

Legal Advice:

Drafted and reviewed by the Town Attorney.

Financial Advice:

NA

Recommended Action:

Staff recommends approval of Ordinance 2026-289.

Suggested Motions:

For Approval: I move to approve Ordinance 2026-289, Amending Sections 7-1 and 7-6 and Article V of Chapter 7 of the Johnstown Municipal Code Concerning Respectively Service of Notices to Abate Nuisances and Weeds, Grass, and Brush Regulations on first reading.

For Denial: I move to deny Ordinance 2026-289, Amending Sections 7-1 and 7-6 and Article V of Chapter 7 of the Johnstown Municipal Code Concerning Respectively Service of Notices to Abate Nuisances and Weeds, Grass, and Brush Regulations on first reading.

Approval with conditions: I move to approve Ordinance 2026-289, with the following conditions....

Reviewed and Approved for Presentation



Town Manager

TOWN OF JOHNSTOWN, COLORADO
ORDINANCE NO. 2026-289

AN ORDINANCE AMENDING SECTIONS 7-1 AND 7-6 AND ARTICLE V OF CHAPTER 7 OF THE JOHNSTOWN MUNICIPAL CODE CONCERNING RESPECTIVELY SERVICE OF NOTICES TO ABATE NUISANCES AND WEEDS, GRASS AND BRUSH REGULATIONS

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, Chapter 7 of the Johnstown Municipal Code contains nuisance regulations including those related to weeds and brush; and

WHEREAS, after discussion with Town staff during a work session on February 23, 2026, the Town Council desires to amend certain provisions within Chapter 7 to modify the procedures to serve notices to abate nuisances and modify the Town's regulations concerning weeds and brush; and

WHEREAS, among other revisions, the revised regulations: include grass regulations and differentiate between native and non-native grass; contain different weed, grass and brush standards for developed and undeveloped property; provide that weeds, grass and brush may grow to eight (8) inches rather than six (6) inches on developed property and the perimeter of undeveloped property; provide a waiver provision for agricultural property; and add noxious weed regulations; and

WHEREAS, the Town Council finds, determines and declares that this Ordinance is promulgated under the general police power of the Town and is in the best interests of the Town.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are affirmed and incorporated herein.

Section 2. Section 7-1. Section 7-1 of the Johnstown Municipal Code is hereby amended to repeal and reenact the definitions of "authorized inspector" and "Town Manager," which shall read as follows:

Sec. 7-1. - Definitions

Authorized inspector means a police officer, code enforcement officer, or other Town personnel authorized by the Town Manager to inspect and examine public or private property in the Town to ascertain the nature and existence of any nuisance. Authorized inspectors may issue notices of violations, give verbal direction and implement other enforcement actions pursuant to this Chapter.

...

Town Manager means the Town Manager of the Town of Johnstown. Reference to the Town Manager in this Chapter shall mean and include the Town Manager's authorized designee(s).

Section 3. Subsection 7-6(b). Subsection 7-6(b) of the Johnstown Municipal Code is hereby repealed and reenacted to read as follows:

Sec. 7-6. - Abatement of nuisance; procedures.

. . .

(b) *Service of notice.* An authorized inspector shall serve a written notice to abate by any one or more of the following methods:

(1) Personally delivering a copy of the notice to the owner;

(2) Mailing a copy of the notice by certified mail, return receipt requested, to the record property owner at the address reflected in the county real estate records; or

(4) Posting a copy of the notice in a conspicuous location on the property. While posting the notice shall be effective service, the Town shall send a courtesy copy of the posted notice, by certified mail, return receipt requested, to the record property owner at the address reflected in the county real estate records.

Service of notice by certified mail shall be deemed effective if the certified mail was sent to the correct address but was returned as undelivered.

Section 4. Article V of Chapter 7. Article V of Chapter 7 of the Johnstown Municipal Code is hereby repealed in its entirety and reenacted to read as follows:

ARTICLE V – Weeds, Grass and Brush

Sec. 7-81. Definitions.

For purposes of this Article, and as otherwise used in this Chapter, the following terms shall have the meanings indicated:

Brush means voluntary growth of bushes and such as are growing out of place at the location where growing and includes all cuttings from trees and bushes and high and rank shrubbery growth which may conceal filthy deposits;

Developed property means property that has been substantially improved with structures, landscaping and/or hardscape on areas zoned for residential and nonresidential uses;

Grass means any variety or combination of varieties of perennial grasses, such as Kentucky bluegrass or rye, historically used for residential lawns;

Local Advisory Board means, as provided in the Colorado Noxious Weed Act, §§ 35-5.5-101, *et seq.*, C.R.S., the Town Manager and the Planning Director or their designees;

Native grass means grass that is indigenous to and naturally grew in Colorado before modern development and settlement. Native grass is adapted to Colorado's climate, soils, elevation, and weather patterns, and supports local wildlife and ecosystems without needing excessive

water, fertilizer, or maintenance. The Town, at its discretion, shall determine whether grass is native grass;

Non-native grass means all grass that is not native grass;

Noxious weed means an alien plant or parts of an alien plant designated by rule promulgated by an authorized regulatory agency as being noxious or declared a noxious weed by the Local Advisory Board and meets one of the following criteria: (i) aggressively invades or is detrimental to economic crops or native plant communities; (ii) is poisonous to livestock; (iii) is a carrier of detrimental insects, diseases, or parasites; or (iv) the direct or indirect effect of the presence of the plant is detrimental to the environmentally sound management of natural or agricultural ecosystems;

Undeveloped property means property that is not *developed property* as defined herein or property that has been overlot graded, but not improved; and

Weed means any undesirable plant, as determined by the Town Manager, and includes, but is not limited to, unsightly, useless, troublesome or injurious growing herbaceous plants, common ragweed, fireweed, milkweed, mustard, Russian thistle, sandburs and other similar plants and vegetation.

Sec. 7-82. Growth and accumulation of weeds, grass and brush prohibited.

(a) Nuisance. Weeds, grass or brush growing on property in the Town and exceeding a certain height, as delineated herein, are hereby declared to be nuisances and shall be administered and abated as provided in this Chapter.
(b) Developed property. No owner of developed property shall permit weeds, grass or brush exceeding eight (8) inches to grow, or remain when grown, on such property, on or along any sidewalk adjoining the property or in the alley behind the property.
(c) Undeveloped property.
    (1) No owner of owner of undeveloped property shall permit weeds, grass or brush exceeding eight (8) inches to grow, or remain when grown, within a twenty (20) foot buffer around the perimeter of the entire property, on or along any sidewalk adjoining the property or in the alley behind the property.
    (2) Except as set forth in subpart (1), no owner of undeveloped property shall permit weeds, non-native grass or brush exceeding twelve (12) inches to grow, or remain when grown, on such property; provided, however, that native grass may grow to its natural height within such area.
(d) Agricultural property. Where property is actively used for agricultural purposes, the owner of the undeveloped properly may seek a written waiver of the requirements, or an exception to certain of the standards, contained herein from the Town Manager, except that, under no circumstance shall weeds, grass or brush exceeding eight (8) inches be permitted to grow, or to remain when grown, on property that is directly adjacent to residential property or along public right-of-way.

Sec. 7-83. Noxious weeds.

(a) Noxious weeds on property in the Town are hereby declared to be nuisances and shall be administered and abated as provided in this Chapter.
(b) Unless the owner obtained a waiver of compliance from a state or federal agency with lawful

authority to issue such waiver, no owner of property shall permit noxious weeds to grow, or remain when grown, on such property.

(c) The owner of property shall eradicate noxious weeds from such property. For purposes of this section, *eradication* means reducing the reproductive success of a noxious weed species or a specified noxious weed population in largely uninfested regions to zero and permanently eliminating the species or population on infested property within a specified period of time, as determined by the Town. Once all noxious weed populations are eliminated or prevented from reproducing, the owner shall continue eradication efforts until the existing seed bank is exhausted.

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. Repealer. All ordinances, or parts thereof, inconsistent herewith are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revise any ordinance, or part thereof, heretofore repealed.

Section 7. 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 _____, 2026.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By:_____ By:_____
Meghan Martinez, Town Clerk Michael P. Duncan, Mayor

PASSED UPON FINAL APPROVAL AND ADOPTED on second reading by the Town Council of the Town of Johnstown, Colorado, this _____ day of _____, 2026.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By:_____ By:_____
Meghan Martinez, Town Clerk Michael P. Duncan, Mayor

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

Town Council Agenda Communication

Agenda Date: March 16, 2026

Subject: Ordinance 2026-290: Amending Chapter 8 of the Johnstown Municipal Code Concerning Low-Powered Scooters, Electric Assisted and Self-Powered Devices and Off-Highway Vehicles

Attachments:
1. Ordinance 2026-290
2. Presentation

Presented by: Jeff Strossner, Chief of Police

Agenda Item Description:

Due to the growing concerns within the Town of Johnstown community demonstrated by recent complaints from citizens and Town Council, the Johnstown Police Department recognizes the need to create a means to regulate E-Bikes, Low-Powered Scooters, and other Off-Highway Vehicles (OHV) within the municipal code. There is a significant distinction between each classification.

These vehicles are often purchased by adults and provided to children in the community for recreation or used as transport to school. Unfortunately, many of these vehicles are prohibited from use on public roads or restricted by Colorado law, capable of high speeds, putting children at risk of serious injury. It is necessary to create a parallel municipal ordinance to encourage voluntary compliance with following the laws. Those violating the rules may be cited in municipal court, where the restorative justice program for the youth can be used to discourage recidivism.

This proposed ordinance addresses each of the vehicle classifications outlined above, provides restrictions on use for certain classifications of vehicles, and allows use of certain vehicles on Town bike paths and trails. The bike paths and trails portion of the ordinance is developed considering the future growth and expansion of Town parks and trails.

Strategic Plan Alignment:

Safe & Welcoming Community

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

Legal Advice:

Ordinance drafted by the Town Attorney.

Financial Advice:

NA

Recommended Action:

Staff recommends approval of Ordinance 2026-290.

Suggested Motions:

For Approval: I move to approve Ordinance 2026-290, Amending Chapter 8 of the Johnstown Municipal Code Concerning Low-Powered Scooters, Electrical Assisted and Self-Powered Devices and Off-Highway Vehicles on first reading.

For Denial: I move to deny Ordinance 2026-290, Amending Chapter 8 of the Johnstown Municipal Code Concerning Low-Powered Scooters, Electrical Assisted and Self-Powered Devices and Off-Highway Vehicles on first reading.

Approval with conditions: I move to approve Ordinance 2026-290 with the following conditions…

Reviewed and Approved for Presentation



_____

Town Manager

TOWN OF JOHNSTOWN, COLORADO
ORDINANCE NO. 2026-290

AN ORDINANCE AMENDING CHAPTER 8 OF THE JOHNSTOWN MUNICIPAL CODE CONCERNING LOW-POWERED SCOOTERS, ELECTRIC ASSISTED AND SELF-POWERED DEVICES AND OFF-HIGHWAY VEHICLES

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, electric powered vehicles have increased in popularity in recent years, causing an increase in public health, safety and welfare concerns; and

WHEREAS, Section 42-4-111, C.R.S. provides, among other provisions, that local governments may regulate the operation of electric assisted and self-powered devices; and

WHEREAS, Chapter 8 of the Johnstown Municipal Code contains vehicle and traffic regulations; and

WHEREAS, after discussion with Town staff during a work session on February 23, 2026, Town Council desires to add regulations, in addition to those set forth in the previously adopted Model Traffic Code, to Chapter 8 concerning electric assisted and self-powered devices in the Town, including, but not limited to, bicycles, electric assisted bicycles, electric and non-electric scooters, skateboards and off-highway vehicles; and

WHEREAS, the Town Council finds, determines and declares that this Ordinance is promulgated under the general police power of the Town and is in the best interests of the Town.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are affirmed and incorporated herein

Section 2. Section 8-23 of the Johnstown Municipal Code is hereby amended to add a new subsection (1) and to renumber the current subsections (1) to (10) to be referred to as subsections (2) to (11). The new subsection (1) shall read as follows:

Sec. 8-23. Additions or modifications to the 2024 model traffic code

. . .

(1) Section 109 is hereby amended to add a new subsection (14) to read as follows:

(14) It shall be unlawful for any parent, guardian, legal custodian, or any adult to authorize,

assist, permit, or encourage any minor to operate a low-power scooter in violation of the provisions contained herein.

Section 3. Chapter 8 of the Johnstown Municipal Code is hereby amended by the addition of a new Article VII, which shall read as follows:

ARTICLE VII – Electric Assisted and Self-Powered Devices

Sec. 8-91. Scope of regulations.

In addition to the requirements contained in this Article, bicycles, electrical assisted bicycles and electric scooters are regulated by the Model Traffic Code, adopted in Article II of this Chapter.

Sec. 8-92. Definitions.

For purposes of this Article, the following terms have the meanings set forth below:

Bicycle means a vehicle propelled by human power applied to pedals upon which a person may ride having two tandem wheels or two parallel wheels and one forward wheel, all of which are more than fourteen inches in diameter.

Electric assisted bicycle means a vehicle having two or three wheels and fully operable pedals, and an electric motor not exceeding seven hundred fifty watts of power. Electrical assisted bicycles shall conform to one of three classes as follows:

(a) "Class 1 electrical assisted bicycle" means an electrical assisted bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches a speed of twenty miles per hour;

(b) "Class 2 electrical assisted bicycle" means an electrical assisted bicycle equipped with a motor that provides assistance regardless of whether the rider is pedaling but ceases to provide assistance when the bicycle reaches a speed of twenty miles per hour; or

(c) "Class 3 electrical assisted bicycle" means an electrical assisted bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches a speed of twenty-eight miles per hour.

Electric Scooter means a device: (i) weighing less than one hundred pounds; (ii) with handlebars and an electric motor; (ii) that is powered by an electric motor; and (iv) that has a maximum speed of twenty miles per hour on a paved level surface when powered solely by the electric motor.

Self-powered device means, without limitation, a skateboard, scooter or similar such device.

Sec. 8-93. Riding bicycles and self-powered devices; dismount zones.

(a) No person shall ride a bicycle or self-powered device upon and along a sidewalk or across a roadway upon and along a crosswalk where such use is prohibited by an official traffic control device, a sign or other official marking designating a dismount zone or an ordinance.
    (1) The following shall be a permanent dismount zone for bicycles and self-powered devices: the sidewalks and crosswalks in the downtown corridor between South 1st Street and North 2nd Street, including the adjacent alleys.

(2) The Town Manager or the Town Manager's designee may designate additional dismount zones within the Town and install or have installed a traffic control device or a sign or other official marking designating such dismount zone.
(3) Any person operating a personal assistive mobility device to aid with a disability shall be exempt from these requirements.

(b) No person shall operate or ride a bicycle or self-powered device in excess of ten (10) miles per hour on Town sidewalks. No person shall operate or ride a bicycle or self-powered device in excess of twenty (20) miles per hour on Town bikepaths or trails.

Sec. 8-94. Riding electrical assisted bicycles and electric scooters.

(a) No person shall operate or ride an electrical assisted bicycle or electric scooter except on Town roads, bikepaths and trails.
(b) No person shall operate or ride an electrical assisted bicycle or electric scooter on Town sidewalks.
(c) No person shall operate or ride an electrical assisted bicycle or electric scooter on Town bikepaths or trails in excess of twenty (20) miles per hour.
(d) Notwithstanding the foregoing, no person shall operate a Class 3 electrical assisted bicycle on Town bikepaths and trails.

Sec. 8-95. Yield to pedestrians.

Persons riding a bicycle, electrical assisted bicycle, electric scooter or self-powered device shall yield to pedestrians.

Sec. 8-96. Exceptions.

Except for the requirement to yield to pedestrians, the restrictions set forth in this Article do not apply to Town employees or Town authorized officials acting in the course of their official duties.

Sec. 8-97. Parental Responsibility.

It shall be unlawful for any parent, guardian, legal custodian, or any adult to authorize, assist, permit, or encourage any minor to operate a bicycle, electrical assisted bicycle, electric scooter or self-powered device in violation of the provisions of this Article.

Section 4. Chapter 8 of the Johnstown Municipal Code is hereby amended by the addition of a new Article VIII, which shall read as follows:

ARTICLE VIII – Off-Highway Vehicles

Sec. 8-101. Definitions.

For purposes of this Article, the following term shall have the meaning set forth below:

Off-highway vehicle means any self-propelled vehicle that is designed to travel on wheels or tracks in contact with the ground, designed primarily for use "off-road" of the public highways, and generally and commonly used to transport persons for recreational purposes. *Off-highway vehicle* does not include: (i) vehicles designed and used primarily for travel on, over, or in the water; (ii) snowmobiles; (iii) golf cars; (iv) vehicles designed and used to carry individuals with disabilities; (v) vehicles

designed and used to specifically for agricultural, logging, or mining purposes; or (vi) surplus military vehicles owned or leased by a municipality, county, or fire protection district, for the purpose of assisting with firefighting efforts, including mitigating the risk of wildfires.

Sec. 8-102. Operation prohibited on public ways and property.

(a) No person shall operate an off-highway vehicle upon or within any Town street, alley, roadway, highway, shoulder, median, sidewalk, pedestrian way, multi-use path, bicycle lane or path, trail, park, open space, public right-of-way, or other Town-owned or Town-controlled property.

(b) No off-highway vehicle routes are designated within the Town. The Town does not authorize off-highway vehicle operation on any street or highway within its jurisdiction.

Sec. 8-103. Exceptions.

The restrictions set forth in this Article do not apply to:

(a) The operation of an off-highway vehicle by Town employees or Town authorized officials acting in the course of their official duties;
(b) The operation of an off-highway vehicle entirely on private property with the authorization of the property owner; or
(c) The loading or unloading an off-highway vehicle from a trailer or truck when parked lawfully on private property, provided the off-highway vehicle is not driven on any public way or public property.

Sec. 8-104. Parental Responsibility.

It shall be unlawful for any parent, guardian, legal custodian, or any adult to authorize, assist, permit, or encourage any minor to operate an off-highway vehicle in violation of the provisions of this Article.

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. Repealer. All ordinances, or parts thereof, inconsistent herewith are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revise any ordinance, or part thereof, heretofore repealed.

Section 7. 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 _____, 2026.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By:_____ By:_____
Meghan Martinez, Town Clerk Michael P. Duncan, Mayor

PASSED UPON FINAL APPROVAL AND ADOPTED on second reading by the Town Council of the Town of Johnstown, Colorado, this _____ day of _____, 2026.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By:_____ By:_____
Meghan Martinez, Town Clerk Michael P. Duncan, Mayor

Proposed Ordinance

REGULATING THE USE OF E-BIKES, E-SCOOTERS, TOY VEHICLES, AND OHVS



Definitions & Identification



	CLASS 1	CLASS 2	CLASS 3
Pedal Assist	✓	✓	✓
Throttle		✓	
Max Speed	20 mph	20 mph	28 mph

Must be under 750W electric motors
Class 1 and 2 – acceptable on roads and trails
Class 3 – generally prohibited from trails and bike paths and trails; must be at least 16 years old; under 18 must wear helmet by state law.





Definitions & Identification

NOT E-BIKES



5000W bicycle
Top speed 45 MPH
Not an e-bike
Called e-moto



6000W bicycle
Top speed 50 MPH
Has pedals
OHV



Organic Elf
20 MPH electric assist
30 MPH human pedaling
<750 W motor



Mini Bike < 750W



Electric Dirt Bike
Is considered OHV

Definitions & Identification

SCOOTERS



E-scooter
Max 18 MPH



E-scooter
Max 20 MPH
411W motor



Low Power Scooter
750W motor / Max 25 MPH
Requires registration, license, insurance



Low Power Scooter
Max 40 MPH
1500W motor



E-Scooter < 750W



Low Power Scooter
No more than 4476W or 50cc motor
Requires license, registration, insurance

Definitions & Identification

TOY VEHICLES - Any vehicle that has wheels and is not designed for use on public highways or for off-road use including gas or electric powered vehicles known as mini-bikes, “pocket” bikes, kamikaze boards, go-peds, and stand-up scooters but not including electric scooters, OHVs, or snowmobiles.



Toy vehicle







One Colorado Municipality created their own definition for Lightweight Electric Vehicle allowing self propelled vehicles under 50 pounds, such as electric scooters, skateboards, electric unicycles, self-balancing boards or the Go-Ped shown above. They used the similar definition to toy vehicles in the code, but eliminated the go-peds from the definition.

Ordinance Proposal

- Establishes rules for bicycles and self-powered (human powered) devices.
  - Proposes a mandatory dismount zone in downtown and adjacent alleys
  - Allows Town Manager or designee to declare additional dismount zones as development occurs and install signs notating those dismount zones.
  - Creates a 10MPH speed limit on all sidewalks and 20 mph on bike paths and trails.
- Regulates e-bikes and e-scooters
  - Only on roads, bike paths and trails (not residential sidewalks)
  - Speed limit on bike paths and trails is 20MPH
  - Prohibits use of Class 3 e-bike on bike paths and trails
- Requires yielding to pedestrians
- Includes parental responsibility for allowing their children to violate the law
- Regulates OHVs
  - Prohibits the use of OHVs on public roadways, bike paths, trails, highways, etc.

Questions

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

Building Permit Statistics

Single Family Residential
Current Month: 44 Issued ytd: 113

Commercial
*New Building Issued ytd 2

Duplex	3-plex	4-plex	5-plex	6-plex	7-plex	Apartment Buildings/Units
1						0 / 0

Other Residential (basements/alterations/additions)
Issued ytd 107

Other Commercial * (tenant finish/alterations/additions)
Issued ytd 24

Fees collected at permit issuance	Residential YTD	Commercial YTD
Construction Valuation	38,663,628.42	7,875,473.10
Building permit fees	306,760.27	104,502.55
Raw Water Development Fee	719,901.00	21,381.00
Water Meter	56,560.00	1,215.00
Water Tap	840,159.00	24,912.00
Sewer Tap	1,065,655.00	31,655.00
Regional Sewer Development fees	328,500.00	0.00
Sewer Inspection Fee	11,200.00	500.00
Park	56,000.00	500.00
Use Tax	782,227.17	196,743.43
Larimer Use Tax	117,247.46	56,454.54
Open Space Impact Fee	167,460.00	0.00
Library Impact Fee	160,984.00	0.00
Public Facilities Impact Fee	222,846.00	29,749.12
Police Facilities Impact Fee	101,358.00	10,127.36
Transportation Facilities Impact Fee	389,450.00	77,537.60
402 Interchange Fee	31,979.00	0.00
High Plains Blvd Reimbursement Fee	0.00	0.00
West Water Fee	48,500.00	0.00
Reinspection Fee	1,800.00	0.00
TOTAL FEES (YTD)	**$5,408,586.90**	**$555,277.60**

Building permits issued for individual dwelling units - 1991 to (date)

Single family, duplex, 3-plex, 4-plex, 5-plex, 6-plex, 7-plex*						
Year	**Issued**	**Month avg**		**Year**	**Issued**	**Month avg**
1961 - 90	165	0.0		2016	132	11.00
1991	2	0.17		2017	140	11.67
1992	5	0.42		2018	126	10.50
1993	7	0.75		2019	87	7.25
1994	47	3.92		2020	108	9.75
1995	106	8.83		2021	184	15.33
1996	145	12.00		2022	446	37.16
1997	143	11.92		2023*	411	41.10
1998	175	14..58		2024	526	43.84
1999	145	12.08		2025	528	44
2000	134	11.92		2026	113	56.50
2001	152	12.67				
2002	262	21.92				
2003	284	24.17				
2004	331	27.67		**TOTAL**	**7,235**	
2005	375	31.33				
2006	180	15.75				
2007	160	133.42				
2008	97	8.00				
2009	89	7.42				
2010	124	10.33				
2011	184	15.34				
2012	310	25.84				
2013	378	31.50				
2014	272	22.67				
2015	162	13.50				

*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.

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

March 10, 2026

The Honorable Gabe Evans
United States House of Representatives
8th Congressional District of Colorado
3400 West 16th St, Building 1S Suite C
Greeley, Colorado 80634

Re: Colorado Boulevard (WCR 13) & Veteran's Parkway (WCR 50) Roundabout Project

Dear US Congressman Evans,

The Town of Johnstown is proud to support the request for Congressionally Directed Spending to help construct the WCR 13 Realignment and the WCR 13/WCR 50 Roundabout Project. Residents have shared concerns about safety and visibility at this intersection for years, especially as traffic has grown with new neighborhoods, farms, and local businesses relying on these roads every day.

Realigning WCR 13 and adding a modern roundabout will make this intersection safer and easier to navigate for everyone—families, commuters, school traffic, agricultural operators, and visitors traveling through the area. The roundabout will slow vehicles to safer speeds, reduce crash risks, and create a more predictable, community-friendly roadway.

This project will also improve daily travel for Johnstown residents by reducing delays and strengthening a key connection that many people depend on for work, school, and essential services. Johnstown respectfully asks for federal support to help bring this important safety improvement to our community.

Sincerely,

Matthew S. LeCerf
Town Manager

Cc: Mayor Duncan & Town Councilmembers