



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

Town Council Regular Meeting
450 S. Parish, Johnstown, CO
Monday, April 6, 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. Business of the Month
2. New Employee Introductions
3. Proclamation National Crime Victims' Rights Week

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.

4. March 16, 2026 Town Council Meeting Minutes
5. Ordinance 2026-288: Amending Section 8-81 of the Johnstown Municipal Code Concerning Truck Routes
6. 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
7. 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

8. Ordinance 2026-287: Rieder Farm Change of Zone - Second Reading
9. March 2026 List of Bills
10. Appointment of a Planning & Zoning Commissioner

Town Manager Report

11. Town Manager's Report

Old Business

New Business

12. Resolution 2026-18: Approving the Economic Incentive Agreement Between the Town of Johnstown and USE Affiliates
13. Construction Contract Award to Asphalt Specialties Company, Inc. for the 2026 Asphalt Mill, Overlay, Full Depth, Patching Project
14. Construction Contract Award to Vance Brothers, LLC. for the 2026 Pavement Slurry Seal Project
15. Contract Award to ECOnorthwest for the Housing Needs Assessment Study
16. Intergovernmental Agreement Authorizing District Purchase of Water and Use of Special Improvement Districts Between the Town Of Johnstown and Revere at Johnstown Metropolitan District Nos. 1-9

Public Hearing

17. Resolution 2026-17: Amending the 2021 Johnstown Area Comprehensive Plan
18. Resolution 2026-19: Amending the Fiscal Year 2026 Budget

Council Reports and Comments

Mayor's Comments

Informational Items

19. 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.

THE COMMUNITY THAT CARES





PROCLAMATION

NATIONAL CRIME VICTIMS' RIGHTS WEEK

WHEREAS, crime can leave a lasting physical, emotional, and financial impact on people of all ages and abilities; and

WHEREAS, in 1984, the Crime Victims Fund was established by the Victims of Crime Act (VOCA) to provide a permanent source of support for crime victim services and compensation through fines and penalties paid by convicted offenders; and

WHEREAS, National Crime Victims' Rights Week provides an opportunity to recognize the commitment that launched the victims' rights movement, celebrate its progress, and continue advancing the cause of justice for crime victims;

NOW, THEREFORE, BE IT PROCLAIMED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, that the week of April 19–25, 2026, is hereby proclaimed as National Crime Victims' Rights Week, and the Town reaffirms its commitment to respect and uphold victims' rights and address the needs of crime victims.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official seal of the Town of Johnstown this 6th day of April 2026.

Michael P. Duncan, Mayor



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TOWN COUNCIL REGULAR MEETING
450 S. Parish, Johnstown, CO
Monday, March 16, 2026

MINUTES

CALL TO ORDER

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

Mayor Duncan started the meeting with a moment of silence in honor of the 13 military members who had lost their lives.

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
- **Dee Anne Menzies**, Councilmember
- **Dianne Morris**, Councilmember
- **Andrew Paranto**, Councilmember

Absent:

- **Damien Berg**, Councilmember
- **Jesse Molinar, Jr.**, Councilmember

AGENDA APPROVAL

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

The Community that Cares

Upon vote, motion passed unanimously.

SPECIAL PRESENTATIONS

Accreditation Presentation by the Colorado Association of Chiefs of Police (CACP) to the Johnstown Police Department: Erie Police Department Commander Mike Haeefe presented Chief Strossner, Commanders Oglesby and Williams, and Sergeant Timme with the Accreditation from the Colorado Association of Chiefs of Police.

PUBLIC COMMENT

Jim Hatfield, 345 Hickory Lane, asked for a reminder of what Level 2 Water Conservation consists of and also asked for the Municipal Code Section that outlines water conservation.

CONSENT AGENDA

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

- March 2, 2026 Minutes
- February 2026 Financial Statements
- Resolution 2026-16: Supporting the Application for a History Colorado State Historical Fund Grant

Upon vote, motion passed unanimously.

TOWN MANAGER'S REPORT

Town Manager Matt LeCerf provided a report.

NEW BUSINESS

Professional Services Agreement with ROK Technologies for GIS Cloud Transition: Senior GIS Analyst Cody Yager presented the agreement. A representative from ROK Technologies was present and addressed Council

Motion by Councilmember Morris and seconded by Mayor Pro Tem Young to approve the Professional Services Agreement with Rock Technologies.

Upon vote, motion passed unanimously.

Contract Award to Western Plains Construction, LLC for the 2026 Concrete Removal and Replacement Program: Senior Project Manager Brandon Torrez presented the proposed contract award. A representative from Western Plains Construction was present and addressed Council.

Motion by Mayor Pro Tem Young and seconded by Mayor Duncan 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.

Upon vote, motion passed unanimously.

Resolution 2016-15: Declaring Water Conservation Level 2: Town Manager Matt LeCerf presented the proposed resolution.

Motion by Mayor Pro Tem Young and seconded by Councilmember Morris to approve Resolution 2016-15 as presented.

Upon vote, motion passed unanimously.

Cookie Island Sign Options: Town Manager Matt LeCerf presented the cookie island sign options.

Motion by Mayor Pro Tem Young and seconded by Councilmember Paranto to approve the construction of the Cookie Island Signage, specifically the Sign Option 2 as presented.

Upon vote, motion passed unanimously.

PUBLIC HEARING:

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

At 7:50 Mayor Duncan opened the public hearing.

Planner James Shroul presented the proposed ordinance. The applicant was present and addressed Council.

Mayor Duncan invited any member of the public to address the application.

Eric Davis, 23455 CR 17, expressed concerns about building height.

Dana Karcher, 623 Charlotte Street, had concerns about R3 zoning.

Paul Schwindler, 864 Greeley Avenue, addressed increased density and road improvements needed for traffic.

Town Clerk Meghan Martinez read two online public comments into the record.

Gail Herrmann, 50 Bristol Lane, spoke in opposition to the project.

Michell Campbell, 950 N Greeley Avenue, expressed a number of concerns about the project including public input and R3 zoning.

At 8:49 Mayor Duncan closed the public hearing.

Motion by Councilmember Morris and seconded by Mayor Pro Tem Young to approve Ordinance 2026-287 Approving the Rezoning of Rieder Farms with MU-DT and R-2 zoning districts.

Upon vote, motion passed 4-1 with Mayor Duncan voting no.

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

At 8:52 Mayor Duncan opened the public hearing.

Planner James Shroul presented the proposed plat amendment. The applicant was present and addressed Council.

No public comments were received.

At 9:16 Mayor Duncan closed the public hearing.

Motion by Councilmember Morris and seconded by Mayor Duncan to approve Resolution 2026-14 approving the Granary Filing 2 Amendment No. 1, pursuant to Zoning Case No. SUB26-001.

Upon vote, motion passed unanimously.

Mayor Duncan called for a brief recess at 9:16 PM.

At 9:26 Mayor Duncan reconvened the meeting.

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

At 9:26 Mayor Duncan opened the public hearing.

Police Chief Jeff Strossner presented the proposed ordinance.

Jim Hatfield, 345 Hickory Lane, mentioned the Clearview Subdivision and large trucks within the subdivision.

At 9:31 Mayor Duncan closed the public hearing.

Motion by Councilmember Menzies and seconded by Mayor Duncan to approve Ordinance 2026-288 amending Section 8-81 of the Johnstown Municipal Code concerning Truck Routes on first reading.

Upon vote, motion passed unanimously.

Ordinance 2026-289: Amending Sections 7-1 and 7-6 and Article V of Chapter 7 of the Johnstown Municipal Code concerning respectively services of Notices to Abate Nuisances and Weeds, Grass, and Brush Regulations

At 9:32 Mayor Duncan opened the public hearing.

Chief of Police Jeff Strossner presented the proposed ordinance.

No public comments were received.

At 9:34 Mayor Duncan closed the public hearing.

Motion by Councilmember Paranto and seconded by Councilmember Morris to approve Ordinance 2026-289 Amending Sections 7-1 and 7-6 of Article V of Chapter 7 of the Johnstown Municipal Code concerning respectively services of Notices to Abate Nuisances and Weeds, Grass, and Brush Regulations.

Upon vote, motion passed unanimously.

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

At 9:36 Mayor Duncan opened the public hearing.

Chief of Police Jeff Strossner presented the proposed ordinance.

Jim Hatfield, 345 Hickory Lane, asked about whether all of these devices have speedometers to comply with the ordinance.

At 9:47 Mayor Duncan closed the public hearing.

Motion by Councilmember Menzies and seconded by Councilmember Paranto 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.

Upon vote, motion passed unanimously.

COUNCIL REPORTS AND COMMENTS

Councilmember Menzies: She thanked the Chief for the e-bike ordinance.

Councilmember Paranto: He wished everyone a Happy St. Patty’s Day and encouraged everyone to be safe. He also asked about conditions that can be incorporated into the Johnstown Land Use Code.

Mayor Pro Tem Young: Nothing at this time.

MAYOR COMMENTS: He mentioned the upcoming election and encouraged Johnstown to Rock the Vote. He would like to see the Town break the voter turnout record this year.

ADJOURNMENT

There being no further business for the Town Council, Mayor Duncan adjourned the meeting at 9:53 p.m.

Approved by Town Council:

Michael P. Duncan, Mayor

Attest:

Meghan C. Martinez, MMC, Town Clerk



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Town Council Consent Agenda Communication

Agenda Date: April 6, 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

Presented by: Jeff Strossner, Chief of Police

Agenda Item Description:

Ordinance 2026-288 passed on first reading at the Town Council meeting on March 16, 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:

Approve Ordinance 2026-288 on Second Reading.

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 CONCERNING 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 facie 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: _____
Meghan Martinez, Town Clerk

By: _____
Michael P. Duncan, Mayor

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

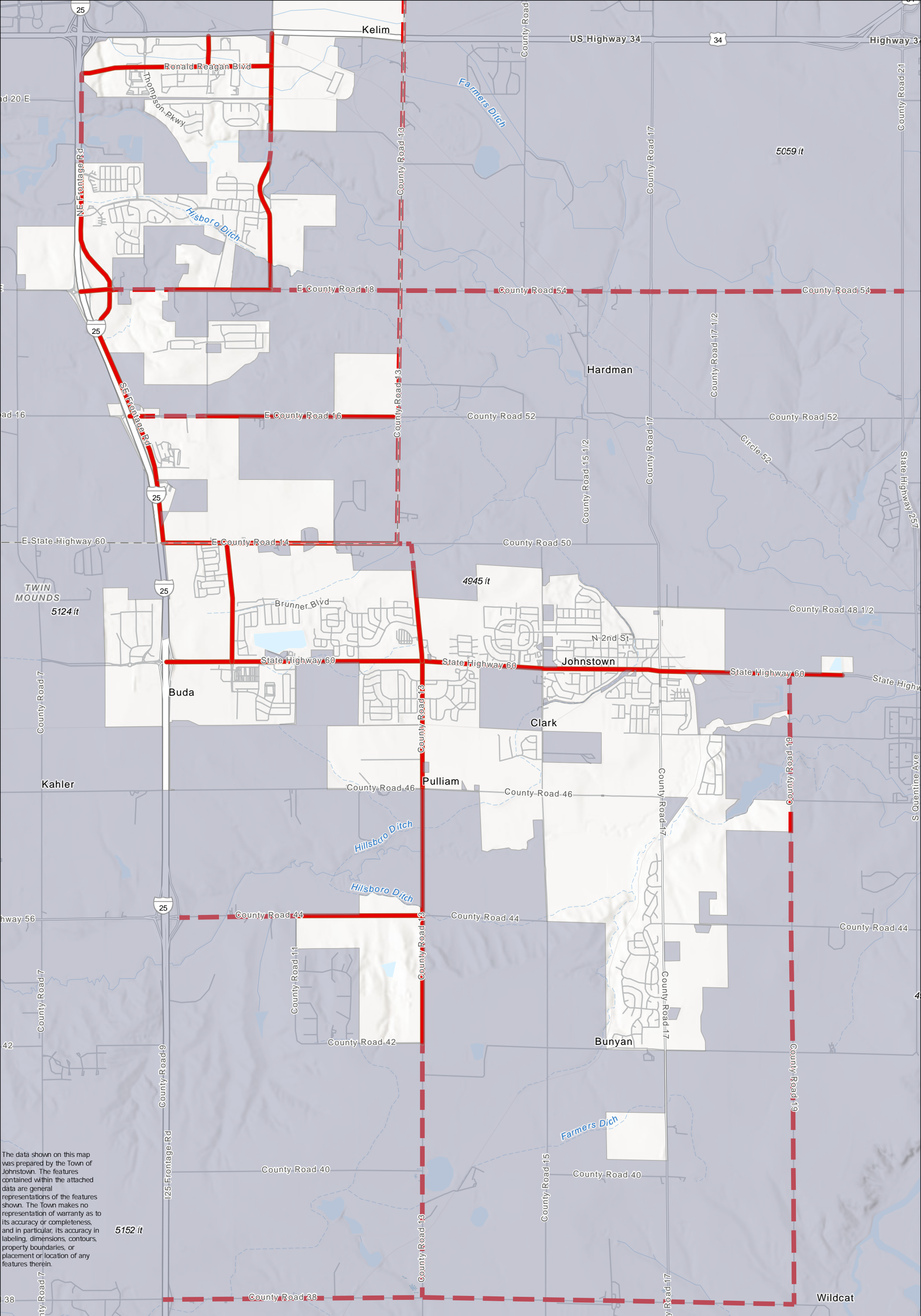
TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Meghan Martinez, Town Clerk

By: _____
Michael P. Duncan, Mayor

EXHIBIT A
TRUCK ROUTE



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.

Johnstown Truck Routes

- - - County Roads — Johnstown Roads

0 0.5 1 2 3 4 Miles

Author: Cody Yager
 Scale: 1:55,000
 Date Exported: 10/14/2025
 12:16 PM
 Map Location: J:
[GISRequests\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



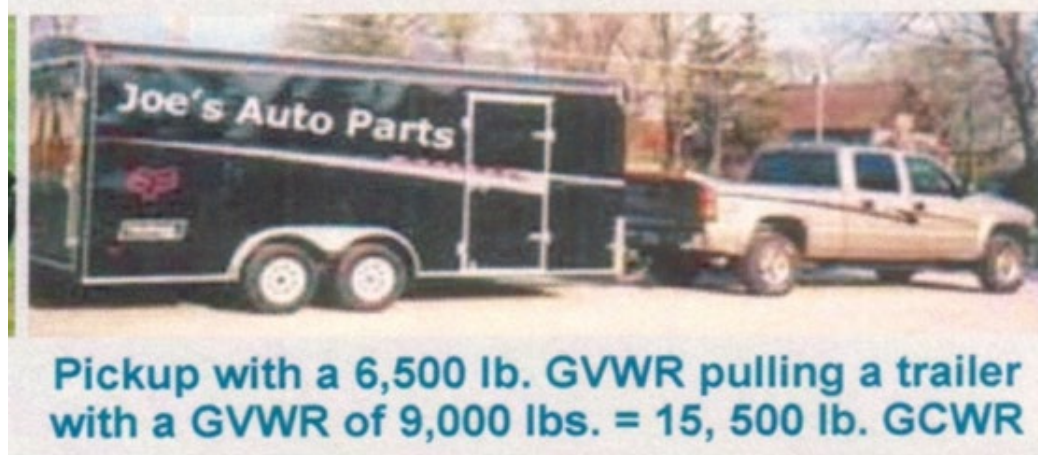
CMV Examples



GVWR 12200 LBS

GVWR 17200 LBS

(OVER 10000 LBS GVWR)

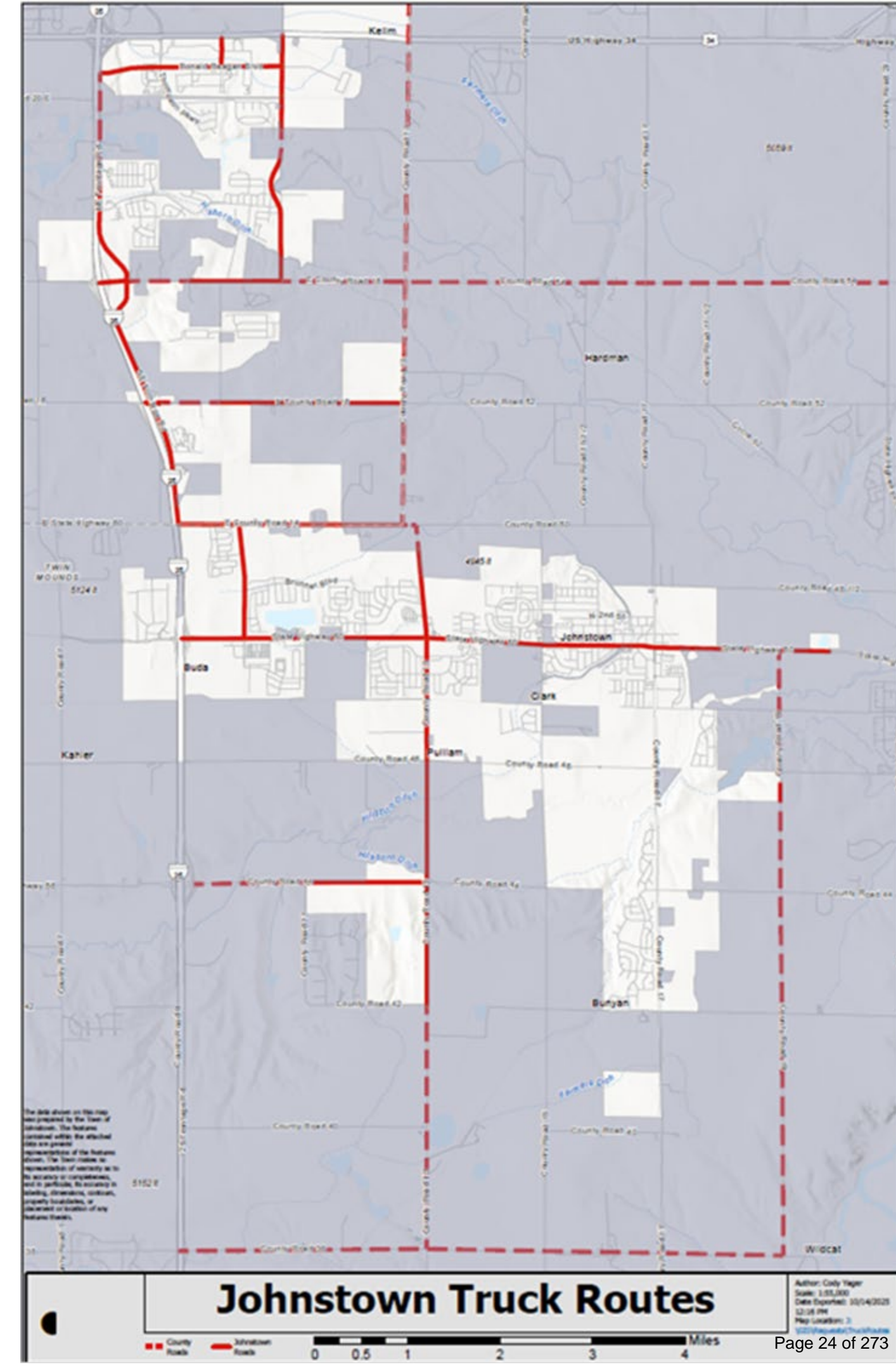


If involved in commerce and over 10,000 lbs., vehicle is subject to new ordinance. Further, if the combination is over 26,001 lbs., the driver is required to have a CDL.



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?



Questions?





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Town Council Consent Agenda Communication

Agenda Date: April 6, 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:

Ordinance 2026-289 was presented to Town Council and approved upon first reading at the Town Council Meeting on March 16, 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 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/1Tq8aaYOlvuozdTioPrRDeNd789OygQmb/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:

Approve Ordinance 2026-289 on Second Reading.

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 property 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: _____
Meghan Martinez, Town Clerk

By: _____
Michael P. Duncan, Mayor

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

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Meghan Martinez, Town Clerk

By: _____
Michael P. Duncan, Mayor



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

Town Council Consent Agenda Communication

Agenda Date: April 6, 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:

Ordinance 2026-290 was presented to Town Council and approved upon first reading at the Town Council Meeting on March 16, 2026.

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 of 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:

Approve Ordinance 2026-290 on Second Reading.

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; (iii) 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: _____
Meghan Martinez, Town Clerk

By: _____
Michael P. Duncan, Mayor

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

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Meghan Martinez, Town Clerk

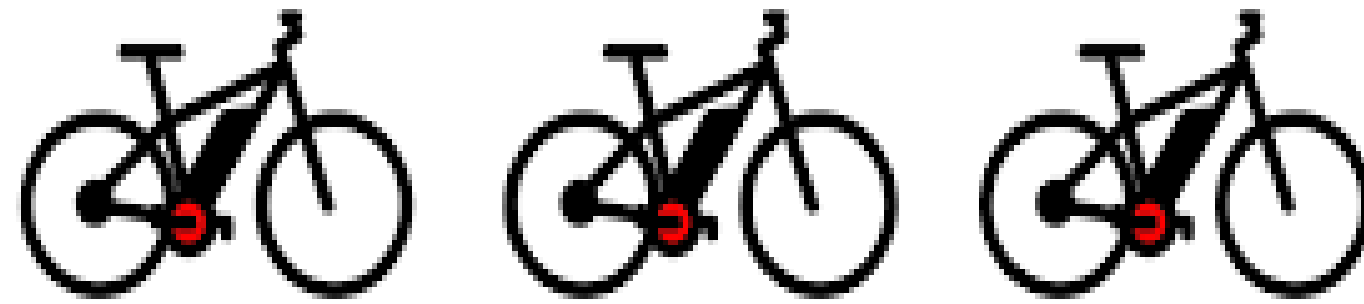
By: _____
Michael P. Duncan, Mayor

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



Mini Bike < 750W



Organic Elf
20 MPH electric assist
30 MPH human pedaling
<750 W motor



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

Town Council Consent Agenda Communication

Agenda Date: April 6, 2026

Subject: Ordinance 2026-287: Rieder Farm Change of Zone - Second Reading

Attachments:

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

Presented by: James Shrouf, Planner

Agenda Item Description:

Ordinance 2026-287 was approved by the Town Council on first reading at the Town Council meeting on March 16, 2026.

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

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.

Notices for the Town Council public hearing were mailed to all property owners of record within 800 feet of the subject property on February 19, 2026. This notice provided the date, time, and location of the Town Council public hearing and a project description. Notice for the Town Council public hearing was published in the local newspaper of record, the Johnstown Breeze, on Thursday, February 19, 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:

Approval of Ordinance 2026-287 on Second Reading.

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 18 day of March, 2026.

ATTEST:

By:

Meghan Martinez
Meghan Martinez, Town Clerk



TOWN OF JOHNSTOWN, COLORADO

By: Michael P. Duncan
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: _____

Meghan Martinez, Town Clerk

By: _____

Michael P. Duncan, Mayor

EXHIBIT A
PROPERTY DESCRIPTION

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

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

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

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



Town of Johnstown

LAND USE APPLICATION FORM

Check all boxes that apply for the subject submittal.

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

Property Information:

Parcel Number(s):		County:	Larimer <input type="checkbox"/> Weld <input type="checkbox"/>
Site Address:	NW Corner of Parish Ave. and North 2nd Street	Zoning:	Agricultural
Legal Description:	<small>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</small>	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:	

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:		Phone:	
Name:		Email:	

Matuga

*Signature of Property Owner

Date

*Signature of Property Owner

Date

Submit trust documents for any above-listed trust entity.

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

Version 4.10.23

The Community That Cares

www.TownofJohnstown.com

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



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: _____

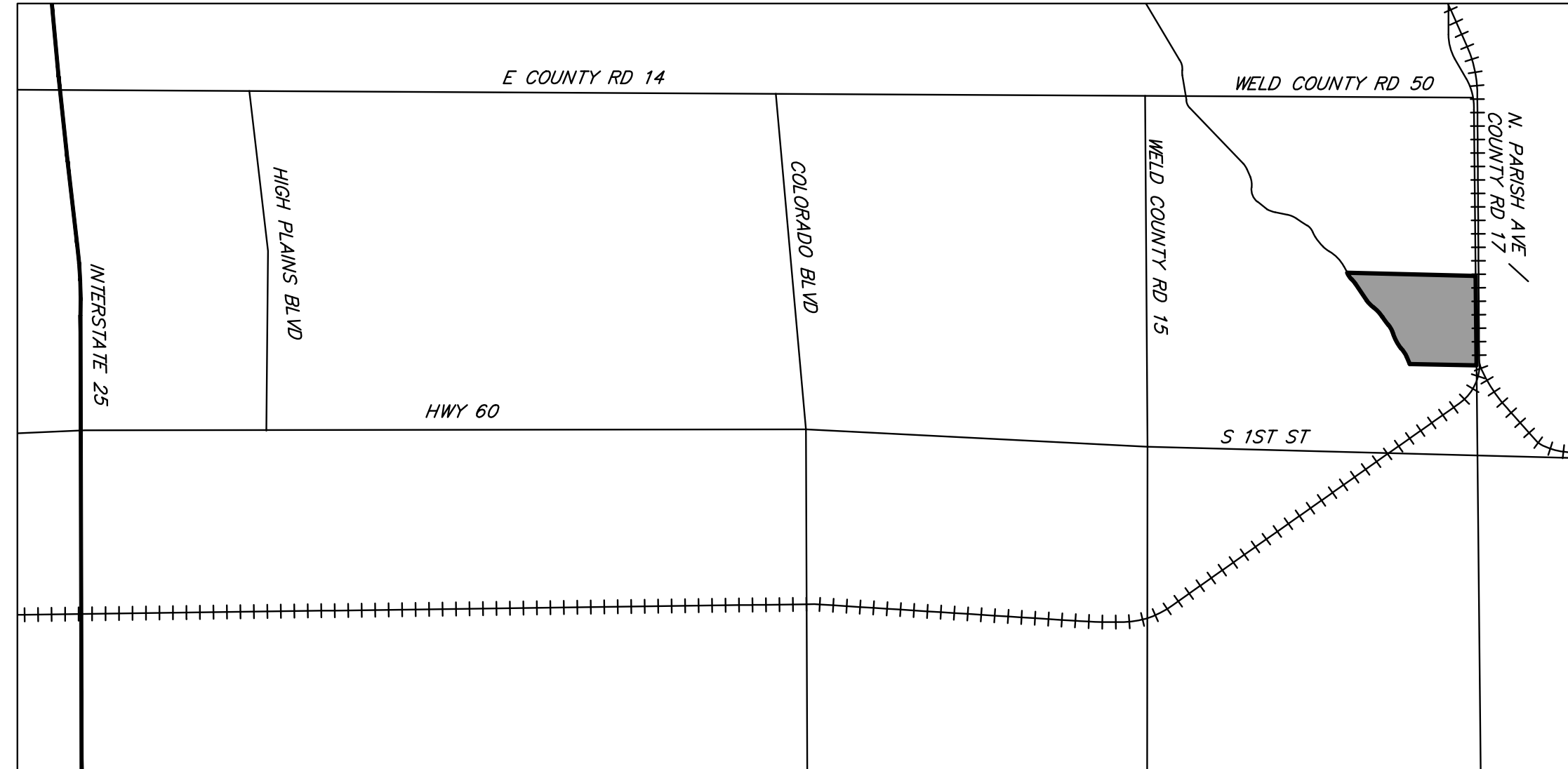
STATE OF _____ }
COUNTY OF _____ } SS
CITY OF _____ }

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



Centennial 303-740-9993 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com



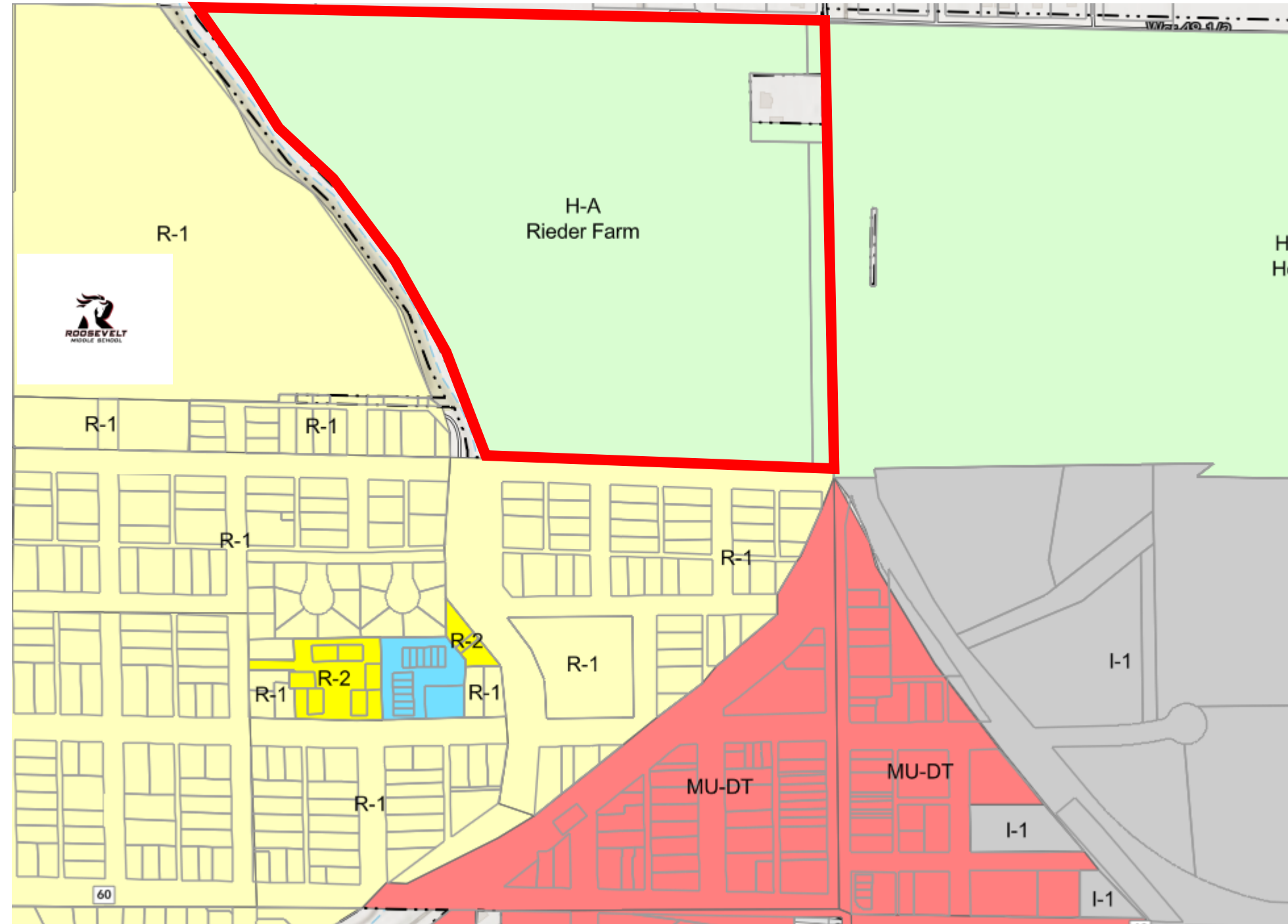
**RIEDER FARM REZONE
CASE NO. ZON25-0001
PUBLIC HEARING**

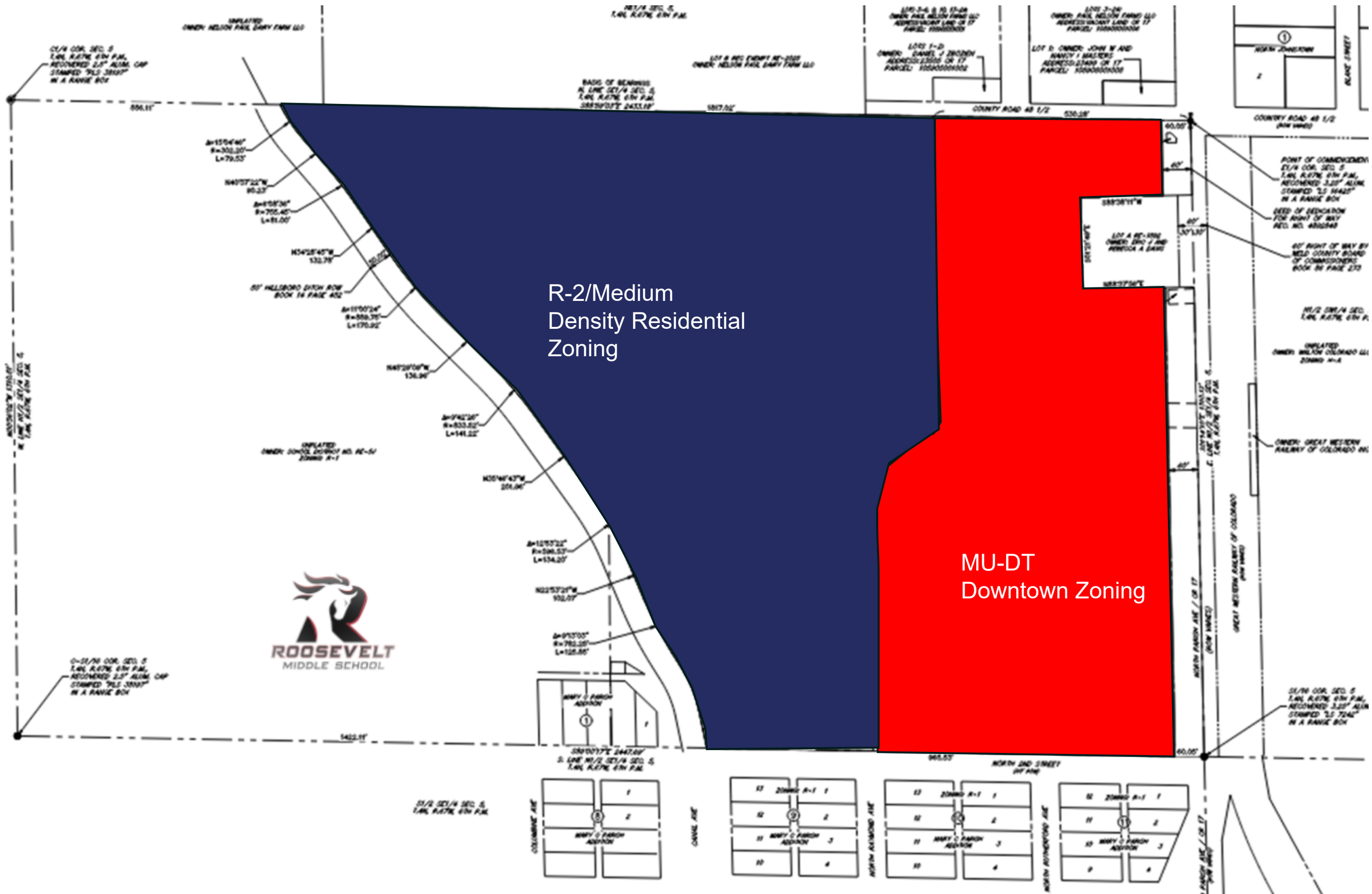
**PLANNING AND ZONING COMMISSION
JANUARY 28, 2026**

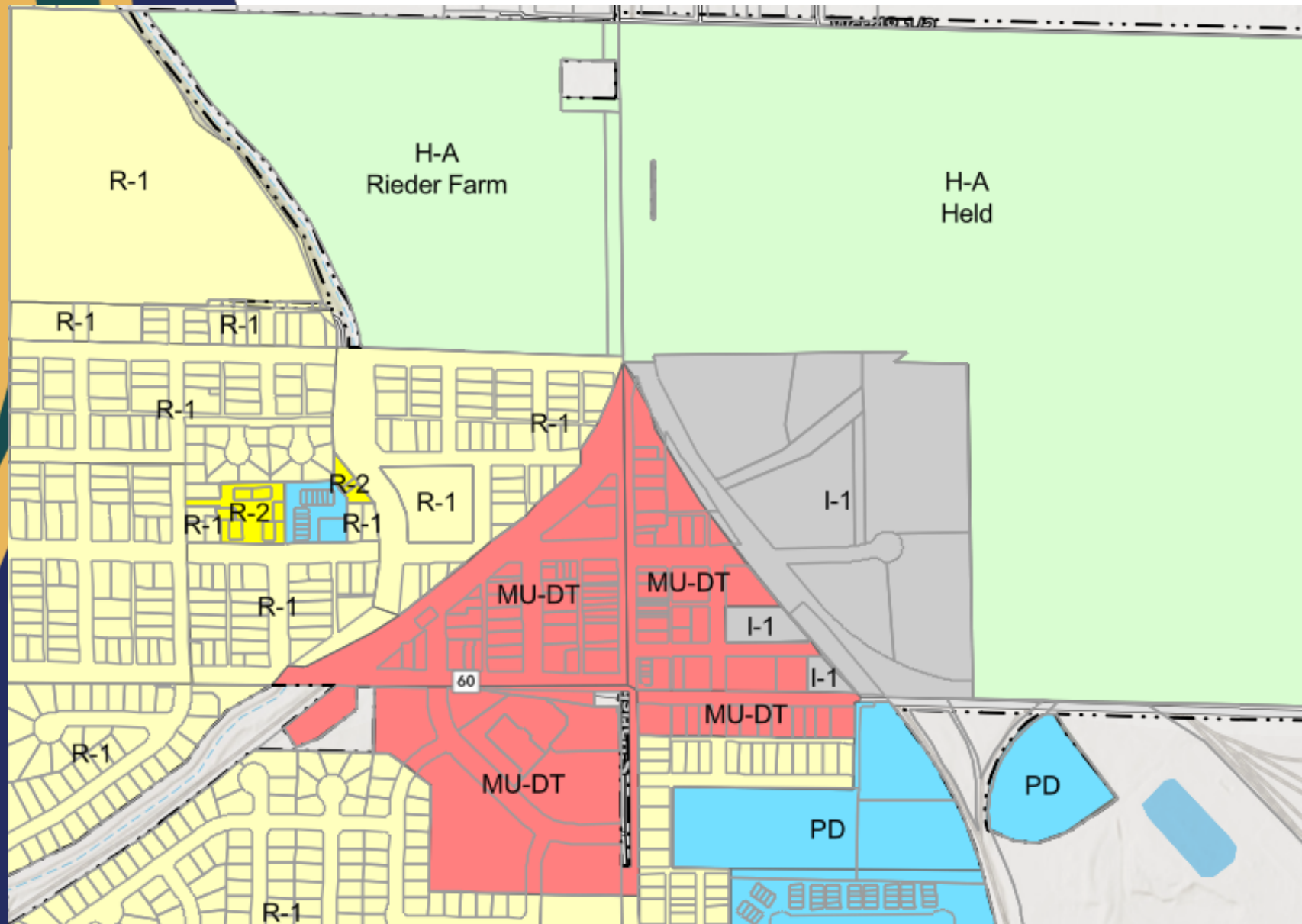
**TOWN COUNCIL
MARCH 16, 2026**











Current Downtown Johnstown
Zoning District Boundaries

Proposed Downtown Johnstown
Zoning District Boundaries

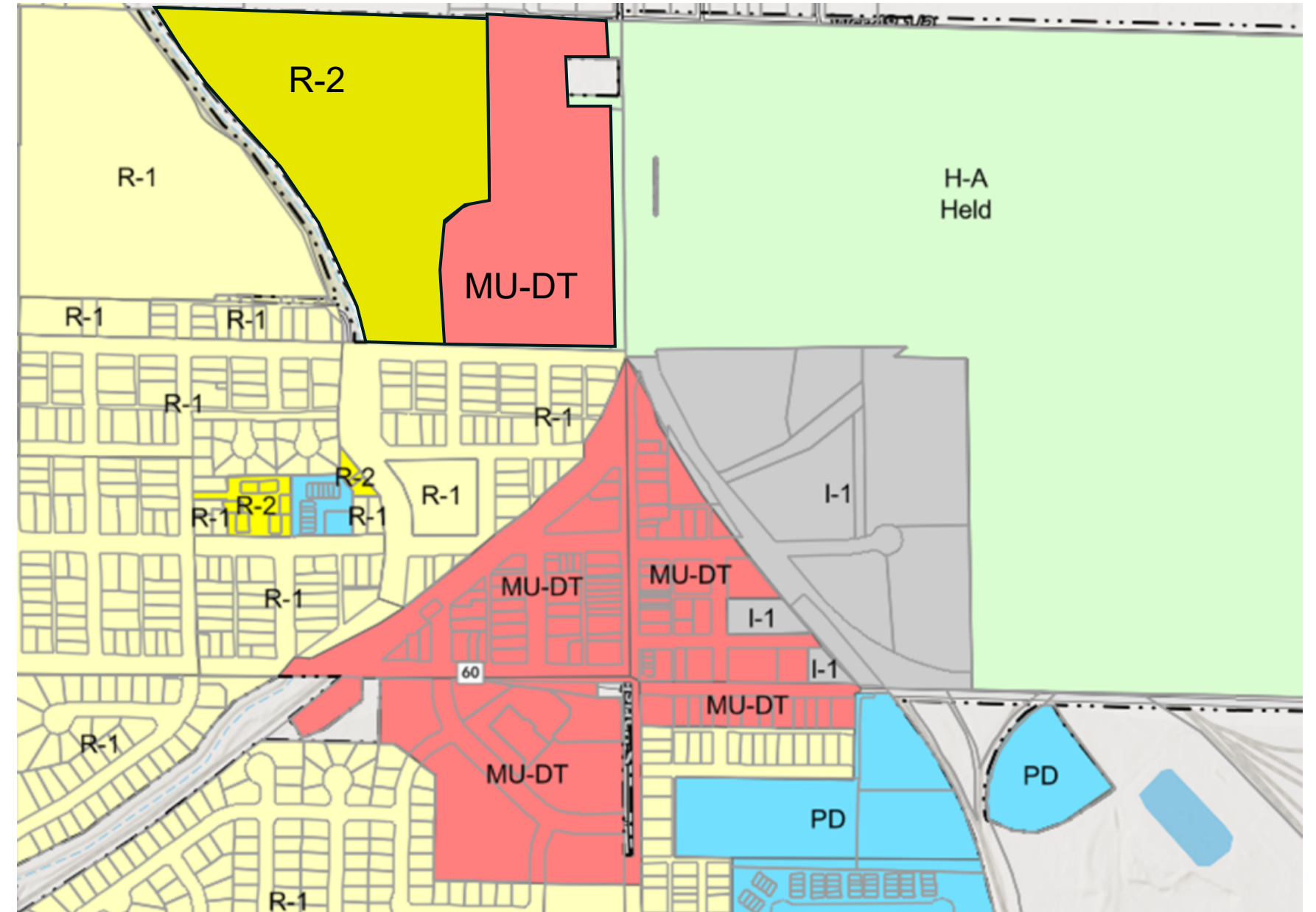


Table 4-1: Zoning Districts & Intent

<i>District & Intent</i>	<i>Relationship to Comprehensive Plan</i>
<p>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.</p>	<p>Limited application as a pre-development area or to preserve agriculture lands in the very low intensity areas.</p> <p>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.</p>
<p>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.</p>	<p>General application in high-intensity areas, or limited applicability at strategic points and transitions to and within Activity Centers.</p>
<p>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.</p>	<p>General application for Downtown Activity Center.</p>
<p>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.</p>	<p>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.</p>



- 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



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

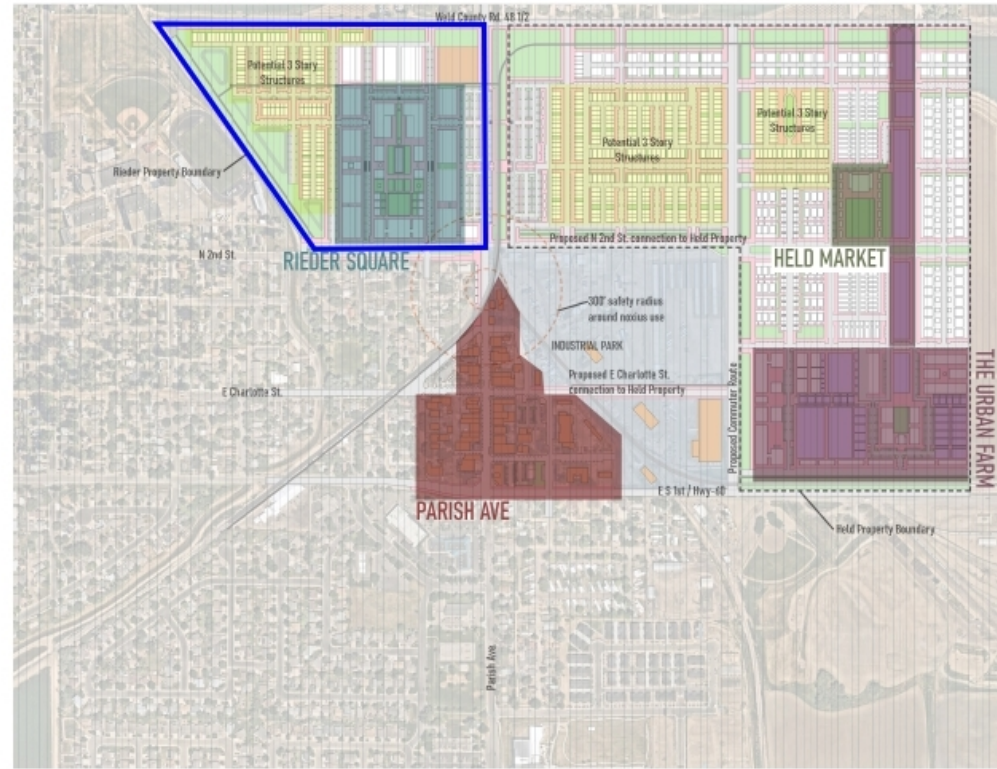
The Urban Farm will be a charming Town-run farm with various crops and orchards with facilities to process the produce. It will also provide an opportunity to attract various businesses such as artisanal shops and boutiques, farm-to-table restaurants/cafes, and breweries/distilleries. The Urban Farm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

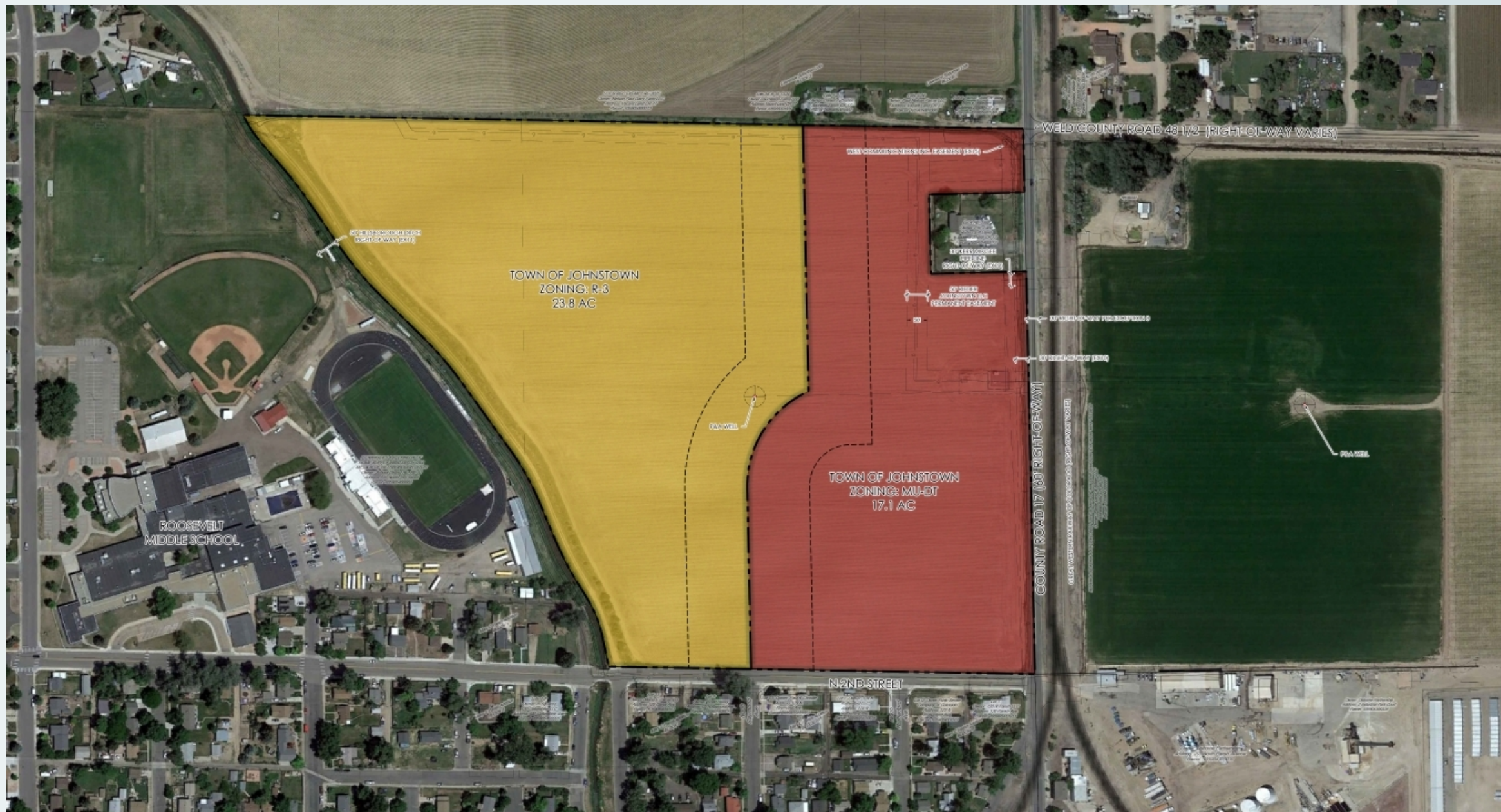
Green spaces are strategically placed throughout the master plan to provide density relief and create a space for residents and visitors to spend time outside.

- 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



Town of Johnstown
List of Bills - February 19, 2026 - March 17, 2026

<u>Vendor</u>	<u>Description</u>	<u>Dept</u>	<u>Amount</u>
24/7 Networks LLC	Computer equipment	ADM	\$ 37,313.05
4990 Ronald Reagan LLC	Police substation lease	PD	1,519.75
A&M Custom Machine Inc	Supplies	UTIL	1,615.00
AC/DC Electric	Building maintenance	PW	1,869.81
Ace Hardware	Supplies	Various	2,382.52
Ad Light Group	Display sign	ADM	68,123.50
Adamson Police Products	Uniforms	PD	19,465.00
AED Everywhere, Inc.	Supplies	ADM	55.00
Aerzen USA Corporation	Equipment maintenance	UTIL	1,367.65
All Copy Products	Copier supplies	Various	348.01
All Terrain Landscaping	Christmas lights	PW	6,417.00
American Auto Hail Repair LLC	Hail damage repair	PD	20,112.08
American Public Works Association	Dues	PW	1,266.00
American Water Damage of Denver, LLC	Building maintenance	UTIL	8,175.18
Angel Light Pyrotechnics	BBQ Day fireworks	ADM	16,500.00
Aqua Engineering	Central Wastewater Treatment Plant	UTIL	14,225.25
Arrowhead Forensics	Supplies	PD	1,291.07
Axon Enterprises, Inc.	Software and equipment	PD	110,283.24
Bell Gould Linder & Scott, P.C.	Legal services	ADM	3,122.50
Benesch	Sandra Drive project / High Plains realignment	PW	6,467.00
Browns Hill Engineering & Controls	Electrical maintenance	UTIL	6,380.74
Burns & McDonnell Engineering Co Inc.	Water Treatment Plant expansion	UTIL	96,503.54
Caselle, Inc	Software	ADM	1,540.00
CDPHE	Dues	UTIL	92.00
Central Square Technologies, LLC	Software	ADM	15,965.51
Central Weld County Water District	Interconnect	UTIL	1,641.96
CenturyLink	Phone / internet	PW/UTIL	1,291.95
Cintas	Floor mat service / supplies	PW	1,033.81
Cirsa	Insurance	Various	934.72
City of Greeley	Victim services contract	PD	25,334.00
Civil Resources	Lone Tree Raw Water Line	UTIL	6,792.00
CMC Tire	Vehicle maintenance	PD	787.00
Collab Architecture, LLC	Senior Center design	ADM	70,060.00
Colorado Analytical Labs	Lab testing	UTIL	2,963.00
Colorado Communications & Utility Alliance	Dues	ADM	1,100.00
Community Center Refund	Community Center refunds	ADM	1,450.00
Consolidated Hillsborough Ditch Co	Annual water assessment	UTIL	5,241.00
Consolidated Home Supply Ditch	HWY 60 project	PW	1,689.55
Coren Printing, Inc	Supplies	PD	134.50
Costar Realty	Software	ADM	471.37
D2C Architects	Development Services Building	ADM	10,220.93
David Lynch Foundation	Training	ADM	350.00
DBC Irrigation Supply	Irrigation supplies	PW	1,390.24
Denali Water Solutions LLC	Sludge removal	UTIL	13,529.95
Denver Industrial Sales & Services Co	Paving materials	PW	8,961.59
DES Pipeline Maintenance, LLC	Line cleaning	UTIL	6,562.50
Douglas County Sheriff's Office	Dues	PD	2,000.00
Economic Development Council of Colorado	Dues	ADM	250.00
Employee reimbursement	Supplies / training	ADM	2,714.80
Ergomed	Pre-employment screening	PD	165.00
FBI-LEEDA	Dues	PD	200.00
FedEx	Mailings	ADM	32.78
Felsburg Holt & Ullevig Inc	Billback - Engineering services	ADM	6,007.50
Felsburg Holt & Ullevig Inc	Engineering services	ADM	12,340.00
Ferguson Waterworks	Supplies	PW	2,056.68

Town of Johnstown
List of Bills - February 19, 2026 - March 17, 2026

<u>Vendor</u>	<u>Description</u>	<u>Dept</u>	<u>Amount</u>
First Class Security Systems	Fire system monitoring	PW	148.80
First National Bank	Custodial services	ADM	832.43
First Responder Trauma Counselors	Peer support	PD	3,006.25
Fox Tuttle Transportation Group, LLC	Parish corridor	ADM	60,599.07
Front Range Compliance Services LLC	DOT consulting services	ADM	816.05
Frontier Self Storage	Storage	PW	280.00
Galloway & Company, Inc.	Survey services	PW	1,250.00
Gard Lateral Ditch Company	Annual water assessment	UTIL	1,275.00
Ghent Motors LLC	Vehicle maintenance	PW	15,305.37
Glenn A. Jones Library	Monthly support	ADM	172,734.65
Grainger, Inc.	Supplies	PW/UTIL	6,995.46
Ground Engineering Consultants, Inc.	Dev. Serv. Building / WTP expansion	ADM/UTIL	20,503.50
H.D. Fowler Company	Water meters	UTIL	10,533.20
Hach Company	Lab equipment	UTIL	4,151.10
Hays Market Inc	Supplies	Various	107.24
Helton & Williamsen, P.C.	Billback - Legal services	ADM	5,513.75
Helton & Williamsen, P.C.	Legal service - water	UTIL	31,605.80
Hill & Robbins, PC	Billback - Engineering services	ADM	1,344.50
Hirschfeld Backhoe & Pipeline, Inc.	Molinar St. water repair	UTIL	13,234.00
The Home Depot	Supplies	PW/UTIL	3,149.90
Hydrant Meter Deposit Refund	Hydrant meter deposit refund	ADM	10,000.00
IMEG Corp	Engineering services	ADM	9,507.50
Insight North America LLC	Investment services	ADM	5,121.82
Intermountain Sales of Denver, Inc.	Equipment maintenance	UTIL	85.00
Interstate Battery of the Rockies	Vehicle maintenance	UTIL	467.85
J&S Contractors Supply Co.	Supplies	PW	184.50
J&T Consulting, Inc.	Johnstown Reservoir toe drain	PW	5,058.95
John Deere Financial	Supplies	PW	2,498.38
Johnstown-Milliken Rotary Club	Teen Impact Awards	ADM	3,000.00
J-U-B Engineers, Inc.	Billback - Engineering services	ADM	853.50
Kimball Midwest	Supplies	PW	884.93
King Surveyors	Little Thompson Trail project	PW	1,546.75
Kings III Emergency Communications, LLC	Elevator maintenance	ADM	99.82
Kinsco, LLC	Uniforms	PD	281.98
Laerie Calibration & Metrology Services	Equipment maintenance	UTIL	139.92
Land Title	Sandra Drive project	PW	250.00
Landmark Monuments LLC	Restoration of monuments	PW	10,796.28
Language Line Services Inc.	Translation services	PD	244.31
Larimer County Sales Tax Administrator	Use Tax - reimbursement	ADM	38,279.23
Larimer County Sheriff's Office	Pre-employment screening	PD	59.50
Law Office of Avi Rocklin LLC	Billback - Legal services	ADM	30,188.50
Law Office of Avi Rocklin LLC	Legal services	ADM	19,033.00
Life Stories Child & Family Advocacy	Quarterly fees	PD	188.00
Little Thompson Water District	Interconnect	UTIL	15,343.76
Loveland Barricade LLC	Street signs	PW	1,204.25
Loveland Fire Rescue Authority	Facility rental	PD	500.00
Loveland Ford-Lincoln	Vehicle maintenance	PD	296.98
Lowe's	Supplies	UTIL	2,153.73
Mac Equipment, Inc	Supplies	PW	175.21
Mail N Copy	Billback - mailings	ADM	563.64
Martin Marietta Materials	Supplies	PW	989.12
McCauley Development Group	Refund	ADM	1,000.00
McGeedy Becher P.C.	Billback - Legal services	ADM	564.59
Medicine for Business and Industry	Lab testing	PW	203.00
Michael Lazar	Municipal Court Judge	ADM	4,740.00

Town of Johnstown
List of Bills - February 19, 2026 - March 17, 2026

<u>Vendor</u>	<u>Description</u>	<u>Dept</u>	<u>Amount</u>
Mile High Shooting Accessories	Supplies	PD	500.00
Mission Communications, LLC	Supplies	UTIL	563.40
Moltz Construction Inc.	Central Wastewater Treatment Plant	UTIL	469,444.60
Morning Star Farm Homeowners Association	HOA dues for Town property	ADM	125.00
Mr. J's Cleaning Services LLC	Town facilities cleaning	ADM	2,950.00
MRFR III, LLLP	Lone Tree Raw Water Line	UTIL	56,079.20
MWH Constructors	Water Treatment Plant expansion	UTIL	3,836,501.81
Napa Auto Parts, Inc	Supplies	Various	1,565.55
NoCo Foundation	Dues	UTIL	5,000.00
NOCO Humane	Contract billing	PD	5,890.00
North Range Behavioral Health	Cost sharing	PD	4,178.69
Northern Colorado Constructors, Inc.	Johnstown Reservoir maintenance	PW	56,931.77
Northern Water	Annual water assessment	UTIL	461.25
O.J. Watson Company Inc	Equipment maintenance	PW	282.23
Original Equipment Auto Glass	Vehicle maintenance	PW/PD	936.98
Parallel Custom Audio	BBQ Day stage rental	ADM	200.00
Parkland USA Corp	Fuel	Various	16,636.80
Paul's Plumbing & Heating	Jetting services	UTIL	2,500.00
Peak Digital Office Solutions	Software	ADM	28,446.25
Pioneer Press of Greeley Inc	Printing services	Various	18,184.60
Pitney Bowes	Postage	ADM	254.07
Pitney Bowes Bank Inc Purchase Power	Postage	ADM	456.00
PlowOps, Inc.	Software	PW	1,440.00
Poudre Valley REA	Utilities	PW	24,760.39
ProFirst Training and Consulting	Pre-employment screening	PD	975.00
Psychological Dimensions	Pre-employment screening	PD	450.00
PVS DX, INC	Chemicals - water / wastewater	UTIL	11,456.65
Quality of Life & Safety Designs LLC	Fire system monitoring	PW	50.00
Ramaker & Associates, Inc.	Software	PW	496.13
Ramirez, Johnson, & Associates	Development Services Building	ADM	2,000.00
Recreational Electrical	Vehicle upfit	PD	152.00
Reliant Hiring Solutions	Recruiting event	PD	575.00
Reorganized Farmers Ditch Co.	Annual water assessment	UTIL	500.00
Ricoh USA	Supplies	ADM	39.21
Rise Broadband	Phone / internet	UTIL	116.20
Roosevelt High School	2026 After Prom	ADM	1,250.00
SAFEBuilt LLC	Inspection services	ADM	70,770.00
Sampson Construction Co, Inc.	Development Services Building	ADM	1,269,233.25
Sendas Communications LLC	Translation services	ADM	155.70
Sirchie Acquisition CO LLC	Supplies	PD	93.98
SiteOne Landscape Supply	Landscaping supplies	PW	938.74
Skaggs Companies, Inc.	Uniforms	PD	1,424.85
Skinny's Sound and Staging Productions	BBQ Day band	ADM	4,870.00
SKM Engineering	SCADA	UTIL	19,687.50
Specialized Elevator Corp	Elevator maintenance	PW	262.91
Stericycle, Inc.	Shred services	PD/ADM	648.45
Sticker Mule LLC	Printing services	ADM	1,801.00
Striglos	Software	ADM	700.00
Sunbelt Rentals	Equipment rental	PW	136.50
TDS	Phone / internet	Various	7,619.75
Terminix	Pest control	PW	138.44
Terracon Consultants, Inc.	Maestas St. drainage	PW	2,168.75
The Jamar Company	Building maintenance	PW	396.90
ThereSquared LLC	Public Art Master Plan	ADM	5,406.17
Thermoelectric	Building maintenance	PW	4,950.00

Town of Johnstown
List of Bills - February 19, 2026 - March 17, 2026

<u>Vendor</u>	<u>Description</u>	<u>Dept</u>	<u>Amount</u>
Tier One Networking, LLC	Computer equipment	ADM	2,483.00
Timber Line Electric & Control Corp	Equipment maintenance	UTIL	736.00
TimberLAN	IT services	Various	4,133.33
TopShelf Printers	Printed marketing supplies	ADM	1,504.11
Town of Johnstown	Utilities	PW/UTIL	3,766.73
Treatment Technology Holding	Chemicals - water / wastewater	UTIL	14,348.40
UC Health	Lab services	PD	198.00
UMB Card Services	P-card training / travel / supplies	Various	15,445.64
United Power, Inc	Utilities	PW	2,278.29
Upper Case Printing Ink	Newsletter / utility bill printing	ADM/UTIL	8,832.63
USA Bluebook	Supplies	PW	57,212.93
Utility Notification Center of Colorado	Locates	PW	2,776.92
Utility Refund	Utility refunds	ADM	6,515.00
Verdant Environmental LLC	Irrigation installation	PW	10,460.00
Verizon Connect	Phone / internet	Various	239.25
Verizon Wireless	Phone / internet	Various	6,252.71
Waste Connections of Colorado Inc.	Trash service	PW	107,118.69
Water Technology Group	Equipment rental	UTIL	4,509.14
Weld County Chiefs of Police Association	Dues	PD	650.00
Weld County Dept of Public Health	Lab services	UTIL	1,181.25
Weld County Information Technology	Supplies	PD	64.12
Weld RE-5J School District	RHS rental for awards ceremony	ADM	320.00
Wenk Associates, Inc	Park master plan project	PW	7,921.55
Western States Land Services LLC	Lone Tree Raw Water Line	UTIL	2,365.85
Xcel Energy	Utilities	Various	72,813.23
YMCA of Northern Colorado	Monthly support	ADM	41,666.67
			\$ 7,469,542.41



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

Town Council Consent Agenda Communication

Agenda Date: April 6, 2026
Subject: Appointment of a Planning & Zoning Commissioner
Attachments: 1. Resolution 2026-21 Appointing a Planning & Zoning Commissioner
Presented by: Jennifer Simmons, Planning and Development Director

Agenda Item Description:

Resolution 2026-21 is presented to Town Council for consideration of a new Planning and Zoning Commissioner. One member of the Commission resigned in February.

Pursuant to Section 2-182 of the Johnstown Municipal Code, "the Planning and Zoning Commission shall consist of seven (7) members who shall be appointed at the discretion of the Town Council. The term of each appointed member shall be four (4) years or until his or her successor takes office. Members are not term limited."

Following the resignation of the Commissioner, the vacancy was advertised to the community. Four members of the community applied and interviews were held March 25, 2026 during a Planning and Zoning Commission work session. One applicant did not attend his scheduled interview. At the conclusion of the interviews, the Commission deliberated and unanimously recommended that Shaley Lingle be appointed to the Planning and Zoning Commission by Town Council.

Strategic Plan Alignment:

Organizational Excellence & Public Trust

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

Legal Advice:

The Town Attorney prepared the Resolution for this item.

Financial Advice:

N/A

Recommended Action:

The Planning & Zoning Commission recommend that the Town Council approve Resolution 2026-21.

Reviewed and Approved for Presentation

A handwritten signature in blue ink, appearing to be 'W. J. C.', written in a cursive style.

Town Manager

**TOWN OF JOHNSTOWN, COLORADO
RESOLUTION NO. 2026-21**

**RESOLUTION APPOINTING MEMBER TO THE
PLANNING AND ZONING COMMISSION**

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

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

WHEREAS, Section 2-182 of the Johnstown Municipal Code provides that the Planning and Zoning Commission shall consist of seven (7) members who shall be appointed by the Town Council; and

WHEREAS, there is a vacancy on the Planning and Zoning Commission; and

WHEREAS, based on the vote of the members of the Planning and Zoning Commission, the Town’s Planning and Development Director recommends that the Town Council appoint Shaley Lingle to serve on the Planning and Zoning Commission; and

WHEREAS, after due consideration, the Town Council desires to appoint such person to the Planning and Zoning Commission.

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

1. Shaley Lingle is hereby appointed to serve as a member of the Planning and Zoning Commission.
2. The term of office for Shaley Lingle shall be as provided in the Johnstown Municipal Code.

PASSED, SIGNED, APPROVED, AND ADOPTED this ___ day of April, 2026.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Meghan Martinez, Town Clerk

By: _____
Michael P. Duncan, Mayor



TOWN MANAGER'S REPORT



April 2026

JohnstownCO.gov



TOWN MANAGER'S REPORT

Administration, Finance, Planning, Human Resources, and Communications

Upcoming Council Meetings & Work Sessions

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

- April 6, 2026 – Regular Council Meeting
- April 20, 2026 – Regular Council Meeting

Strategic Plan Update

We're excited to share that at the end of March the Town launched its new Strategic Planning Dashboard on our website! This interactive tool gives Community Members the opportunity to take a deeper dive into the Town's Strategic Plan—exploring our key pillars, goals, and action items, along with monthly updates on our progress. It's part of our ongoing commitment to transparency and keeping our Community informed and engaged as we move Johnstown forward.

Public Art Master Plan

Work on the Town's Public Art Master Plan continues to move forward. Our consultants are actively developing the draft plan, which will outline a vision for incorporating art throughout the community in meaningful and engaging ways. The draft is expected to be presented to Town Council in the coming weeks, and we look forward to sharing more as this exciting project takes shape.

Downtown Improvement District Study Project

Town Staff has been requested to present to the Weld RE-5J School Board on April 1. Staff will be presenting how a DDA utilizes Tax Increment Financing (TIF) and any related impacts to the School Board.

April 7 Election Information

- TABOR notices were mailed on March 6 and added to the Town's website.
- Ballots were mailed to residents during the week of March 16, 2026.

Municipal Court – February 2026

- A total of 81 cases were closed:
 - Code Violations: 3
 - Traffic Violations: 53
 - Theft: 11
 - Other Criminal Cases: 12
 - Parking: 2

Economic Development Profile

The 2026 Economic Development profile is now available on the Town's website. The ED profile provides an overview the various data points, demographics, and real estate metrics that the Town's Economic Development Department tracks to understand local economic trends

<https://johnstownco.gov/215/Economic-Development>.

TOWN MANAGER'S REPORT

March GOAT Award

The March GOAT Award was presented to Ron Thornton in the PW Department. Ron joined our team less than a year ago as the Facility Manager for the Town. Ron has been instrumental in building relationships with vendors who maintain our assets, improving conditions of our facilities, and listening to Staff on items and issues with our Town equipment as well. Nice job, Ron and congratulations!

Open Records Requests

The Clerk's Office processed 23 requests for records in February.

State and Local Fiscal Recovery (ARPA) Funds

Johnstown's closeout confirmation and final Project and Expenditure Report were submitted to the US Treasury on February 19, 2026. Upon completion of closeout actions and resolution of any outstanding matters regarding the SLFRF award, Treasury will send an acknowledgement of program closeout.

Utility Billing Statistics for January

- 8,487 Statements Generated
- 10 New Builds Processed
- 19 Service Orders Processed

2025 External Financial Audit

The Finance Department is working through the on-site fieldwork phase of the 2025 external financial audit with our independent audit firm, Hinkle & Company. Presentation of the audit results to Town Council is planned for their regular meeting scheduled on June 15, 2026.

Finance Training

The Utility Billing Supervisor attended the first of a series of classes through Employers' Council toward the completion of her Supervisory Certificate. The Utility Billing Technician completed the Colorado GFOA chapter's "Accounting Immersion Series", a four-part set of classes. The Finance Director attended a GFOA webinar focused on cash flow forecasting.

Utilities Budget Billing

32 applications have been approved for the new budget billing program. The Utility Billing team is making calls to these homeowners to remind them that their new billing rates will begin with next month's bill.

2026 Annual Budget Book

The final publication of the 2026 Budget was submitted to the Government Finance Officers Association for consideration of the Distinguished Budget Award, as well as posted on our website at <https://johnstownco.gov/481/Budget> on March 26, 2026.

Police Department

Stats: February 2026

- Officers responded to 1192 calls for service.
- Officers took 20 traffic accident reports.
- Officers conducted 174 traffic stops.
- Officers issued 89 traffic citations.
- Officers made 25 physical arrests.
 - Code Violations (86)
 - Code Tickets (14)
 - Animal Complaints (37)
 - Suspicious Activity (71)
 - Disturbances (15)
 - Vandalism (5)
 - Trespassing (2)

TOWN MANAGER'S REPORT

- Theft (54)
- Burglar Alarms/Hold up Alarms (38)
- Harassments (28)
- Assaults (3)
- Stolen Vehicles (3)
- Sex Offense (2)
- Mental Health Crisis (9)
- Business Checks (23)

Case of Interest

Officers responded to a local business following a report of a suspect involved in multiple thefts at the same location. Using a License Plate Reader (LPR) alert system, loss prevention personnel were notified when the suspect returned to the store, who was back at the store to commit another theft.

Through coordination between loss prevention and JPD officers, the suspect was linked to three separate theft incidents occurring over a one-week period at the business. The suspect was subsequently charged with theft and formally trespassed from the property.

Training

- CPR/First Aid – The whole department was recertified in CPR/First Aid by our in-house instructor, CSO Rebeca Farris.
- Standard Field Sobriety Training – All sworn individuals were recertified in Standard Field Sobriety Tests. Officer Wild was our in-house instructor for this training.
- DTAC – All sworn individuals conducted Defensive Tactics Training at AIMS Community College. In-house instructors Officer Brady and Detective Horwitz taught the classes.
- Peer Support – Detective Sara Cummings completed the Peer Support Academy hosted by First Responder Trauma Counselors.

- National Threat Evaluation and Reporting Training – Sergeant Cygan completed the Public Safety Leadership Development (PSLD) course at the University of Denver. PSLD is a weeklong course that includes personal assessments, leadership exercises and analytical assignments. This training helps build a foundation for stronger leadership and teams.



Sergeant Cygan PSLD Certificate

Community Policing, Outreach, & Miscellaneous Items

- RHS vs. Police Basketball Game – Officer Harrell and Officer Tope played in the annual RHS basketball game. A photo is at the end of this report.
- Department Awards Ceremony – The department held its annual awards ceremony at RHS. Students from the RHS culinary program provided food and hospitality for the event. Numerous officers were recognized for their achievements and hard work throughout the 2025 year. We also recognized employees with the Public Works department for

their hard work and partnership with a critical incident. A photo is at the end of this report.

Public Works

A total of 67 work orders were completed this month consisting of various activities including pothole patching, crack sealing, street sweeping, gravel road grading, road sign repair, storm drain cleaning, garbage removal, mulching planting beds, funerals and a variety of other street, park and cemetery related maintenance work. 31 work orders were completed by the Streets team and 36 by the Parks team.

2026 Street Maintenance Bids

Bids for asphalt mill and overlay and slurry seal have come in much less than in previous years which will allow for more work to be done than anticipated this year. Staff is currently reviewing additional work that can be added to this year's program within the original budget.

Town Clean-up Day

On March 28, 2026 the Town held its annual Town Clean-up Day. Approximately 500 loads were recorded throughout the day that filled 25 roll-off dumpsters between 8am – 1pm. A big thanks to our partners at Waste Connections for this great Community event.

Downtown Street Lights and Bollard Painting

The light poles and lighted bollards along Parish Ave in the downtown area will be getting a fresh coat of paint in the coming weeks to restore their original shine and luster. The lenses in the bollard lights are also being cleaned and bulbs replaced as needed to make sure they are all functioning correctly.

TOWN MANAGER'S REPORT

Asphalt Crack Sealing

Crack sealing in preparation for the 2026 street maintenance program has been completed. A separate mastic crack seal machine to address some larger cracks will be available for rent in early April to complete all preparation for street resurfacing.

Asphalt Patching

Due to the unseasonably warm weather, patching of deteriorated areas of asphalt began in late March. Patches have been completed in the 100 block of Canal Avenue and on Onyx Place west of River Rock Drive in the Rocksbury Ridge neighborhood.

Lake Park Bathroom Painting

Both the men's and women's restrooms at Lake Park have been repainted in advance of the upcoming summer season. Portable restroom facilities will begin to be delivered to Town parks that don't have permanent restroom buildings in early April.

Utilities

WTP/WWTP Highlights

- Plant operator Tyler Gentleman passed the Water Distribution 3 exam.
- Plant operator Chuck Rice has earned his Class A Wastewater Treatment Operator Certification.
- The treatment plant was shut down the week of March 23 for electrical and automation systems upgrades. These upgrades were critical to current operations and the progress of the new plant construction. The work required some long hours from the operations team to ensure the system was safe and operational. The Little Thompson Interconnect was utilized during this time.

TOWN MANAGER'S REPORT



An Automation Cabinet Upgraded

- Comprehensive preventive maintenance was completed on all pumps and motors in preparation for summer operations.

Water Treatment Plant

- Maximum Daily Flow: 2.395 MGD out of 6 MGD
- Average Daily Plant Influent flow: 1.774 MGD
- Average Daily Plant Effluent flow to distribution: 1.665 MGD
- Average Daily system demand: 1.684 MGD
- Totalized Monthly distribution flow: 31.643 MG
- Totalized Utilization of Little Thompson interconnect: 1.60MG; Average daily 0.072 MGD

Low Point WWTP

- Average Daily Flow: 0.455 MGD
- Treatment Performance:
- Operators identified and repaired a malfunctioning air discharge valve that was impacting treatment

performance. This problem was resolved, and the plant is back to normal operating performance.

- Small seasonal (cold/hot) weather adjustments made in preparation of the coming spring weather changes.
- Comprehensive maintenance was performed on the solids handling press.
- The plant achieved 98.6% solids removal and is on track to remove approximately 73,209 pounds of waste.

Central WWTP

- Average Daily Flow: 0.99 MGD
- Process Upgrades: Dissolved oxygen probes were installed and configured at the solids handling tanks. This allows operators to utilize SCADA automation controls to optimize the treatment process and reduce power consumption when possible.
- System Transition: Contractors have mobilized at the lagoons and have started decommissioning this week. This work will be in process over the next 3-4 months.
- Facility Modifications: Storm water conveyance lines were installed and are functioning as designed.
- Treatment Performance: The plant achieved 99.2% removal of solids, equating to approximately 134,171 pounds of waste removed.

Sewer Collections and Water Distribution Systems (C&D)

- Issues Reported: 10
- Work Orders Completed: 228

Collection

- Routine System Checks: 10
- Sewer backup was resolved at 1203 W S 1st St

TOWN MANAGER’S REPORT

Distribution

- Water Service Shut Offs: 22
- New Meter Installs: 62
- Meter Replacements/Reprogram: 24
- Monthly Manual Reads: 3
- Locate Tickets Completed: 674
- Hydrant Meters: 7 Drop off; 5 Pick-up
- Routine PRV Checks: 8
- Routine system flushes: 9
- C&D crews quickly repaired a line on in Podtburg circle that was damaged by a contractors.



Watermain Break on Podtburg Circle

Inspections, Installations & Work Orders

- 2,206’ water main
- 2,300’ storm sewer main
- 88’ sewer main
- 219 building permit inspections

Capital Projects

Meastas Street Storm Drainage

Work on this project wrapped up in mid-March and the contractor has de-mobilized from the site.

Highway 60 & Colorado Boulevard Intersection

Dry utility relocations are ongoing. Final construction plans for the ultimate intersection are under review and once all utility relocations are complete the project will be advertised for construction bids in late Summer.

Water Treatment Plant Expansion

The contractor is continuing to install process piping and equipment in the new treatment building and installing electrical equipment throughout the site. In March, the contractor tied the existing pretreatment building over to the new controls system and also installed the two new generators that will provide backup power to the new facility.



Generator Installation

TOWN MANAGER'S REPORT

Central Wastewater Treatment Plant

The contractor continues to install miscellaneous stormwater infrastructure in preparation for final site grading and paving this spring. The lagoon decommissioning may start later this month if the lagoons are not frozen.

Johnstown Reservoir Toe Drain

All project documentation has been submitted to the State for review. The State has authorized the reservoir to be filled which will occur around the first week of April when irrigation water is available. Town Staff will monitor the improvements during filling to verify that there are no issues with the improvements.

Sandra Drive Storm Drainage

The required dry utility relocations are expected to be complete by late March. Negotiations for the final easement needed to install the new outfall pipe are ongoing. The necessary Hillsboro Ditch crossing agreement is also being finalized. Once the easement and crossing agreement are both finalized, construction plans will be completed and the project advertised for bids later this summer.

Elwell Elementary Safe Routes to School

A Request For Proposals (RFP) has been advertised for design services for the Elwell Elementary Safe Routes to School project that includes a High-Intensity Activated Crosswalk (HAWK) installation on Colorado Boulevard south of Highway 60. Proposals are due by the end of March and a consultant is expected to be recommended to Town Council in April pending concurrence by CDOT on the award.

Letford Park Final Design

The Town continues to work through the design process with Wenk & Associates. Overall, the design is progressing well. Survey work is complete and subgrade soil investigation boreholes were completed in early March. 30% level design plans have been received and are currently under review.

West Parish Alley Project

95% construction plans have been received and reviewed. Plans will be finalized after incorporating feedback received from Town Council on the design feature adjustments. Xcel Energy has also advertised for bids for undergrounding the overhead electric lines. This work will be funded from the Town's the 1% fund received from Xcel Energy to perform electrical undergrounding conversions. Electrical undergrounding work is expected to start in May and be complete by September at which time the project can be advertised for construction bids.

Weld County Road 15 Reconstruction

A Request For Proposals (RFP) was advertised for design services for this road reconstruction project located on Weld County Road 15 south of the Little Thompson Bridge to Weld County Road 42. Three consultant proposals were received and a professional services agreement has been issued to Tait & Associates, Inc. (Tait). Tait has begun initial survey work and underground utility location investigations. Preliminary design is expected to be received in early May.

TOWN MANAGER'S REPORT



Clean up Day Photo



RHS vs. Police Basketball Photo

The Community that Cares

TOWN MANAGER'S REPORT



JPD Award Ceremony Photo



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

Town Council Agenda Communication

Agenda Date: April 6, 2026

Subject: Resolution 2026-18: Approving the Economic Incentive Agreement Between the Town of Johnstown and USE Affiliates

Attachments:

1. Resolution 2026-18
2. Economic Incentive Agreement Between the Town of Johnstown and USE Affiliates

Presented by: Sarah Crosthwaite, Economic Development Director

Agenda Item Description:

Enclosed for your review and consideration is the Economic Incentive Agreement Between the Town of Johnstown and USE Affiliates. USE Affiliates include USEREH Johnstown II, LLC and U.S. Engineering Metalworks, LLC, commonly known in Johnstown as U.S. Engineering.

U.S. Engineering is an existing metal manufacturing company in Johnstown that includes a 109,494 SF facility and 12 acres of outdoor storage. Manufacturing is one of Johnstown's top three industries, employing approximately 10% of the local workforce.

In 2024, U.S. Engineering began their site selection search and engaged with Town Staff to discuss their expansion efforts. U.S. Engineering identified the J Farms property, located north of its existing facility at 390 Mountain View Rd in Johnstown, as the preferred site for expansion. The project includes a new 156,000-square-foot facility, along with an additional 12 acres of land.

Their expansion creates an economic benefit that includes an estimated capital investment of over \$26 million, retaining 100 existing jobs and the creation of 50 jobs over a 2-year period that by year 3 of operation will bring their total annual payroll to over \$15 million.

The successful attraction of U.S. Engineering is a regional effort that includes the Town of Johnstown and Weld County. Weld County has preliminarily approved a personal business property tax rebate for U.S. Engineering.

To facilitate the development of the project, the Town has offered the following incentives:

- A one-time 50% reduction on the building permit fee.
 1. Building permit fee does not include any cost associated with building submittal/review, impact fees, water/sewer tap fees, or dedication requirements.
 2. The one-time 50% reduction will be reimbursed to the applicant, once the building permit invoice is paid in full and proof of payment has been provided to the Town.

- A 50% annual rebate on personal business property tax for a 10-year term.
 1. The annual rebate for personal business property tax includes new machinery/equipment within the facility. Taxes are collected by the County and remitted to the Town of Johnstown.
 2. The Town of Johnstown will provide the annual rebate once the applicant has paid their taxes in full and proof of payment has been provided to the Town.

In accordance with the Town’s adopted Incentive Policy, all incentive agreements are performance-based and require the applicant to meet those metrics. U.S. Engineering has committed to the following performance measures and expectations:

- Complete construction of their new facility and be operational on or before December 31, 2027.
- Retain 100 existing jobs at its current facility and create an additional 30 new jobs at the new facility by the end of 2028.

Strategic Plan Alignment:

Healthy & Resilient Economy

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

Legal Advice:

The Town Attorney drafted the incentive agreement.

Financial Advice:

The incentives provided are considered reimbursements and based on specific performance measures.

Recommended Action:

Staff supports approval of the Incentive Agreement Between the Town of Johnstown and USE Affiliates.

Suggested Motions:

For Approval: I move to approve the Incentive Agreement Between the Town of Johnstown and USE Affiliates as presented.

For Denial: I move to deny the Incentive Agreement Between the Town of Johnstown and USE Affiliates as presented.

Reviewed and Approved for Presentation



Town Manager

**TOWN OF JOHNSTOWN, COLORADO
RESOLUTION NO. 2026-18**

**RESOLUTION APPROVING THE ECONOMIC INCENTIVE AGREEMENT
BETWEEN AND AMONG THE TOWN OF JOHNSTOWN AND USEREH
JOHNSTOWN II, LLC AND U.S. ENGINEERING METALWORKS, LLC**

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, USEREH Johnstown II, LLC, a Missouri limited liability company (“USEJII”), and U.S. Engineering Metalworks, LLC, a Missouri limited liability company (“USE Metalworks”) (collectively, “USE Affiliates”), intend to develop the real property known as Lot 1, Johnstown Commercial Center, Johnstown, Colorado 80534, and to operate a business establishment known as “US Engineering” (the “Project”); and

WHEREAS, to facilitate the development of the Project, USE Affiliates have requested that the Town provide certain economic incentives; and

WHEREAS, Colorado municipalities are entitled to encourage new and expanded business development through inducements and incentives; and

WHEREAS, the Town Council finds that the Project will serve a public use and promote the health, safety, prosperity, security and general welfare of the citizens of the Town and that approval of the Economic Incentive Agreement between the Town and the USE Affiliates is in the best interests of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, THAT the Town Council hereby approves the Economic Incentive Agreement between and among the Town of Johnstown and USEREH Johnstown II, LLC, a Missouri limited liability company (“USEJII”), and U.S. Engineering Metalworks, LLC, a Missouri limited liability company (“USE Metalworks”), attached hereto and incorporated herein by reference as Exhibit A.

PASSED, SIGNED, APPROVED, AND ADOPTED this 6th day of April 2026.

TOWN OF JOHNSTOWN

BY: _____
Michael P. Duncan, Mayor

ATTEST:

Meghan Martinez, Town Clerk

**ECONOMIC INCENTIVE AGREEMENT BETWEEN AND AMONG
THE TOWN OF JOHNSTOWN AND USEREH JOHNSTOWN II, LLC AND
U.S. ENGINEERING METALWORKS, LLC**

This Economic Incentive Agreement (“Agreement”) is made and entered into on this 25 day of MARCH, 2026 (“Effective Date”), by and among the Town of Johnstown, a home rule municipality and political subdivision of the State of Colorado (“Town”), USEREH Johnstown II, LLC, a Missouri limited liability company (“USEJII”), and U.S. Engineering Metalworks, LLC, a Missouri limited liability company (“USE Metalworks”) (USEJII and USE Metalworks collectively referred to as the “USE Affiliates”).

RECITALS

1. One hundred percent (100%) of the membership interests of USEJII are owned by USE Real Estate Holdings, LLC, a Missouri limited liability company (“USEREH”);
2. One hundred percent (100%) of the membership interests of USEREH are owned by U.S. Engineering Company Holdings, a Missouri Corporation (“USE Holdings”);
3. USE Holdings also owns one hundred percent (100%) of the membership interests of USE Metalworks;
4. As described above, the USE Affiliates are under common control by USE Holdings;
5. USEREH owns, and leases to USE Metalworks, a regional manufacturing and fabrication facility in the Town, located at 390 Mountain View Drive, Berthoud CO 80513, pursuant to which USE Metalworks operates a manufacturing and fabrication business;
6. USE Metalworks desires to expand its operations in the Town;
7. To facilitate such expansion, USEJII recently purchased approximately twelve (12) acres of land within the Town adjacent to the land on which USEREH’s current facility is located, which properties were re-platted to constitute a single lot, now known as Lot 1, Johnstown Commercial Center, Town of Johnstown, County of Weld, State of Colorado (“Property”);
8. USEJII anticipates constructing a new building of approximately 150,000 square feet on the Property to accommodate additional USE Metalworks manufacturing and fabrication operations (together with the acquisition and development of the Property, the “Project”);
9. To facilitate the development of the Project, the USE Affiliates have requested that the Town provide certain economic incentives;
10. Colorado municipalities are entitled to encourage new and expanded retail development through inducements and incentives;

11. The Town has determined the Project will serve a public use and promote the health, safety, prosperity, security and general welfare of the citizens of the Town;

12. Based on the foregoing, including the anticipated economic benefits, the additional employment opportunities and the opportunity presented by the location of the Project in the Town, the Town desires to accommodate the request and provide economic incentives pursuant to the terms and conditions set forth in this Agreement; and

13. The Town finds that this Agreement is in the best interests of the citizens of the Town.

AGREEMENT

NOW, THEREFORE, in consideration of the terms, conditions and covenants set forth in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Town and the USE Affiliates agree as follows:

1. Recitals. The Recitals are incorporated as if set forth fully herein.

2. Town's Commitments. In furtherance of the development, construction and operation of the Project, and based on the commitments of the USE Affiliates set forth herein, the Town agrees as follows:

(a) Building Permit Fee. On the condition that the Project is constructed and in operation by the date set forth below, upon a written request from USEJII to the Town containing proof of payment, to provide a one-time fifty percent (50%) reduction on the Town's building permit fee for the new building and related improvements to the Property. For the avoidance of doubt, the building permit fee does not include the costs associated with the site development plan submittal and review, impact fees, water and sewer tap fees, or the Town's dedication requirements; and

(b) On the condition that USE Metalworks maintains a minimum of 130 employees as described below, upon a written request from USE Metalworks to the Town containing proof of employee count and corresponding payroll information, commencing on after January 1, 2029, to provide a fifty percent (50%) annual rebate of the personal business property tax paid to the Town by USE Metalworks and USEJII for ten (10) years.

3. USE Commitments. In furtherance of the development, construction and operation of the Project, and based on the Town's commitments set forth herein, the USE Affiliates agree as follows:

(a) USEJII shall complete construction of the Project and have the Project operational on or before December 31, 2027;

(b) USE Metalworks shall retain the one hundred (100) existing jobs at its currently existing facility, located at 390 Mountain View Drive, Berthoud CO 80513, and create

an additional thirty (30) new jobs at the new facility being constructed in connection with the Project by end of 2028; and

(c) Both of the USE Affiliates shall comply with, and remain in compliance with during operation of the Project, the Town-approved Site Development Plan for the Property, the Johnstown Municipal Code and the Town's rules and regulations.

4. Assignment. Neither of the USE Affiliates may assign their rights or duties under this Agreement without receiving the prior written consent of the Town.

5. No Third-Party Beneficiaries. This Agreement, including the incentives provided herein, is not intended and shall not be deemed to confer any rights on any person or entity not named as a party hereto.

6. Notices. All notices, consents or other instruments provided for under this Agreement shall be deemed properly given when: (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 return receipt requested and received. Either party, by notice to be given, may change the address to which future notices shall be sent.

To the Town:

Town of Johnstown
Attention: Town Manager
450 So. Parish
P. O. Box 609
Johnstown, CO 80534
Email: notices@johnstownco.gov; mlecerf@johnstownco.gov
To either USE Affiliate:

USE Real Estate Holdings, LLC
Attention: Brandon Wikoff
3433 Roanoke Road
Kansas City, MO 64111
Email: brandon.wikoff@usengineering.com

7. Governing Law and Venue. This Agreement and the interpretation thereof shall be governed by the laws of the State of Colorado and the Code. Venue for any claim, proceeding or action arising out of this Agreement shall be in the County of Weld, State of Colorado.

8. Dispute Resolution. In the event of default by either party hereunder, the non-defaulting party shall notify the defaulting party in writing of such default(s), specifying the nature and extent thereof. If such default is not cured within thirty (30) days and the non-defaulting party desires to seek recourse, the parties shall participate in mediation, the costs of

which shall be shared equally by the parties. If mediation is not successful after ninety (90) days, either party may then commence an action and be entitled to such remedies as are provided by law.

9. 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.

10. Entire Agreement and Amendments. This Agreement constitutes the entire agreement and understanding between the parties concerning the subject matter contained herein and supersedes all prior agreements or understandings. Any amendment to this Agreement must be in writing and signed by the parties.

11. Severability. If any provision or part of this Agreement is determined to be unenforceable or invalid, to the extent practicable, such judgment shall not affect, impair or invalidate the remaining parts of this Agreement, the intention being that the various parts and provisions hereof are severable.

12. Headings. The paragraph headings herein are for the convenience and reference of the parties and are not intended to define or limit the scope or intent of this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

By: USEREH JOHNSTOWN II, LLC
a Missouri limited liability company

By: USE REAL ESTATE HOLDINGS, LLC, a Missouri limited liability company, its sole member

By: U.S. ENGINEERING COMPANY HOLDINGS,
a Missouri corporation, its sole member

By: 

Brandon Wikoff, President

STATE OF MISSOURI)
)ss.

TOWN OF JOHNSTOWN, COLORADO
a municipal corporation

By: _____
Michael P. Duncan, Mayor

ATTEST:

By: _____
Meghan Martinez, Town Clerk



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

Town Council Agenda Communication

Agenda Date: April 6, 2026

Subject: Construction Contract Award to Asphalt Specialties Company, Inc. for the 2026 Asphalt Mill, Overlay, Full Depth, Patching Project

Attachments:

1. Contract Agreement
2. Bid Schedule
3. Work Area Map

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, which includes the continuation of asphalt milling and overlay, full depth pavement replacement and patching of Town roadways as needed based on age and condition as determined by the 2020 Pavement Conditions Study and field inspections. By continuing infrastructure maintenance efforts, the Town can proactively address pavement needs and support the long-term preservation of its street network.

This project was publicly bid by means of a Request for Bid (RFB) prepared by Staff. Within the RFB, work includes 47,757 square yards of milling and paving and 10,104 tons of asphalt. Work locations include the neighborhoods of Pioneer Ridge, Clearview, and Podtburg Landings as shown on the attached exhibit. The Town received eight bid responses which are summarized below:

Asphalt Mill, Overlay, Full Depth, and Patching Bid Results			
Contractor	Bid Amount	Amount Above Low Bid	% Above the Low Bid
Asphalt Specialties	\$1,135,673.30		
Coulson Excavating	\$1,184,387.45	\$48,714.15	4.29%
Western Plains	\$1,189,062.45	\$53,389.15	4.70%
Martin Marrietta	\$1,259,946.20	\$124,272.90	10.94%
Brannan	\$1,262,381.85	\$126,708.55	11.16%
Simon	\$1,382,595.20	\$246,921.90	21.74%
Goltz Asphalt	\$1,513,550.58	\$377,877.28	33.27%
Connell	\$1,524,839.82	\$389,166.52	34.27%

After careful consideration and review of all bid responses, Staff recommends awarding the construction contract to Asphalt Specialties Company as the low bid contractor in the amount of \$1,135,673.30. Their bid was complete, they have performed similar scope that is comparable to this program, references were positive, and Staff believes they are capable of successfully performing the work on this project.

The project is anticipated to start in June of 2026 with a substantial completion date of August 2026.

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

Financial Advice:

The funding for this work is included in the 2026 Budget.

Recommended Action:

Staff recommends awarding the construction contract for the 2026 Asphalt Mill, Overlay, Full Depth, Patching Project to Asphalt Specialties Company, Inc. in the amount of \$1,135,673.30.

Suggested Motions:

For Approval: I move to approve the construction contract for the 2026 Asphalt Mill, Overlay, Full Depth, Patching Project with Asphalt Specialties Company, Inc. in the amount of \$1,135,673.30 as well as provide access to an additional 10% contingency by authorization of the Town Manager to approve the use of these funds for unforeseen construction expenses encountered on the project not to exceed the budgeted amount and to authorize the Town Manager to execute the contract.

For Denial: I move to deny the contract with Asphalt Specialties Company, Inc.

Reviewed and Approved for Presentation



Town Manager

CONSTRUCTION CONTRACT
2026 Town of Johnstown Asphalt Mill, Overlay, Full Depth, Patching 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 Asphalt Specialties Company, Inc. (Contractor), a Colorado corporation, whose address is 345 West 62nd Avenue, Denver, Colorado 80216.

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:
 - **Addenda #1 Dated February 26, 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 \$1,135,673.30 (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 September 04, 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 administering 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
Town of Johnstown

450 South Parish Ave, Johnstown, CO 80534 | johnstownco.gov 970-587-4664

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 _____ 2025.


TOWN OF JOHNSTOWN

By: _____
Matthew LeCerf, Town Manager

Attest:

Meghan Martinez, Town Clerk

CONTRACTOR

By: 
Daniel W. Hunt
Title: President



NOTARY BLOCK

State of Colorado)
) ss:
County of Adams)

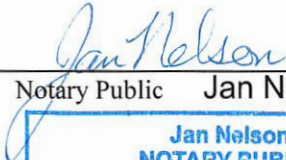
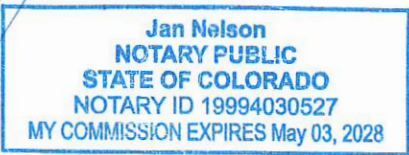
The foregoing instrument was acknowledged before me by Daniel W. Hunt,
(Name of party signing)
as President of Asphalt Specialties Company, Inc.,
(Title of party signing) (Name of corporation)

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

11th day of March, 2026.

Witness my hand and official Seal.

My Commission expires May 3, 2028.


Notary Public **Jan Nelson**


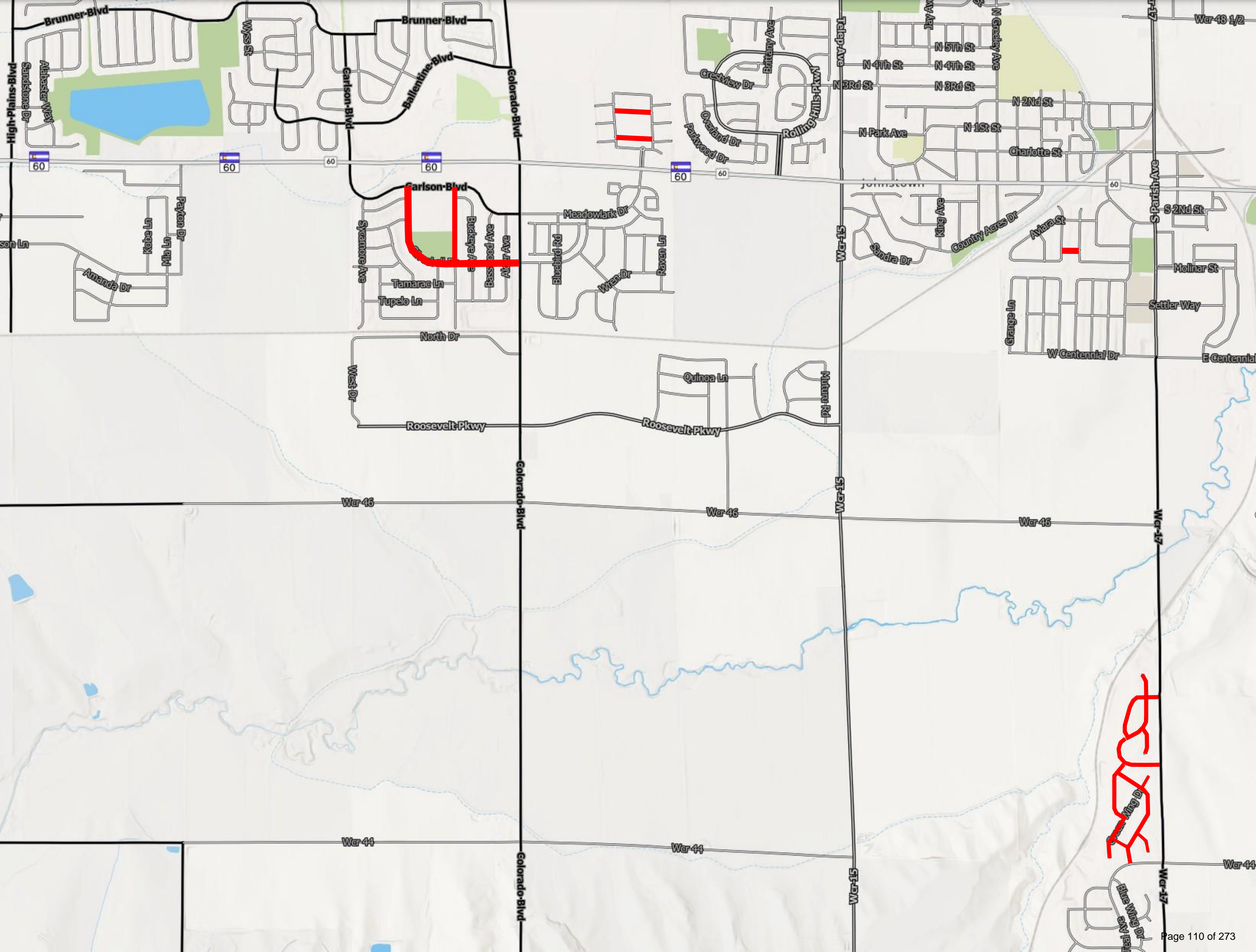


2026 Town of Johnstown Asphalt Mill, Overlay, Full Depth Replacement, and Patching

Bid Schedule

March 4, 2026

Bid Items	Item Description	Quantity	Unit	Unit Cost	Total Cost
202-00220	Removal of Asphalt Mat (Full Depth)	13,758	SY	\$ 3.50	\$ 48,153.00
202-00240	Removal of Asphalt Mat (2 Inch Mill)	47,757	SY	\$ 1.40	\$ 66,859.80
403-00720	Hot Mix Asphalt (Patching) (Asphalt)	79	Tons	\$ 245.00	\$ 19,355.00
403-33741	Hot Mix Asphalt (Grading S) (75) (PG 64-22)	3,175	Tons	\$ 76.80	\$ 243,840.00
403-34741	Hot Mix Asphalt (Grading SX)(75)(PG 64-22)	6,850	Tons	\$ 72.50	\$ 496,625.00
626-00000	Mobilization	5	EA	\$ 10,000.00	\$ 50,000.00
630-00016	Traffic Control	5	EA	\$ 16,250.00	\$ 81,250.00
Contingency					
203-00000	Unclassified Excavation	1,192	CY	\$ 34.00	\$ 40,528.00
304-06007	Aggregate Base Course (Class 6 Recycled) (12" depth)	1,192	CY	\$ 58.00	\$ 69,136.00
306-01000	Reconditioning	3,623	SY	\$ 3.25	\$ 11,774.75
420-00520	Geogrid Reinforcement (BX1100)	3,623	SY	\$ 2.25	\$ 8,151.75
Project Total					\$ 1,135,673.30





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

Town Council Agenda Communication

Agenda Date: April 6, 2026

Subject: Construction Contract Award to Vance Brothers, LLC. for the 2026 Pavement Slurry Seal Project

Attachments:

1. Construction Contract Agreement
2. Bid Schedule
3. Work Area Map

Presented by: Jeff Blankenship, Project Manager

Agenda Item Description:

The Public Works Department (Staff) has developed multiple projects for the 2026 Pavement Management Program, which includes asphalt slurry sealing of select Town roadways. Slurry sealing is a preventative maintenance treatment that extends the asphalt pavement life by applying a thin, protective layer over the existing asphalt surface. By continuing infrastructure maintenance efforts, the Town can proactively address pavement needs and support the long-term preservation of its street network.

This project was publicly bid by means of a Request for Bid (RFB) prepared by Staff. Within the RFB includes slurry sealing over 111,000 square yards of asphalt roadway which includes the neighborhoods of Pioneer Ridge, Clearview, and Johnstown Farms as shown on the attached exhibit. The Town received two bid responses which are summarized below:

Base Bid/Cost Results			
Contractor	Bid Amount	Amount Above Low Bid	% Above the Low Bid
Vance Brothers	\$303,567.50		
A-One Chip Seal	\$334,889.65	\$31,322.15	10.32%

After careful consideration and review of all bid responses, Staff recommends awarding a construction contract to Vance Brothers, LLC., as the low bid contractor for the work in the amount of \$303,567.50. Their bid was complete, they have performed similar work that is comparable to this program, references were positive, and Staff believes they are capable of successfully performing the work on this project.

The project is anticipated to start in early Summer of 2026 with a substantial completion date of August 2026.

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

Financial Advice:

The funding for this programming has been included in the 2026 Budget.

Recommended Action:

Staff recommends awarding the construction contract for the 2026 Pavement Slurry Seal Project to Vance Brothers, LLC., in the amount of \$303,567.50.

Suggested Motions:

For Approval: I move to approve the construction contract for the 2026 Pavement Slurry Seal Project with Vance Brothers, LLC., in the amount of \$303,567.50, as well as provide access to an additional 10% contingency by authorization of the Town Manager to approve the use of these funds for unforeseen construction expenses encountered on the project not to exceed the budgeted amount, and to authorize the Town Manager to execute the contract.

For Denial: I move to deny the contract with Vance Brothers, LLC.

Reviewed and Approved for Presentation



Town Manager

CONSTRUCTION CONTRACT
2026 Town of Johnstown Pavement Slurry Seal 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 Vance Brothers, LLC (Contractor), a Colorado corporation, whose address is 380 West 62nd Avenue, Denver, Colorado 80216.

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:
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 \$303,567.50 (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

Town of Johnstown
450 South Parish Ave, Johnstown, CO 80534 | johnstownco.gov 970-587-4664

days from and including the date of Notice to Proceed, and must substantially complete the work on or before July 31, 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

Town of Johnstown

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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.

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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 _____ 2025.

TOWN OF JOHNSTOWN

By: _____
Matthew LeCerf, Town Manager

Attest:

Meghan Martinez, Town Clerk

CONTRACTOR

By: [Signature]

Title: Chris Lee, Vice President

NOTARY BLOCK

State of Colorado)

) ss:

County of Adams)

The foregoing instrument was acknowledged before me by Chris Lee

(Name of party signing)

as Vice President of Vance Brothers LLC

(Title of party signing)

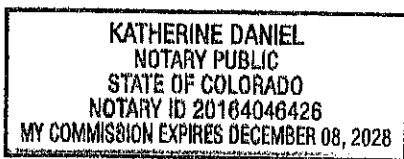
(Name of corporation)

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

11th day of March, 2026.

Witness my hand and official Seal.

My Commission expires 12/08/2028



[Signature]
Notary Public

BID SCHEDULE

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

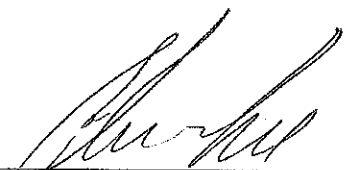
2026 Town of Johnstown Pavement Slurry Seal Project

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	Quantit y	Unit	Unit Cost	Total Cost
Item No.	Description	Units	Quantity	Unit Cost	Cost
410-00000	Slurry Seal (Complete)	SY	111,827	2.50	\$ - 279,567.50
626-00000	Mobilization	LS	1	7,500.00	\$ - 7,500.00
630-00016	Traffic Control	LS	1	16,500.00	\$ - 16,500.00

Total Bid \$303,567.50

BIDDER: Vance Brothers LLC

By: 
 Chris Lee, Vice President

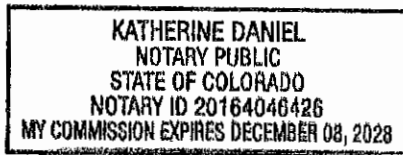
STATE OF COLORADO)
) ss.
 COUNTY OF Adams)

Town of Johnstown
 450 South Parish Ave, Johnstown, CO 80534 | johnstownco.gov 970-587-4664

The foregoing instrument was subscribed, sworn to and acknowledged before me this 4th day of March, 2026, by Chris Lee, as Vice President of Vance Brothers LLC.

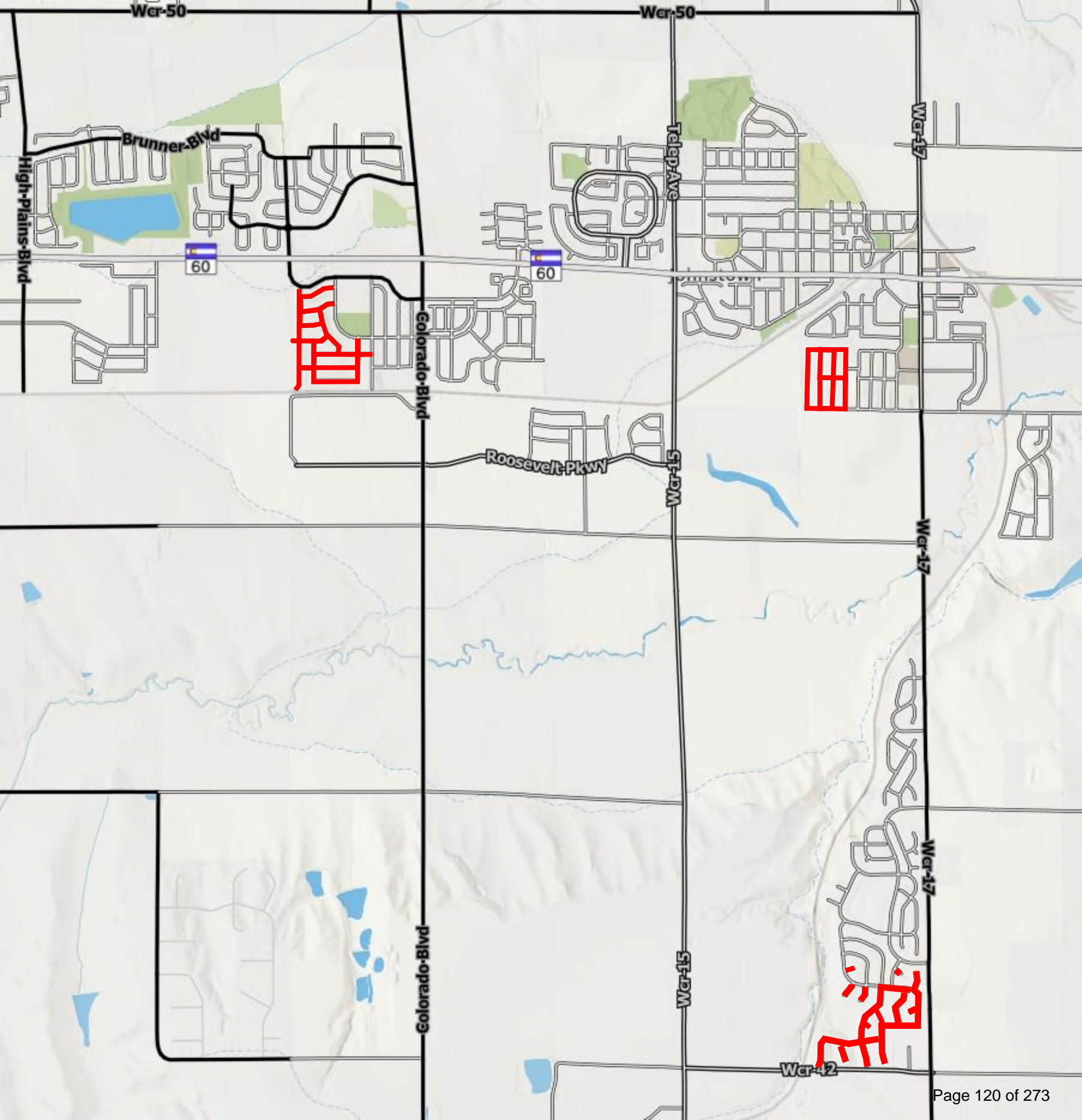
My commission expires: 12/08/2028

(SEAL)





Notary Public





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

Town Council Agenda Communication

Agenda Date: April 6, 2026

Subject: Contract Award to ECONorthwest for the Housing Needs Assessment Study

Attachments:

1. Consultant Scoring Sheet with Price
2. Professional Services Agreement ECONorthwest

Presented by: Jennifer Simmons, Planning and Development Director

Agenda Item Description:

Colorado Senate bill 24-174 requires the Town of Johnstown (amongst many other jurisdictions) to complete a local housing needs assessment, housing action plans that include affordability and displacement mitigation strategies, and new elements of comprehensive plans that incorporate water supply and strategic growth elements. This bill became a law May 30, 2024. The State also allocated funds to assist communities in completing this work.

In December 2025, the Town issued a request for proposals to the consulting community to address the requirements in the State Law including:

1. Housing Needs Assessment
2. Comprehensive Plan Elements
 - i. Water Supply Element
 - ii. Strategic Growth Element
3. Housing Action Plan

Proposals were due December 30, 2025, and the Town received 11 responses (see attachment for list of respondents and associated pricing). On March 6, 2026, the top three respondents were interviewed. Staff recommends awarding the contract to ECONorthwest in the amount of \$152,322.00 based on their scope of work, engagement strategies, and overall proposal. The ECONorthwest team has completed similar studies within Colorado that have met or exceeded the requirements of the Department of Local Affairs (DOLA). Their team will work with Town staff to engage with the community in meaningful ways. Finally, ECONorthwest has experience completing the DOLA reporting requirements and will help guide staff through the process.

Work on this important project will kick off in April with adoption of the Housing Needs Assessment initially scheduled for October 2026. Adoption of the Comprehensive Plan elements will follow at the end of the year, and adoption of the Housing Action Plan will occur in mid-2027.

Strategic Plan Alignment:

Organizational Excellence & Public Trust

- Engage, inform and involve the community

Safe & Welcoming Community

- Grow an open, inclusive environment where all residents have the opportunity to flourish

Natural & Built Environment

- Support a broad range of housing options

Legal Advice:

The Town Attorney prepared the Professional Services Agreement.

Financial Advice:

Funds for this project were included in the adopted 2026 Fiscal Year Budget. Additionally, DOLA has awarded funds to the Town to assist with this contract.

Recommended Action:

Staff recommends awarding the contract for the Housing Needs Assessment to ECONorthwest in the amount of \$152,322.

Suggested Motions:

For Approval: I move to approve the contract for the Housing Needs Assessment as presented to ECONorthwest in the amount of \$152,322.

For Denial: I move to deny the contract with ECONorthwest.

Reviewed and Approved for Presentation



Town Manager

Evaluation Criteria	Points	Interviewer 1	Interviewer 2	Interviewer 1	Interviewer 2	Interviewer 1	Interviewer 2	Interviewer 1	Interviewer 2	Interviewer 1	Interviewer 2	Interviewer 1	Interviewer 2	Interviewer 1	Interviewer 2	Interviewer 1	Interviewer 2	Interviewer 1	Interviewer 2				
Firm		MinMax		Community Scale		Verdantas		Matrix		EcoNorthwest		Points Consulting		Ayres		CAI		ABT Global		SCJ Alliance		LeCroy & Milligan Assoc	
Price		\$ 73,700.00		\$ 76,298.00		\$ 105,500.00		\$ 126,750.00		\$ 152,322.00		\$ 161,360.00		\$ 167,220.00		\$ 188,000.00		\$ 253,726.00		\$ 289,613.00		\$ 300,300.00	
TOTAL SCORE	100	13	25	52	50	55	65	87	79	81	84	80	76	89	84	64	63	75	87	50	62	45	57

**TOWN OF JOHNSTOWN
PROFESSIONAL SERVICES AGREEMENT**

THIS PROFESSIONAL SERVICES AGREEMENT (the “Agreement”) is made and entered into this ____ day of _____ 2026 (the “Effective Date”) by and between the Town of Johnstown, Colorado, a Colorado home-rule municipality (the “Town”) and, Economic Consultants Oregon, LTD (“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 July 1, 2027, 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 may terminate this Agreement, with or without cause, by providing thirty (30) 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: Matt LeCerf
450 S. Parish Avenue
P.O. Box 609
Johnstown, CO 80534
Email: notices@johnstownco.gov

TO CONSULTANT:
ECONorthwest
Attn: Andy Taylor
1200 17th Street, Floor 10
Denver, CO 80202
Email: taylor@econw.com

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: _____
Meghan Martinez, Town Clerk

By: _____
Matt LeCerf, Town Manager

By: _____
Name: Andy Taylor
Title: Project Director

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

Johnstown Housing Needs Assessment, Housing Action Plan, and Comprehensive Plan Elements

Scope of Work

Project Understanding

The following work plan outlines our proposed approach for this project. We understand that every project has unique needs, goals, and community dynamics that require flexibility, adaptability, and customization. We look forward to collaborating with the Town of Johnstown to ensure the work exceeds expectations, reflects the unique needs of the Town, and positions the Town for future success.

Project Workplan

Task 0: Project Management and Engagement

This task includes project components that span all three subsequent tasks (Housing Needs Assessment, Comprehensive Plan Elements, and Housing Action Plan). Our team will use these tasks to establish a foundation for the project including streamlined project management, deeper understanding of local context, and a holistic approach to engagement. This work focuses on aligning the consultant team and Town staff around a shared workplan, project goals, and communication systems.

0.1: Project Kickoff

We routinely start projects with a kickoff meeting that should include the full consultant and client teams. This is an invaluable step at the start of the project to ensure we are answering the key questions driving this work and providing project deliverables that best meet the needs of the intended audience. At this meeting, we will review and refine the proposed work plan and schedule, discuss initial approaches for engagement, establish client-consultant communications and file sharing protocols, and begin drafting an initial data/information request. We will also establish logistics like key staff contacts and schedule regular check-in calls or meetings.

Deliverables: Kickoff meeting agenda and summary

Timeline: April 2026



0.2: Initial Plan Review

As an initial step, ECO will review recent plans and requirements for other upcoming work to ensure alignment with both past and concurrent planning efforts. Our team's work co-creating guidance documents on implementation of SB 24-174 with DOLA will allow us to be efficient and effective in understanding implications in Johnstown. Our current and past work in Weld County communities will allow us to efficiently understand Johnstown's context.

Our background review will first include a review of the recent 2023 Land Use and Development Code Update and 2025 Strategic Plan, as well as the existing Comprehensive Plan and Water Master Plan. We will identify and incorporate key findings from these and other recent analysis work into an interim memorandum to reflect relevant context in subsequent deliverables. Additionally, ECO and MIG will work with County staff to identify insights from engagement in recent and any relevant upcoming projects to ensure alignment with this project's objectives.

Deliverables: Internal plan review memo with content to be referenced in HNA, HAP, and Comprehensive Plan Elements (1 round of staff review and edits)

Timeline: April – May 2026

0.3: Ongoing Project Management

To maintain open communication, address challenges proactively, and to keep to the agreed upon project schedule, we propose scheduling regular meetings with the Town's project manager and other staff as identified in the project kickoff. These recurring check-ins will provide opportunities to discuss project progress, address questions, monitor the schedule, review draft materials, and resolve any challenges the consulting team may encounter. The project team will have internal and full project team check-in meetings throughout the duration of the project following the kick-off meeting.

Deliverables:

- ◆ Ongoing meeting agendas and notes for recurring PMT meetings
- ◆ Project management tracking tools and schedule

Timeline: April 2026 – May 2027

0.4: Engagement Plan

MIG will work closely with the project team and Johnstown Communications Team to develop a clear and thoughtful engagement strategy to guide an integrated process that



supports the HNA, Comprehensive Plan Elements, and HAP. The engagement plan will identify:

- ◆ Key audiences, such as the development community and business community.
- ◆ A refined schedule.
- ◆ Interactive opportunities (both digital and in-person) for the community and stakeholders to provide input on needs, barriers, and priorities related to housing and growth and to consider potential policy alternatives.

Establishing this plan early in the project allows the public outreach process to be tailored to achieve the City’s desired outcomes for the project and respond to the distinctive community conditions in Johnstown.

Deliverables: Draft and Final Engagement Plan (1 round of staff review and edits)

Timeline: April – May 2026

0.5: Community and Stakeholder Engagement

MIG has designed and led outreach and education programs encompassing large festivals, pop-up events, tactical urbanism, walking tours, and CBO (community-based organization) partnerships. This work includes experience working with elected officials, community leaders, business representatives, and other groups to assess potential issues, opportunities, and priorities. These approaches engage all participants and include features that promote problem-solving, collaboration, and decision-making.

Using the established engagement plan as our guide, our team will facilitate a series of strategic in-person touchpoints, providing multiple opportunities and environments for both targeted conversation and feedback from the general public. In addition, online tools will be used to complement in-person touchpoints and may include virtual meetings, digital surveys, and online commenting platforms to ensure that stakeholders and community members have an opportunity to engage in a way that is most convenient to them and allow for broader participation.

These touchpoints will include initial coordination with the Johnstown Communications Team and technical coordination with local organizations, experts, and advocacy groups, as well as with targeted demographic groups, such as seniors, historically marginalized and at-risk groups, or others. This could include, for example, the Johnstown Housing Authority, Senior Center Community for Continuum of Care, and RV park communities. Engagement opportunities will also be strategically aligned with key phases and milestones for the project’s major deliverables, ensuring that community perspectives meaningfully inform each component of the project through valuable qualitative input. Where timing allows these opportunities can align with events likely to draw community attention, such as the Johnstown BBQ Days.



As a critical component of our approach to engagement, MIG will lead the development of infographics and visualizations to communicate key findings, concepts, alternatives and options. Ensuring that the community has a strong understanding of the project’s implications and the critical considerations behind each potential solution is paramount to effective and well-informed planning outcomes. Our team of visualization experts has demonstrated experience developing graphics that illustrate complex concepts that tell a story related to housing, growth, and development.

While the specific mix of engagement activities and tools for this project can be refined through development of the engagement plan in **Task 0.4**, our proposal includes the following components:

- ◆ **Focus group discussions**, pop-up events, or a combination (number to be determined by format in the engagement plan) in coordination with existing community programs, facilities, or activities. Meetings and events will be a mix of in-person and virtual.
- ◆ **2 in-person open house/community meeting events** to present key findings and solicit feedback from the community.
- ◆ **2 short online surveys** to solicit feedback from the community on key priorities, perspectives, needs, and barriers, and to weigh potential trade-offs, alternatives, and recommendations (includes development, optional hosting, and analysis, linked on the City’s website).
- ◆ **Digital commenting platform to solicit public input** on draft deliverables (includes posting of up to 4 PDFs for comment, linked on the City’s website).
- ◆ **Up to 4 infographics and up to 6 diagrammatic sketches OR 2 3D conceptual models** (up to one city block in size).

Deliverables:

- ◆ Agendas including logistics and objectives for engagement; facilitation, materials, and summary notes from engagement events
- ◆ Visualizations and infographics to support engagement efforts

Timeline: May 2026 – March 2026

Task 0 Budget: \$46,570

Task 0 Timeline: April 2026 – May 2027



Task 1: Housing Needs Assessment

1.1: Community Profile

Developing a community profile will base Johnstown’s HNA in key demographic and socioeconomic trends that are intertwined with local housing needs. This task will gather, analyze, and summarize key information about who lives, works, and visits Johnstown, aligning with state-required tabulations while focusing on characteristics that shape current and future housing needs such as age, race and ethnicity, household size and composition, household income, education levels, employment and wages, commuting patterns, and other components identified in collaboration with Town staff. The profile will highlight what is changing in Johnstown as the Town and the region grow and what these trends mean for meeting housing needs of all community members.

The Community and Housing Profiles will evaluate local conditions using the best available data sources, which could include U.S. Census/American Community Survey/Public Use Microdata Sample, Department of Housing and Urban Development, Bureau of Labor Statistics, Federal Housing Finance Agency, North Front Range MPO, Colorado's State Demography Office, CoStar, and Zillow.

Deliverables: Draft chapters for the HNA covering demographic trends and economic trends (1 round of staff review and edits)

Timeline: May – June 2026

1.2: Housing Profile & Spatial Analysis

HOUSING DATA & ANALYSIS

This profile will summarize existing housing stock in Johnstown in line with the requirements of SB 24-174, including detailing the number and diversity of units by type, tenure, and price points. The profile will highlight local housing market trends, such as vacancy rates, rent and home sale prices, and development activity that shape what kind of homes are available in the Town. It will also summarize important housing problems, including measures of homelessness, cost-burdened households, and other indicators of housing instability. In collaboration with Town staff, the profile will summarize measures of local resources dedicated to affordable housing and existing partnerships or opportunities. We will use this data analysis process to understand housing affordability and cost-burden overall, and how these challenges differ by income levels, tenure (renter/owner), and household types in Johnstown. Beyond current and historic housing trends, this task will also leverage data and forecasts from the State Demography Office to project how housing needs may shift in ways not apparent from a recent trends analysis.



ECO will also use our team’s experts in spatial analysis to map local data on parcels and zoning as well as regional or state sources for environmental and other features that are critical for understanding opportunities and barriers for housing development. We will leverage spatial insights from the Town's existing plans for growth and data on barriers and opportunities to meet minimum requirements for the HNA.

SPATIAL ANALYSIS

In addition to baseline housing data, ECO will map and tabulate Johnstown’s housing characteristics, as well as other key features and regulations shaping housing opportunities. MIG offers the capability to supplement this spatial analysis with scenario modeling tools, which will include generating additional maps and insights for integration in the HNA and engagement materials, and to inform subsequent task deliverables.

Deliverables:

- ◆ Draft chapters for the HNA covering: housing inventory, housing market trends, development opportunities and challenges, housing problems (including displacement risk), and existing resources (1 round of staff review and edits)
- ◆ Static files and data package with GIS files, workbooks, and visualizations and relevant metadata for up to ten (10) maps (2 rounds of staff review and edits)

Timeline: June – July 2026

1.3: Housing Need

With insights from both the Community Profile and Housing Profile, ECO will identify specific themes, barriers, challenges, opportunities, and gaps for housing in Johnstown. This process will focus on quantifying current housing deficits from underproduction, as well as future housing needs anticipated from household growth to communicate total need across the full spectrum of income categories.

Our assessment will also consider existing capacity from housing programs and identify initial opportunities for addressing gaps in the current housing stock. These components of the analysis will align with the state's HNA requirements and provide initial direction as the basis for the HAP (Task 3).

Deliverables: Draft chapters for the HNA covering: current and projected housing needs, policy recommendations, summary from public engagement process (1 round of staff review and edits)

Timeline: August – September 2026



1.4: Feedback and Adoption

Our team will share a full draft HNA including chapters developed in Tasks 1.1-1.3 with Town staff and stakeholders for a round of comments and review. As a best practice for ensuring compliance, ECO will also work with Town staff to submit a full draft to DOLA for a courtesy review of alignment with state statutory requirements. We will also meet with Town Council decision-makers to support the adoption process.

Deliverables:

- ◆ Full review draft of HNA for up to two (2) rounds of staff and stakeholder feedback
- ◆ Submission and edits from DOLA courtesy review
- ◆ Final HNA and compliance statement reflecting feedback
- ◆ Materials and attendance for one (1) Town Council session

Timeline: September – November 2026

Task 1 Budget: \$45,324

Task 1 Timeline: April – December 2026

Task 2: Comprehensive Plan Elements

2.1: Water Supply Element

Our team will begin this task with a collaborative kickoff with staff, followed by seeking consultation with water supply entities through targeted engagement to understand current water supply, opportunities, and challenges. These conversations will help us to understand existing data on supply, infrastructure, and programs as well as gaps between current information and requirements of SB 24-174. We will compile a comprehensive documentation package as part of the draft Element that captures both technical data and key insights gathered through interviews and facilitated meetings. This documentation will summarize current water supplies and available capacity, provider-generated projections of future demand based on anticipated development, and ranges of demand associated with redevelopment, infill opportunities, zoning changes, and density. The report will also assess current and future sufficiency of water supply in relation to projected demand and highlight any infrastructure limitations or facility planning needs identified by providers. The report will present case studies and best practices on water conservation practices that would inform recommendations on water conservation policies. To ensure transparency and utility for future planning, the documentation will include any non-confidential, planning-level data and projections made available during the engagement process. These estimates and assessment of existing resources in the Water Supply Element will inform a list of policy



recommendations that connect water resources with land use considerations in the Strategic Growth Element.

Deliverables: Draft Water Supply Element (1 round of staff review and edits)

Timeline: May – August 2026

2.2: Strategic Growth Element

ECO will work with Town Staff and insights generated through initial plan review (Task 0.2) to identify existing policies directing strategic growth of Johnstown. We will also draft key definitions to help identify the areas subject to the statutorily required strategic growth analyses. The two-pronged analysis will identify vacant and underutilized sites that can help meet Task 1’s identified housing needs as an alternative to undeveloped, non-adjacent natural and agricultural land being considered for development. Using this analysis, the team will identify potential strategic growth policies and opportunities to integrate recommendations into the existing comprehensive plan.

Deliverables: Draft Strategic Growth Element (1 round of staff review and edits)

Timeline: June – September 2026

2.3: Feedback and Adoption

The ECO team will provide drafts of the Water Supply and Strategic Growth Elements including analytical appendices with Town staff, water providers, and stakeholders comments and review. ECO will work with Town staff to submit a full draft of both Elements to DOLA for a courtesy review for compliance with state statutory requirements. We will also meet with Town Council decision-makers to support the adoption process.

Deliverables:

- ◆ Full review and final draft of Strategic Growth and Water Supply Elements for up to two (2) rounds of staff and stakeholder feedback
- ◆ Submission and edits from DOLA courtesy review
- ◆ Materials and attendance for one (1) Town Council session

Timeline: September – December 2026

Task 2 Budget: \$32,343

Task 2 Timeline: May – December 2026



Task 3: Housing Action Plan

3.1: Existing Conditions

The ECO team will build on the insights from the HNA to highlight recent progress and trends towards addressing the housing needs the assessment identified. ECO will work with MIG and Town staff to identify barriers to housing production, as well as opportunities identified in the Strategic Growth Element, with special attention on the effect of existing zoning, density, and permitting processes as it relates to the development of diverse housing options across income levels.

Deliverables: Draft chapters of the HAP including: existing conditions, development opportunities & challenges (1 round of staff review and edits)

Timeline: October – December 2026

3.2: Plan Development and Refinement

The team will develop a plan to promote the development of housing options identified as needed through Task 1's HNA. The team will work with Town staff and other stakeholders to identify a series of goals and strategies to extend the vision of the Town Comprehensive Plan and organize desired strategies. At minimum, this set of strategies will include two standard affordability strategies, one long-term affordability strategy, and one displacement risk mitigation strategy in furtherance of state HAP requirements. Actions and other strategy details will help identify adoption and implementation considerations, such as income level served, geographic scale, impact on housing production, level of investment, and timeline. We will work with the Town to identify a balanced set of recommendations, including incentives, policy changes, financial support, and partnerships.

For local land use policy, ECO will work with MIG's team of land use, development, and growth planning experts who are well-versed in translating visionary priorities and alternatives into policy recommendations for effective implementation and, ultimately, development outcomes. The team will assess policy options and alternatives within Johnstown's local context. We will also analyze the Town's existing development regulations and draft a series of recommendations that can be tested through GIS analysis to understand their potential impact on housing capacity and local infrastructure.

Deliverables: Draft chapters of the HAP including: Engagement summary, land use analysis, goals, strategies & actions (1 round of staff review and edits)

Timeline: January – March 2027



3.3: Plan Adoption and Approval

Our team will share a full draft HAP including chapters developed in Tasks 3.1-3.2 with Town staff and stakeholders for a round of comments and review. ECO will work with Town staff to submit a full draft to DOLA for a courtesy review of alignment with state statutory requirements before sharing for public comment through the Town’s website. We will revise the HAP based on public comment in consultation with staff and meet with Town Council decision-makers to support the adoption process.

Deliverables:

- ◆ Full review and final draft HAP for up to two (2) rounds of staff and stakeholder feedback
- ◆ Submission and edits from DOLA courtesy review
- ◆ Materials and attendance for one (1) Town Council session

Timeline: March – May 2027

Task 3 Budget: \$28,085

Task 3 Timeline: October 2026 – May 2027



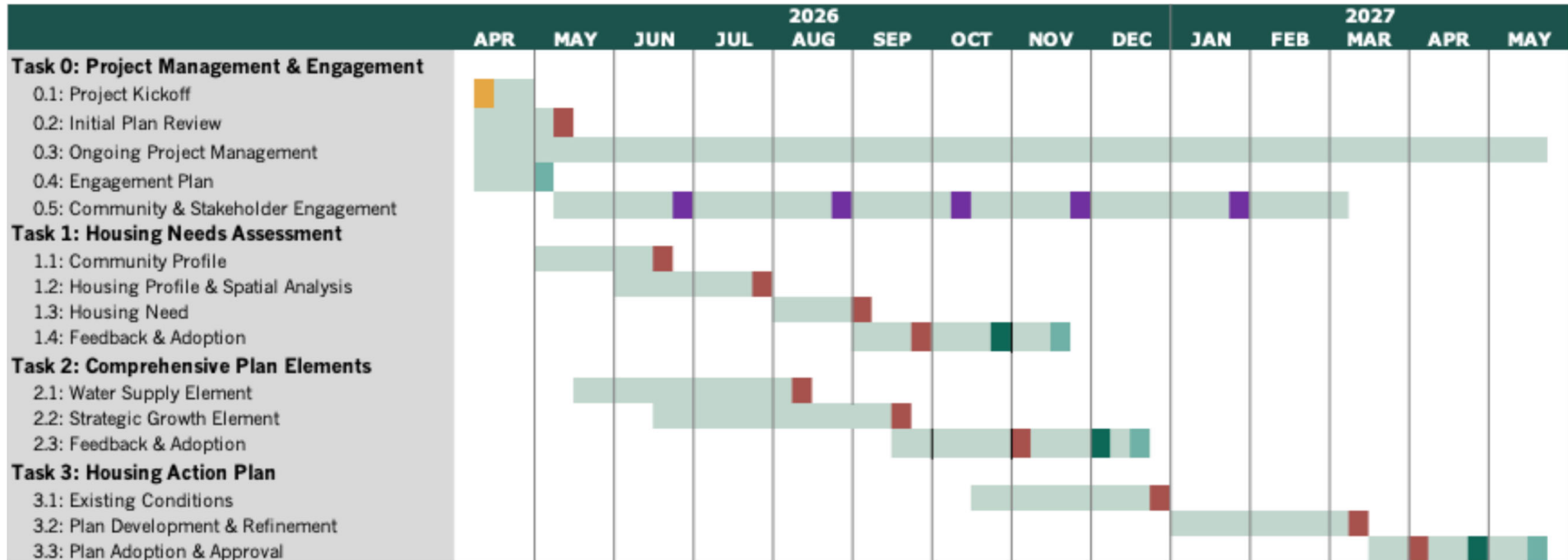
Budget

TASK	ECO	MIG	EXPENSES	TOTAL BY TASK
Task 0: Project Management and Engagement	\$16,735	\$29,360	\$475	\$46,570
Task 1: Housing Needs Assessment	\$37,269	\$7,980	\$75	\$45,324
Task 2: Comprehensive Plan Elements	\$30,988	\$1,280	\$75	\$32,343
Task 3: Housing Action Plan	\$23,330	\$4,680	\$75	\$28,085
TOTAL	\$108,322	\$43,300	\$700	\$152,322



Timeline

May End Date





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

Town Council Agenda Communication

Agenda Date: April 6, 2026

Subject: Intergovernmental Agreement Authorizing District Purchase of Water and Use of Special Improvement Districts Between the Town Of Johnstown and Revere at Johnstown Metropolitan District Nos. 1-9

Attachments: 1. Intergovernmental Agreement (Water Enterprise and SID) Nos. 1-9

Presented by: Avi Rocklin, Town Attorney
Matt LeCerf, Town Manager

Agenda Item Description:

The Revere at Johnstown Metropolitan District Nos. 1-9 (the “Districts”) were organized to provide services and exercise powers as set forth in the Amended and Restated Service Plan for High Plains Metropolitan District No. 2 n/k/a Revere at Johnstown Metropolitan District No. 1 and the Consolidated Service Plan for Revere at Johnstown Metropolitan District Nos. 2-9 approved by the Town on June 7, 2021, as amended by that certain First Amendment to the Service Plan, approved by the Town on August 5, 2024 (collectively the “Service Plan”).

The Districts have requested an Intergovernmental Agreement to allow them to: a) establish water enterprises to purchase and own water rights that will be dedicated to the Town and b) organize Special Improvement Districts (“SID”).

Water rights:

Section V.A.24 of the Service Plan states, “[t]he Districts shall not acquire, own, manage, adjudicate, or develop water rights or resources except pursuant to an intergovernmental agreement with the Town. ...” The Districts requested that the Town authorize each District to establish a water enterprise to acquire and own raw water rights that will be dedicated to the Town to meet the demands of future development within the Districts and, with respect to water rights dedicated to the Town by the District, or on behalf of the District, to acquire water credits in a water bank established by the Town for the applicable District. The Districts would be authorized to fund the water rights through a Development Fee paid prior to issuance of a building permit, as allowed under and subject to all limitations of the Service Plan, and the issuance of revenue bonds payable from such Development Fee, which would constitute Debt under the Service Plan.

The water purchased by the Districts must be for development within the Districts’ service area to meet the Town’s water dedication requirements, though it may be temporarily leased before transfer to the Town. The Districts (or the Developer) are responsible for dedicating enough water to the Town for each phase of the project in compliance with municipal code. If the District reimburses or purchases water rights from the Developer, it cannot pay more than the Developer’s actual cost, with verification required, and must also cover any Town-related fees. When the Developer dedicates water on the District’s behalf, the Town may credit it to a water bank for the District’s benefit, allowing those credits to be allocated to properties as needed. The District may charge

certain property owners, such as builders or developers (excluding End Users – residents and tenants), a Development Fee when assigning these credits. However, the Town is not obligated to accept any specific water rights, and all dedications must meet its legal and quality standards.

Special Improvement District:

Under the Service Plan, the Districts “shall not be entitled to create a special improvement district pursuant to Section 32-1-1101.7, C.R.S., unless otherwise provided pursuant to an intergovernmental agreement with the Town.” Section 32-1-1101.7, C.R.S. of the Special District Act authorizes metropolitan districts to organize Special Improvement Districts within their boundaries, if the governing Town has authorized special assessments. A Special Improvement District can be organized within all or a portion of a special district to finance public improvements specifically benefiting the property within the SID geographical area with the powers and limitations set forth in Sec. 31-25-501, *et seq.*, C.R.S.

A Special Improvement District can impose an assessment against property within its boundaries, based on the benefits that the public improvements provide to each lot, so that the cost of the improvements may be divided based on street frontage, size, or other method. The assessment payment obligation is secured by a lien against the property until paid. SIDs are also authorized to issue special assessment bonds, revenue bonds secured by the future assessment revenue.

In this case, the Districts have requested authorization to organize SIDs, impose special assessments that will be paid by the Developer / builder, and issue special assessment bonds, with several conditions to provide future residents and End Users. The Special Assessments will be due at certificate of occupancy, so they will be paid by the Developer / builder prior to sale of the homes to residents. The IGA specifically states: “No special assessment levied within an SID may be structured as an obligation of an End User.”

Special Assessments were not contemplated under the original IGA and, when structured in this manner, are not within the scope of the definition of “Debt”. Therefore, the IGA includes several of the requirements for “Debt” as contractual requirements for the Special Assessments, including: providing sale and authorizing documents to the Town, reporting on special assessments in annual reports, limiting the special assessments to the Debt Limit, and limiting the interest rates to the caps for Debt. We also added a requirement that the Districts cannot use Special Assessments and Debt to finance the same improvement unless the Debt is issued to refinance or repay the Special Assessments.

Strategic Plan Alignment:

Organizational Excellence & Public Trust

- Strengthen public trust and confidence

Natural & Built Environment

- Support a broad range of housing options

Quality Infrastructure & Facilities

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

Legal Advice:

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

Financial Advice:

Recommended Action:

Motion to approve Intergovernmental Agreement Authorizing District Purchase of Water and Use of Special Improvement Districts between the Town of Johnstown and Revere at Johnstown Metropolitan District Nos. 1-9.

Suggested Motions:

For Approval: I move to approve Intergovernmental Agreement Authorizing District Purchase of Water and Use of Special Improvement Districts between the Town of Johnstown and Revere at Johnstown Metropolitan District Nos. 1-9.

For Denial: I move to deny approval of Intergovernmental Agreement Authorizing District Purchase of Water and Use of Special Improvement Districts between the Town of Johnstown and Revere at Johnstown Metropolitan District Nos. 1-9.

Reviewed and Approved for Presentation



Town Manager

INTERGOVERNMENTAL AGREEMENT AUTHORIZING DISTRICT PURCHASE OF WATER AND USE OF SPECIAL IMPROVEMENT DISTRICTS BETWEEN THE TOWN OF JOHNSTOWN AND REVERE AT JOHNSTOWN METROPOLITAN DISTRICT NOS. 1-9

THIS INTERGOVERNMENTAL AGREEMENT AUTHORIZING DISTRICT PURCHASE OF WATER AND USE OF SPECIAL IMPROVEMENT DISTRICTS (“**Agreement**”) is made and entered into as of this 6th day of April, 2026, by and between the TOWN OF JOHNSTOWN, a home-rule municipal corporation of the State of Colorado (“**Town**”), and REVERE AT JOHNSTOWN METROPOLITAN DISTRICT NOS. 1-9, quasi-municipal corporations and political subdivisions of the State of Colorado (collectively, the “**Districts**” or, individually, a “**District**”). The Town and the Districts are collectively referred to as the “**Parties.**”

RECITALS

WHEREAS, the Districts were organized to provide those services and to exercise those powers as are more specifically set forth in the Amended and Restated Service Plan for High Plains Metropolitan District No. 2 n/k/a Revere at Johnstown Metropolitan District No. 1 and the Consolidated Service Plan for Revere at Johnstown Metropolitan District Nos. 2-9 approved by the Town on June 7, 2021, as amended by that certain First Amendment to the Service Plan, approved by the Town on August 5, 2024 (collectively the “**Service Plan**”); and

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

WHEREAS, Section V.A.27 of the Service Plan states, “[t]he Districts shall not be entitled to create a special improvement district pursuant to Section 32-1-1101.7, C.R.S., unless otherwise provided pursuant to an intergovernmental agreement with the Town”; and

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

WHEREAS, Sections 37-45.1-101, C.R.S., *et seq.* (the “**Act**”), authorizes the establishment of water activity enterprises to provide such water and wastewater activities within or by entities of state and local government, which is critical to the health and welfare of the people of the State of Colorado; and

WHEREAS, the Act defines a “water activity enterprise” to include any government water activity business owned by a special district organized and operating under Sections 32-1-101,

C.R.S., *et seq.* (the “**Special District Act**”), which is authorized to issue its own revenue bonds pursuant to this article or any other applicable law; and

WHEREAS, the Districts, which under the Special District Act and Sections 31-35-401, C.R.S., *et seq.*, each have their own revenue bonding authority, subject to the limitations contained in the Service Plan, will be the sole owner of an enterprise, as applicable; and

WHEREAS, Section V.A.24 of the Service Plan states, “[t]he Districts shall not acquire, own, manage, adjudicate, or develop water rights or resources except pursuant to an intergovernmental agreement with the Town. ...;” and

WHEREAS, each District would like the authority to establish a water enterprise to acquire and own raw water rights that will be dedicated to the Town to meet the demands of future development within the Districts and, with respect to water rights dedicated to the Town by the District, or on behalf of the District, to acquire water credits in a water bank established by the Town for the applicable District; and

WHEREAS, the Town and the Districts have determined it to be in the best interests of their respective taxpayers, residents, and property owners to enter into this Agreement to: (i) facilitate cost effective bridge financing of Public Improvements (as defined in the Service Plan) by, authorizing the creation of one or more SIDs and the corresponding issuance of special assessment bonds by the Districts, and (ii) allow the Districts to better ensure the availability of water for buildout of a District by authorizing the establishment of one or more water enterprises and authorizing the Districts to acquire raw water rights and/or resulting water credits needed for the development of property within the Districts, but in both cases within reasonable limiting guardrails to protect the End Users within the Districts.

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

COVENANTS AND AGREEMENTS

1. Authorization of Purchase and Ownership of Water.

1.1 Pursuant to the Special District Act and the Act, each District shall have the authority to establish a water enterprise for the purpose of acquiring and owning raw water rights, including the acquisition of water credits in a Town-established water bank, and funding the same through the Development Fee as allowed under and subject to all limitations of the Service Plan, and the issuance of revenue bonds payable from such Development Fee, subject to all limitations on Debt set forth in the Service Plan.

1.2 In accordance with Section V.A.24. of the Service Plan, the Districts may, through a duly organized water enterprise, acquire, own, manage, adjudicate, or develop water rights for raw water to be dedicated to the Town, and may acquire water credits in a water bank established by the Town, provided that:

(a) All raw water that the Districts, through a water enterprise, acquire, own, manage, adjudicate, or develop shall be used to meet water dedication requirements for development within the Service Area; however, prior to dedication of the water to the Town, the raw water may be leased, subject to any legal limitations; and

(b) The Districts shall ensure either the District or the Developer dedicates a sufficient amount of raw water to the Town for each phase of the development of the Project as required by the Johnstown Municipal Code; and

(c) If any District purchases water rights from the Developer, or a related entity or successor thereto, or any District reimburses the Developer, or a related entity or successor thereto, for water rights, the cost paid by the District to the Developer shall not exceed the amount of the Developer's actual cost for the purchase of the water, subject to cost verification report per Section V.A.30 of the Service Plan. In addition, the District shall pay any costs or fees due to the Town related to the dedication, per Town Code.

(d) In the event that the Developer dedicates raw water to the Town on behalf of the District the Town shall, if so requested by the Developer, credit the resulting water credits to a water bank established for the benefit of the District and execute an agreement or other documentation mutually agreed upon by the Town and the District evidencing the District's ownership of credits in such water bank and the right to direct the allocation of such water credits to property in the District in satisfaction of the water rights dedication requirements of such property.

(e) The District is authorized to collect a Development Fee from the owners of property, except for End Users, in the District in exchange for, and at the time of, the allocation of such water credits to the water rights dedication requirements of such property, subject to all limitations of the Service Plan.

(f) Nothing herein is a commitment for the Town to accept specific water rights or amounts, and any water right dedication shall be acceptable to the Town, consistent with the requirements of the Town Code, including Chapter 13, Article IV, and sufficient to satisfy the raw water requirements for the Project as determined by the Town.

2. Special Improvement Districts.

2.1 Authorization of SIDs. Each District may form one SID within the boundaries of that District, but no SID may be formed or utilized in a manner that is inconsistent with this Agreement or applicable Colorado law. Prior to forming a SID, the applicable District shall obtain written consent from the owner(s) of all property to be included within the boundaries of such SID except if an owner of the property owns one hundred percent of the property to be included and submitted a petition for organization of the SID.

2.2 Authorization to Issue Special Assessments. The Parties agree that each District may assess special assessments, defined as a charge levied by the District against eligible real property within a SID specially benefited by Public Improvements for which the District has made or will make reimbursement or a direct payment, which charge is proportional to the benefit received from the new Public Improvements, and does not exceed the estimated amount of special

benefits received or the full cost of completing the Public Improvements, provided that the requirements contained herein are met.

2.3 Limitation on Use of Funding. No costs may be funded by any District through special assessments or SID financing other than those costs that are expressly authorized for funding by the Districts pursuant to the terms of the Service Plan. Revenue from special assessments may only be used to pay for the costs of designing, constructing, or acquiring Public Improvements or paying for Special Assessment Bonds (defined below), including costs of issuance thereof.

2.4 Limitation on Sources of Payment. No special assessment levied within a SID may be structured as an obligation of an End User. Additionally, any and all special assessments shall be payable by a developer or builder only, and any such assessments shall be paid prior to the issuance of a Certificate of Occupancy for the subject property within said SID.

2.5 Special Assessment Obligations of the SID. The Parties agree that prior to sale of any property in the District to an End User, the District(s) may issue debt payable from special assessment revenues collected from properties within the boundaries of a SID ("**Special Assessment Bond(s)**"), as set forth below.

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

- (a) The Special Assessment Bonds shall not be issued to the Developer.
- (b) If a Special Assessment Bond is privately placed, the District(s) shall receive a statement of a registered municipal advisor meeting the requirements of Sec. 32-1-1101(7), C.R.S. and comply with the requirements of Section V.A.13 of the Service Plan.
- (c) The Special Assessment Bonds shall not be issued before the effective date of an Approved Development Plan, as referenced in the Service Plan.
- (d) The Special Assessment Bonds shall not be issued in a principal amount exceeding the Maximum Debt Authorization, in aggregate with other Debt issued by the Districts.
- (e) The interest rate on any Special Assessment Bonds is expected to be the market rate at the time the Special Assessment Bond is issued. In the event of a default, the proposed maximum interest rate on any Special Assessment Bond shall not exceed twelve percent (12%). The proposed maximum underwriting discount shall be three percent (3%).
- (f) At least ten (10) business days prior to the issuance of Special Assessment Bonds, the Districts shall provide the Town with any marketing documents that have been or shall be published, along with the District's Board resolution approving the Special Assessment Bonds.
- (g) The financing documents associated with any assessment obligations shall be structured to ensure that all liens associated with the special assessment and special assessment obligations are required to be paid off and removed prior to transfer of any

property in the Districts to an End User, and, at the time of issuing Special Assessment Bonds, the District shall record a notice stating that the liens must be paid off and released prior to transfer to an End User.

(h) The Districts shall not issue any additional Debt to finance Public Improvements financed by a Special Assessment Bond unless the Special Assessment Bond has been discharged as to any financing for such improvement. The District(s) shall include the amount of outstanding Special Assessment Bonds in its annual reports.

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

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

To the Districts: Revere at Johnstown Metropolitan Districts 1-9
c/o Blair Dickhoner
WBA, PC
2154 E. Commons Avenue
Suite 2000
Centennial, CO 80122
Email: bdickhoner@wbapc.com

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

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

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

5. Assignment. Neither Party hereto shall assign any of its rights nor delegate any of its duties hereunder to any person or entity without having first obtained the prior written consent of the other Party. Any purported assignment or delegation in violation of the provisions hereof shall be void and ineffectual.

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

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

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

9. Integration. The Intergovernmental Agreement between the Parties dated December 7, 2021, as amended by the First Amendment to the Intergovernmental Agreement, dated September 12, 2024, and the Second Amendment dated June 13, 2025, (collectively the "Original IGA") and the Intergovernmental Agreement Between the Town of Johnstown, Colorado and Revere at Johnstown Metropolitan District Nos. 5-8 (Regional Improvements) dated September 12, 2024, shall continue in full force and effect, without amendment. This Agreement and the Original IGA constitute the entire agreement between the Parties with respect to the matters addressed herein. All prior discussions and negotiations regarding the subject matter hereof are merged herein.

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

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

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

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

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

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

[Signature Pages Follows.]

IN WITNESS WHEREOF, this Intergovernmental Agreement Authorizing District Purchase of Water and Use of Special Improvement Districts is executed by the Town and the Districts as of the date first written above.

REVERE AT JOHNSTOWN
METROPOLITAN DISTRICT NO. 1

By: Kelly Beres
Kelly Beres, President

Attest:

Zane Ross
Zane Ross (Mar 31, 2026 10:01:03 MDT)
Zane Ross, Secretary

REVERE AT JOHNSTOWN
METROPOLITAN DISTRICT NO. 2

By: Kelly Beres
Kelly Beres, President

Attest:

Zane Ross
Zane Ross (Mar 31, 2026 10:01:03 MDT)
Zane Ross, Secretary

REVERE AT JOHNSTOWN
METROPOLITAN DISTRICT NO. 3

By: Kelly Beres
Kelly Beres, President

Attest:

Zane Ross
Zane Ross (Mar 31, 2026 10:01:03 MDT)
Zane Ross, Secretary

REVERE AT JOHNSTOWN
METROPOLITAN DISTRICT NO. 4

By: Kelly Beres
Kelly Beres, President

Attest:

Zane Ross
Zane Ross, Secretary

REVERE AT JOHNSTOWN
METROPOLITAN DISTRICT NO. 5

By: Kelly Beres
Kelly Beres, President

Attest:

Zane Ross
Zane Ross, Secretary

REVERE AT JOHNSTOWN
METROPOLITAN DISTRICT NO. 6

By: Kelly Beres
Kelly Beres, President

Attest:

Zane Ross
Zane Ross, Secretary

REVERE AT JOHNSTOWN
METROPOLITAN DISTRICT NO. 7

By: Kelly Beres
Kelly Beres, President

Attest:

Zane Ross
Zane Ross (Mar 31, 2026 10:01:03 MDT)
Zane Ross, Secretary

REVERE AT JOHNSTOWN
METROPOLITAN DISTRICT NO. 8

By: Kelly Beres
Kelly Beres, President

Attest:

Zane Ross
Zane Ross (Mar 31, 2026 10:01:03 MDT)
Zane Ross, Secretary

REVERE AT JOHNSTOWN
METROPOLITAN DISTRICT NO. 9

By: Kelly Beres
Kelly Beres, President

Attest:

Zane Ross
Zane Ross (Mar 31, 2026 10:01:03 MDT)
Zane Ross, Secretary

TOWN OF JOHNSTOWN, COLORADO

By: _____
Michael P. Duncan, Mayor

Attest:

By: _____
Meghan Martinez, Town Clerk

Signature: 
Kelly Beres (Mar 31, 2026 09:35:42 MDT)

Email: KellyBeres@forestar.com



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

Town Council Agenda Communication

Agenda Date: April 6, 2026

Subject: Resolution 2026-17: Amending the 2021 Johnstown Area Comprehensive Plan

Attachments:

1. Resolution 2026-17
2. Previous Growth Management Areas Map
3. Previous Future Land Use Map
4. Exhibit A: Amended Growth Management Areas Map
5. Exhibit B: Amended Future Land Use Map
6. Approved Downtown Master Plan
7. Approved Resolution 2025-20 Downtown Johnstown Master Plan

Presented by: Aubree Flores, Planner

Agenda Item Description:

On October 13, 2021, the Johnstown Planning and Zoning Commission held a public hearing to consider the Town's master planning document, the 2021 Johnstown Area Comprehensive Plan. Following the hearing, the Commission recommended approval to the Johnstown Town Council, whom subsequently adopted the Plan after a public hearing on November 1, 2021 pursuant to Resolution 2021-42.

In 2009, the Town of Windsor annexed a portion of land that is currently depicted within Johnstown's Growth Management Area (GMA) on the Comprehensive Plan maps. This annexation occurred more than a decade ago; however, the boundary adjustment was not reflected in Map 1 (Growth Management Areas) or Map 7 (Future Land Use Map). The proposed amendments to Map 1 and Map 7 correct this discrepancy. The amendments are intended solely to align the Comprehensive Plan maps with existing municipal boundaries. No changes to land use designations, policy direction, or the Town's long-term vision are proposed. Rather, the amendments ensure that the maps accurately reflect jurisdictional limits that have been in place since 2009.

In addition to the map corrections, the proposed amendments recommend incorporating the Johnstown Downtown Master Plan, as adopted by the Johnstown Town Council pursuant to Resolution No. 2025-20, into the 2021 Johnstown Area Comprehensive Plan. Incorporation of the Downtown Master Plan ensures alignment between the Town's broader policy framework and the more detailed planning guidance for the downtown area. The amendment further provides that, in the event of a conflict between the Comprehensive Plan and the Downtown Master Plan with respect to property within the downtown planning area, the Downtown Master Plan shall control. This approach maintains internal consistency among the Town's adopted planning documents while

recognizing the Downtown Master Plan as the most recent and specific expression of the Town's policy for that area.

On March 11, 2026, the Johnstown Planning and Zoning Commission recommended approval of amendments to the 2021 Johnstown Area Comprehensive Plan to the Johnstown Town Council for the following items that are explained in detail above: (i) replacement of Map 1 illustrating and depicting the Town's Growth Management Areas; (ii) replacement of Map 7 illustrating and depicting the Town's Future Land Use Map; and (iii) incorporation of the Johnstown Downtown Master Plan into the Comprehensive Plan.

Strategic Plan Alignment:

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

Legal Advice:

The Town Attorney drafted the Resolution.

Financial Advice:

N/A

Recommended Action:

Staff recommends adopting Resolution 2026-17, as presented.

Suggested Motions:

For Approval: I move to I approve Resolution 2026-17 as recommended by the Planning and Zoning Commission.

For Denial: I move to deny Resolution 2026-17 as presented.

Approval With Conditions: I move to approve the amendments to the 2021 Johnstown Area Comprehensive Plan with the following conditions.....

Reviewed and Approved for Presentation



Town Manager

**TOWN OF JOHNSTOWN, COLORADO
RESOLUTION NO. 2026-17**

**RESOLUTION AMENDING THE 2021 JOHNSTOWN AREA
COMPREHENSIVE PLAN TO UPDATE THE TOWN OF JOHNSTOWN
GROWTH MANAGEMENT AREA AND FUTURE LAND USE MAP AND
INCORPORATE THE JOHNSTOWN DOWNTOWN MASTER PLAN**

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 constitutes the legislative body of the Town with authority to set the policies of the Town; and

WHEREAS, pursuant to Section 2-186 of the Johnstown Municipal Code, the Planning and Zoning Commission is authorized to prepare a master plan for the Town and, after a public hearing, refer such approved master plan to the Town Council for consideration; and

WHEREAS, after conducting its due diligence and in compliance with the Johnstown Municipal Code, on October 13, 2021, the Planning and Zoning Commission conducted a public hearing to consider the master plan for the Town, known as the *2021 Johnstown Area Comprehensive Plan*, and thereafter recommended approval of the *2021 Johnstown Area Comprehensive Plan* and referred such plan to the Town Council; and

WHEREAS, on November 1, 2021, the Town Council conducted a public hearing to consider adoption of the *2021 Johnstown Area Comprehensive Plan*, and, by Resolution No. 2021-___, adopted the *2021 Johnstown Area Comprehensive Plan*; and

WHEREAS, subsequent to adoption of the *2021 Johnstown Area Comprehensive Plan*, on August 18, 2025, by Resolution No. 2025-20, the Town Council adopted the Johnstown Downtown Master Plan; and

WHEREAS, on March 12, 2026, the Planning and Zoning Commission conducted a public hearing to consider the following amendments to the *2021 Johnstown Area Comprehensive Plan*: (i) replacement of Map 1 in the *2021 Johnstown Area Comprehensive Plan*, illustrating and depicting the Town’s Growth Management Areas; (ii) replacement of Map 7 in the *2021 Johnstown Area Comprehensive Plan*, illustrating and depicting the Town’s Future Land Use Map; and (iii) incorporation of the Johnstown Downtown Master Plan into the *2021 Johnstown Area Comprehensive Plan*; and

WHEREAS, subsequent to the public hearing, based on the evidence presented at the hearing, the recommendation of Town Staff and the provisions of the Code, the Planning and

Zoning Commission approved the stated amendments to the *2021 Johnstown Area Comprehensive Plan* and referred the same to the Town Council; and

WHEREAS, on April 6, 2026, the Town Council conducted a public hearing to consider the stated amendments to the *2021 Johnstown Area Comprehensive Plan*; and

WHEREAS, based on the recommendation of the Planning and Zoning Commission and the evidence presented at the public hearing, the Town Council desires to: (i) replace Map 1 in the *2021 Johnstown Area Comprehensive Plan*, illustrating and depicting the Town's Growth Management Areas; (ii) replace Map 7 in the *2021 Johnstown Area Comprehensive Plan*, illustrating and depicting the Town's Future Land Use Map; and (iii) incorporate the Johnstown Downtown Master Plan into the *2021 Johnstown Area Comprehensive Plan*; and

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

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

Section 1. The Town Council hereby adopts the following amendments to the *2021 Johnstown Area Comprehensive Plan*:

1. Replacement of "Map 1: Growth Management Areas" in the *2021 Johnstown Area Comprehensive Plan*, with the form of "Map 1: Growth Management Areas" attached hereto and incorporated herein by reference as **Exhibit A**;
2. Replacement of "Map 7: Future Land Use Map" in the *2021 Johnstown Area Comprehensive Plan*, with the form of "Map 7: Future Land Use Map" attached hereto and incorporated herein by reference as **Exhibit B**; and
3. Incorporation of the Johnstown Downtown Master Plan, as adopted by the Town Council pursuant to Resolution No. 2025-20, into the *2021 Johnstown Area Comprehensive Plan*.

Section 2. To the extent of a conflict between the *2021 Johnstown Area Comprehensive Plan* and the Johnstown Downtown Master Plan with respect to the real property that is the subject of the Johnstown Downtown Master Plan, the Johnstown Downtown Master Plan shall control.

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

Section 4. The Town Clerk is hereby directed to send a certified and attested copy of the *2021 Johnstown Area Comprehensive Plan*, as amended herein, as well as the Johnstown Downtown Master Plan to the Larimer County and Weld County Board of County Commissioners.

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

ATTEST:

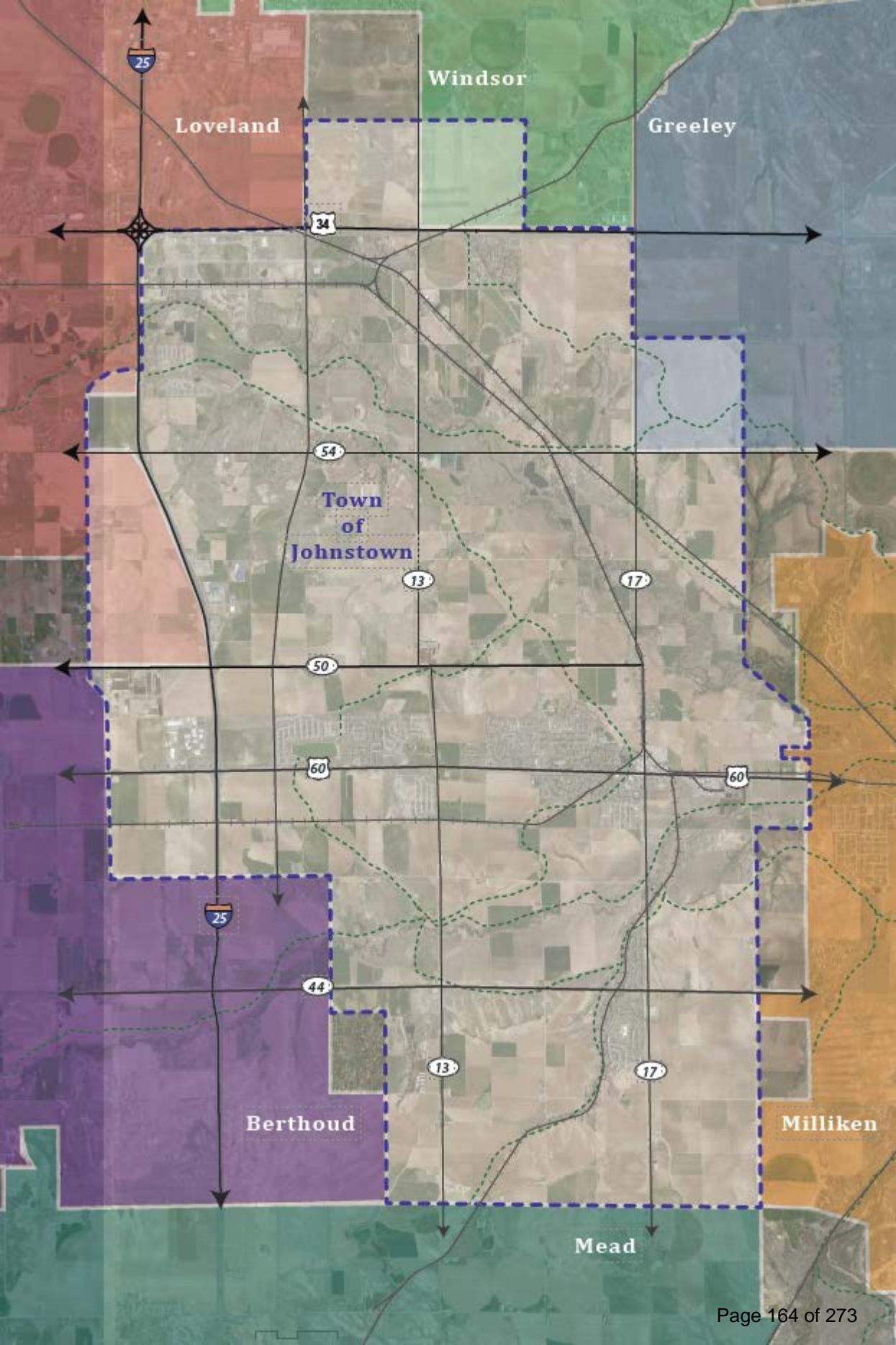
TOWN OF JOHNSTOWN, COLORADO

By: _____
Meghan Martinez, Town Clerk

By: _____
Michael P. Duncan, Mayor

EXHIBIT A
MAP 1: Growth Management Areas
(Attached)

EXHIBIT B
MAP 7: Future Land Use Map
(Attached)



25

Loveland

Windsor

Greeley

34

54

Town of Johnstown

13

17

50

60

60

25

44

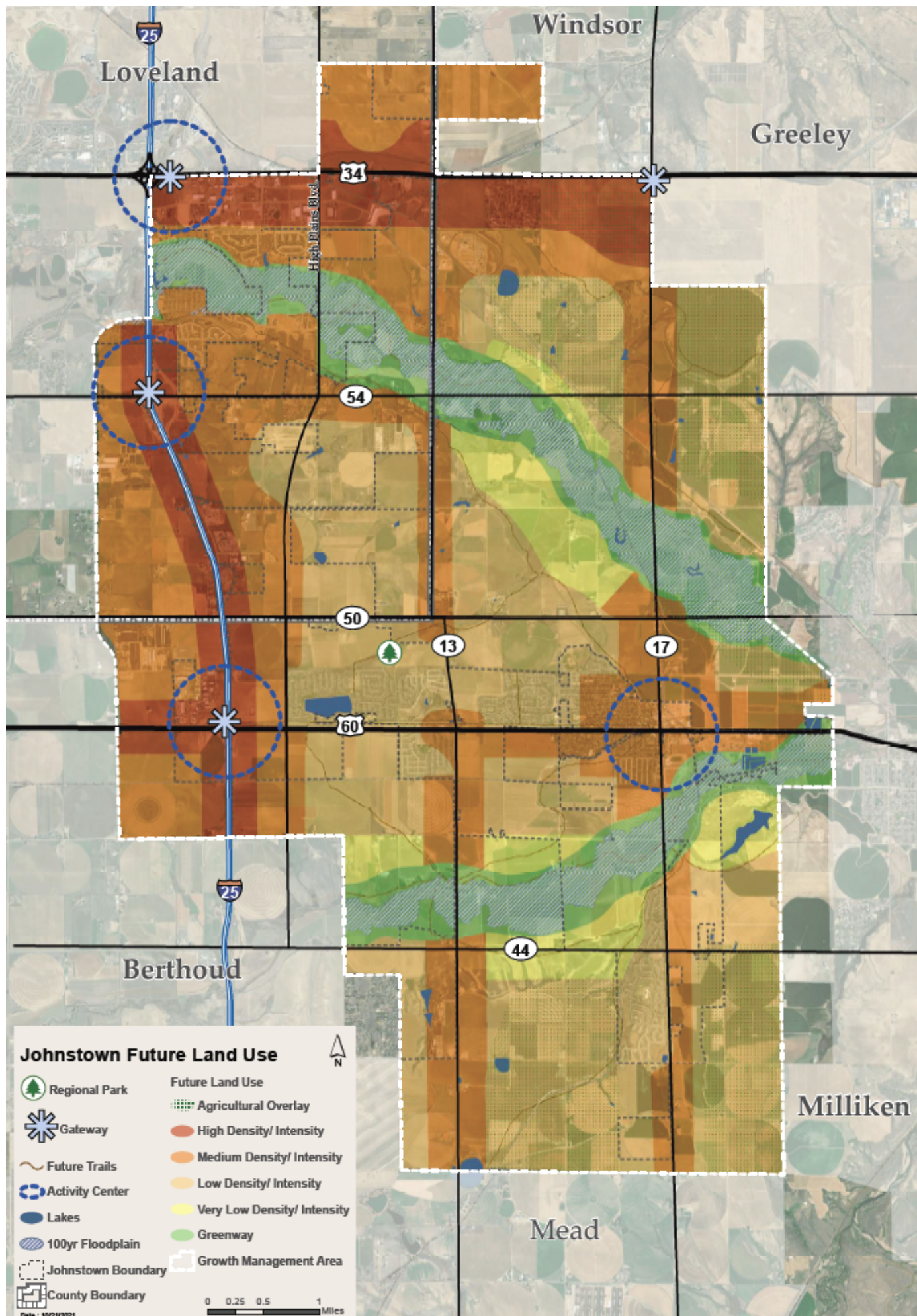
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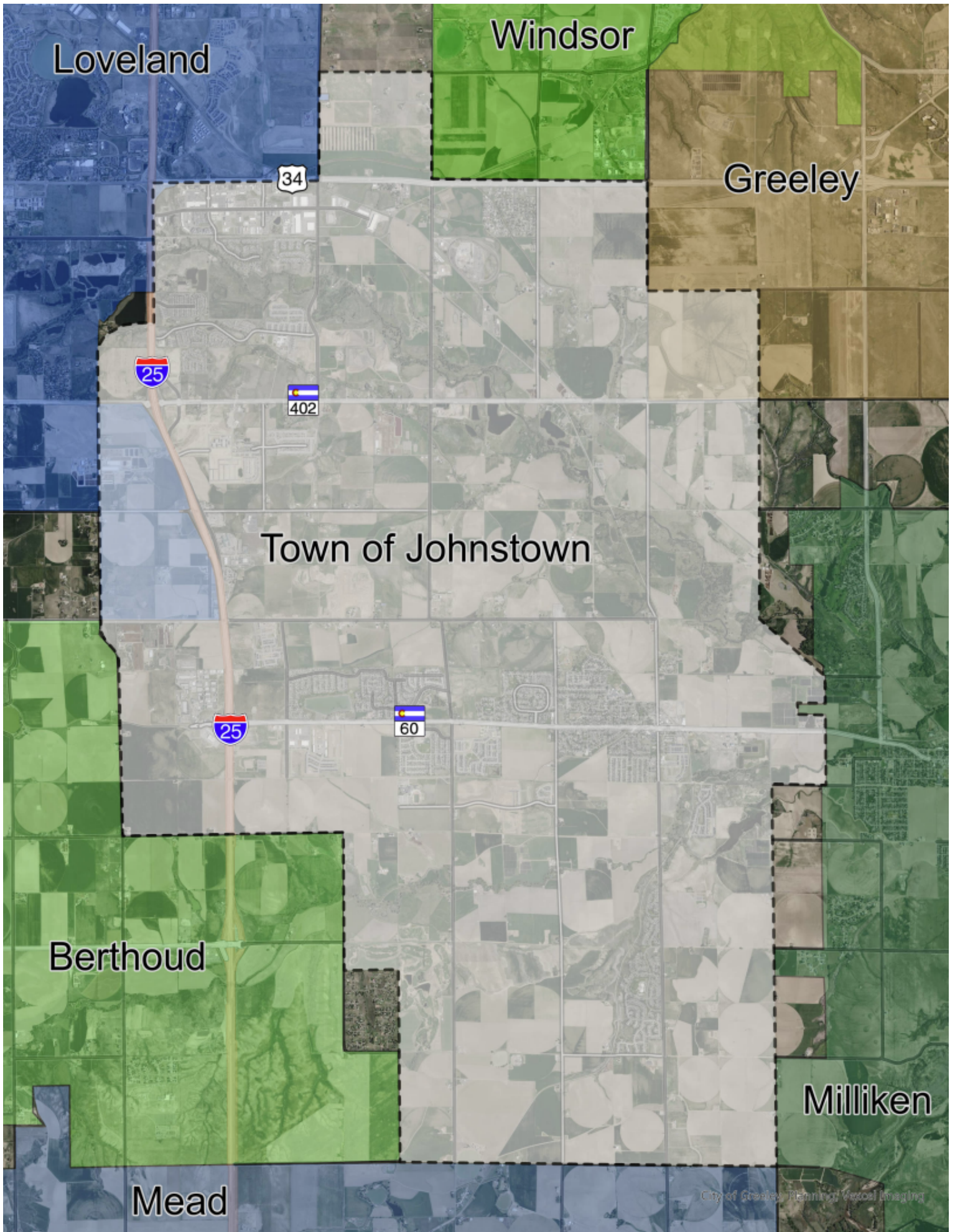
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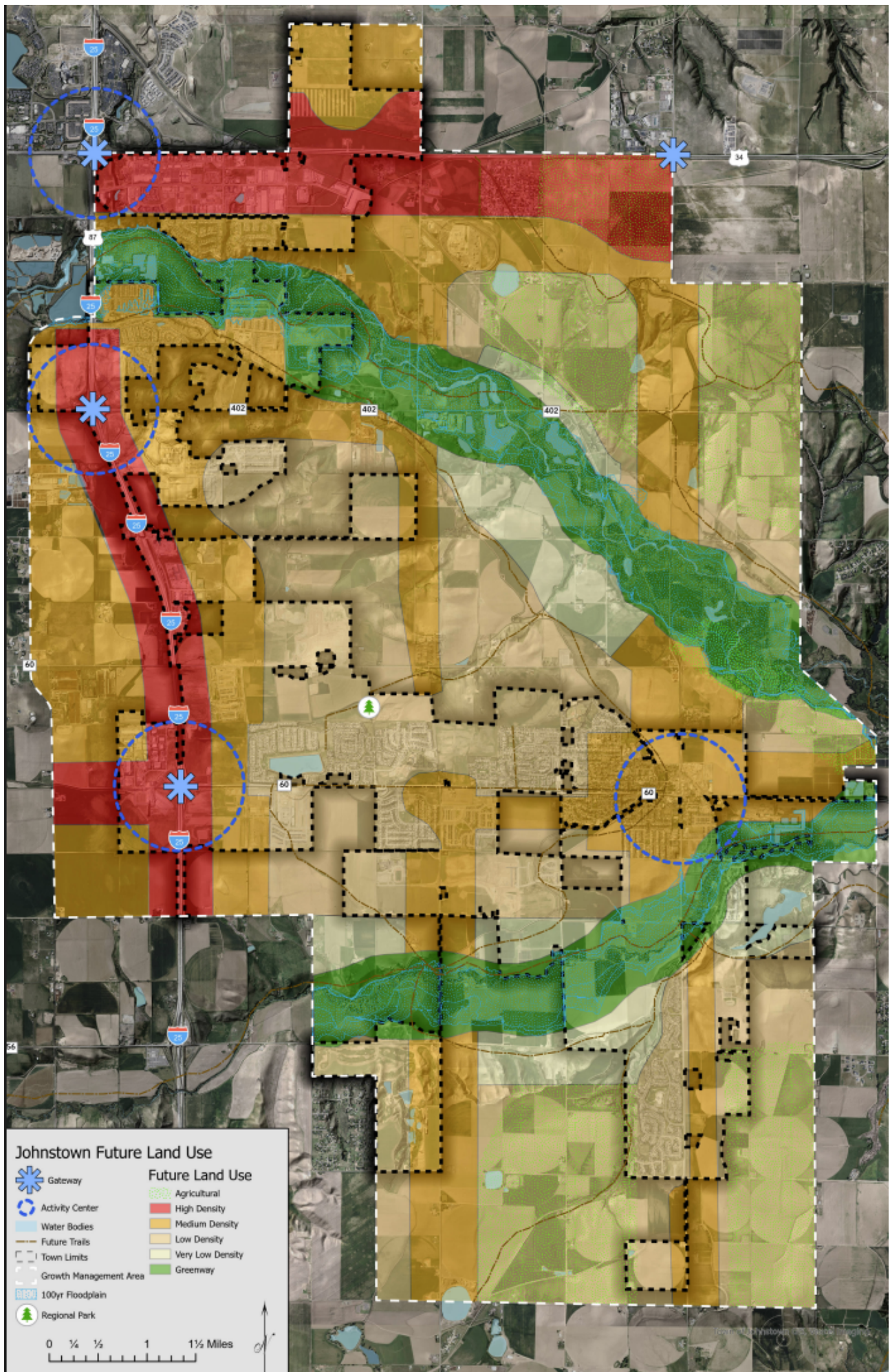
17

Milliken

Mead







JOHNSTOWN

Downtown Master Plan



Thank you

We want to express our heartfelt gratitude to everyone who contributed to making the Downtown Masterplan possible. Thank you to the stakeholder groups, the Citizens of Johnstown, our Downtown Businesses, the Town of Johnstown Councilmembers, and the Town of Johnstown Staff for their invaluable participation and support. We also extend our sincere appreciation to the Kimley-Horn team for their dedication and hard work throughout this process.”

Johnstown Councilmembers

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

Community Stakeholders

Members of the public
 Downtown businesses
 Johnstown Downtown Development Association
 Weld RE-5J School District
 Johnstown Historical Society
 Johnstown Senior Center
 Thompson Rivers Parks & Recreation District
 Glenn A. Jones M.D. Memorial Library

Kimley-Horn Staff

Richard Flierl - PLA, Director of Urban Design Practice
 Alexis Cross - Production Manager
 Elizabeth Zimmerman - Public Outreach
 Ian Geddes - Graphic Designer
 Candyce Burnett - Land Planner
 Aaron Hull - Public Outreach and Land Planning
 Tate Larsen - 3-D Modeling

Johnstown Staff

Sarah Crosthwaite - Economic Development Director
 Jeremy Gleim - Planning Director
 Matt LeCerf - Town Manager
 Meghan Martinez - Town Clerk
 Jeff Strossner - Chief of Police

Johnstown Downtown Masterplan
 August 2025

Town of Johnstown

Town of Johnstown
 450 South Parish Avenue
 Johnstown, CO 80534
 970.587.4664
www.johnstownco.gov

Kimley-Horn

Richard Flierl, Principal
 6200 S Syracuse Way, Suite
 300
 Greenwood Village, CO 80111
 303.481.0448
www.kimley-horn.com

Strategic Plan

The Johnstown Downtown Masterplan project is a cornerstone initiative that directly aligns with the Town’s 2023 Strategic Plan, particularly under the pillar of a Healthy and Resilient Economy. This pillar underscores the importance of fostering 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. The 2023 Strategic Plan’s goal to “Invest in the development of a vibrant and interconnected downtown” lays the groundwork for this transformative effort.

A key strategy outlined in the 2023 Strategic Plan is to “develop a downtown masterplan,” which provides a comprehensive roadmap for revitalizing and reimagining the heart of Johnstown. The Johnstown Downtown Masterplan aims to meet this strategy and cultivate a dynamic, walkable, and interconnected downtown that attracts businesses, supports local entrepreneurs, and offers a diverse range of amenities and services. The Johnstown Downtown Masterplan integrates principles of smart growth and place-making, ensuring that Downtown Johnstown becomes a destination that is both economically resilient and socially inclusive. By creating a cohesive vision for land use, infrastructure, and community engagement, the plan ensures the downtown evolves in a way that reflects the Town’s values and aspirations.

Additionally, the Downtown Masterplan contributes to the long-term sustainability of Johnstown’s economy by emphasizing mixed-use developments, attracting businesses that align with community needs, and creating opportunities for collaboration between public and private stakeholders. These efforts directly support the goal of fostering a Healthy and Resilient Economy, ensuring that Downtown Johnstown becomes a hub of activity, growth, and opportunity for generations to come.



Johnstown Goal

Goal: Invest in the development of a vibrant and interconnected downtown.

Strategies:

- Create a visitor experience.
- Develop a Downtown Master Plan.
- Complete a financial improvement study for the downtown to determine financing mechanisms that can support the vision of the downtown.
- Assist with the creation of an improvement district.
- Drive development to expand the downtown corridor.

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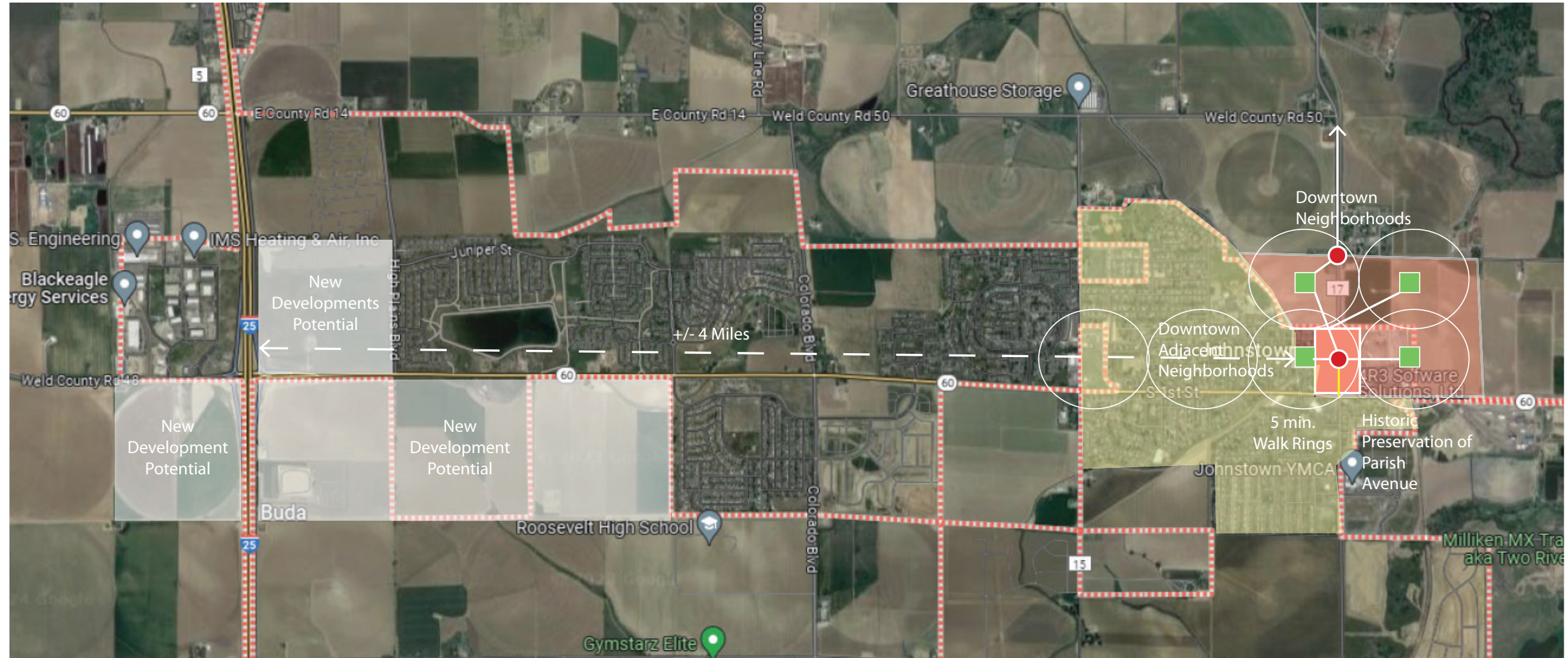
Johnstown Then

In 1902 when Harvey Parish first platted the Town of Johnstown and named the community after his son, he was committed to a vibrant community based on access to commerce through the railroad. He knew that for a community to survive and prosper, neighborhoods needed to be connected and walkable, providing public gathering spaces within walking distance of every home. Thus, he included the first public square now known as Parish Park. The 1902 plan also understood the value of accessibility to goods and services and introduced a commercial main street now known as Parish Avenue. Today, the Town is under pressure from outside commercial sources that threaten the vibrancy of the main street corridor. This plan brings together Johnstown leadership, stakeholders, merchants, and residents to address these obstacles and to build upon the legacy set by Harvey more than 120 years ago.



Johnstown Now

Johnstown is Resilient, Johnstown is Vibrant, Johnstown is Connected. These are the themes the community embraced through the process of developing the Downtown Masterplan. The Downtown Masterplan applies a community development model that incorporates the following principles: WHERE WE LIVE... a safe and connected network of neighborhoods that offer all residents opportunities to live, work, and play in Johnstown. WHERE WE WORK AND SHOP... capitalize on our historic downtown, agricultural heritage, and strategic location along I-25 to cultivate businesses that can offer diverse jobs and services — strengthening our community’s resilience and maintaining our vibrant community character. WHERE WE PLAY... incorporate natural and cultural values to develop and support year-round recreational opportunities that are inclusive of and accessible to all and that contribute to the health and well being of the growing, vibrant community. HOW WE MOVE... should rely on safe and inclusive multi-modal transportation options that connect residents and visitors with each other and to jobs, services, and recreation opportunities within and beyond Town boundaries. HOW WE SERVE... provide an efficient and consistent level of public services and amenities that are conducive to making our Town resilient, vibrant, and connected. Lack of retail supply in the subregion gives this site a unique “jewel” status for redevelopment, and current market studies reflect and substantiate a demand for higher density and nighttime use that extends the current day-only activities.



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

Downtown Johnstown Study

As you turn north on Parish Avenue, the historic character of the street is welcoming and inviting. Much of the north/south traffic that passes along this corridor provides a challenge to the pedestrian experience. The remaining elements of the 1902 Johnstown Plan are most visual in the existing Parish Park and the connections back to Parish Avenue. Moving north on Parish Avenue, you begin to experience the adjacency of the railroad corridor that creates a strong separation between the community on the west from the east. An opportunity exists to further the ideas represented in the 1902 Johnstown Plan that extends the existing block patterns and dimensions into the Rieder and Held properties and offers the opportunity to develop a pattern of squares reminiscent of the original Harvey Parish Park.

Johnstown Proper Study

The diagram exhibit above illustrates the Kimley-Horn team’s initial impressions of Johnstown taken prior to the submission of our proposal. When exiting I-25 at CO-60 (1st Street), it becomes clear that large format suburban retail developments are present on both sides of the freeway and may have an impact on the downtown core. While driving along CO-60, headed east toward the transition to 1st Street, many subdivisions have been built and are currently underway that add to the suburban residential neighborhood character that dominates the approximately four-mile drive. These subdivisions create inaccurate first impressions for a visitor traveling to historic Downtown Johnstown.

The Town has experienced significant growth and development over the years, with subdivisions introducing vibrant new communities while maintaining a balance with its agricultural roots. Along the Hwy-60 corridor, active farms continue to thrive, preserving an important piece of the Town’s heritage. As you approach Parish Avenue, the rich history of Harvey Parish’s original vision becomes evident, with the strong character of the downtown and its adjacent neighborhoods serving as a testament to the Town’s enduring charm and connection to its past.”



Work Sessions and Community Outreach Sessions

Engagement

Engagement strategy: Meeting people where they are.

Council thoughts regarding commercial space and feel:

- Activate our alleyways while understanding that both east and west Parish alleyways are used for truck delivery
- How does pedestrian friendliness and vehicle traffic coexist?
- Soft street lighting throughout downtown
- Create shady and inviting corridors/streets
- Fort Collins did a good job on where they allowed building heights. We don't want to create a tunnel effect on the streets
- Don't like pavers due to maintenance
- Look at diagonal parking downtown to see if its better than horizontal, so that future development utilizes what is best
- Blade signs in downtown
- Downtown Oregon- Old Market a great concept to bring to Downtown Johnstown
- Ensure new buildings have a historical look or incorporate historical elements so that the new and old don't have a stark contrast

Council thoughts regarding public space and what it should incorporate:

- Create spaces that are activated during day and night
- Larger sidewalks are great so that you can have multiple uses (i.e. business use, walking, activity, landscape buffer) Don't want larger sidewalks everywhere, only where it makes most sense
- Create spaces that can be programmed, not just typical green spaces and parks. Use Fairview Washington as an example, they made great programming
- Make public spaces that have uses associated with them not just boring benches and tables
- Make sure the public spaces are uses that make sense. For example, an amphitheater is great but would it work next to residential, think through that to ensure we're not creating issues for future residents
- Incorporate public spaces within the private spaces (i.e. retail buildings) it should all flow together
- Make sure public spaces have greenery so that it speaks to the outdoor Colorado lifesty



Council thoughts on residential development:

- Understood and supported that new development should not include single family housing (SFH) as stated in the comp plan
- Create good transition between existing SFH residential and multi-family i.e. don't put a three story multi-family building right next to a SFH home
- Cottage home type feel and look supported
- Liked the Lennar example of the duplexes
- With multi-family, make sure you create spaces adjacent to it for people to exist outdoors. Larger sidewalks, Dog parks, Areas to sit outside, ETC.

Council thoughts on concepts layout:

- Present all 3 to the public for input
- Explore possibility of Parish Avenue being pedestrian only or at least during months of programming
- Liked idea of redeveloping the industrial park to have better synergy with existing downtown while ensuring that the businesses remain and the public spaces are developed to become more pedestrian friendly
- If rerouting traffic, ensure adequate signage and accessibility to Parish Avenue Don't make the bypass route difficult to navigate/access (it can't be far)
- Supportive of the grid concept
- Enjoyed community/agricultural use, let market determine size
- We need to address current parking conditions that ensure our existing businesses are supported
- Make our current infrastructure and streetscape a priority to fix/update
- Senior housing should be explored

“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

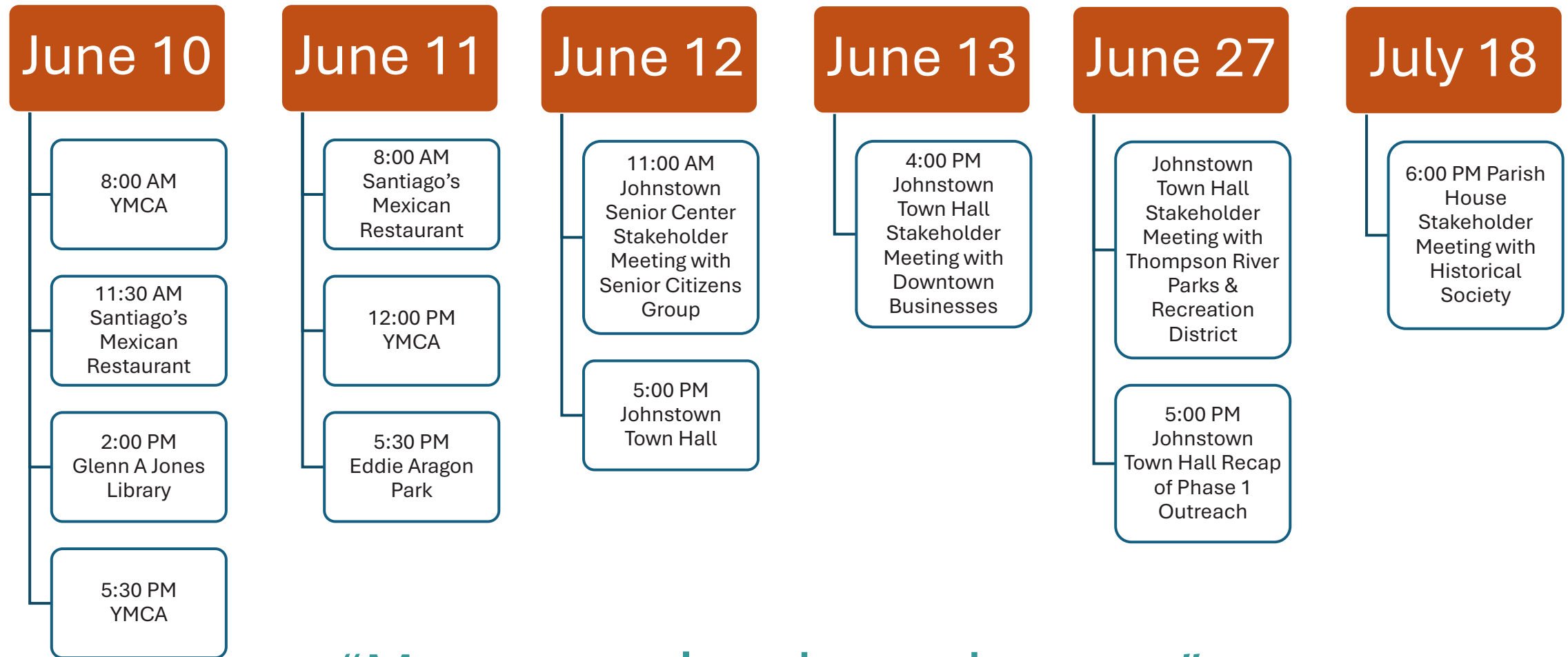
Height restrictive multifamily units that look like single family homes. Utilize the phrase “Form ever follows function” to determine density.

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.



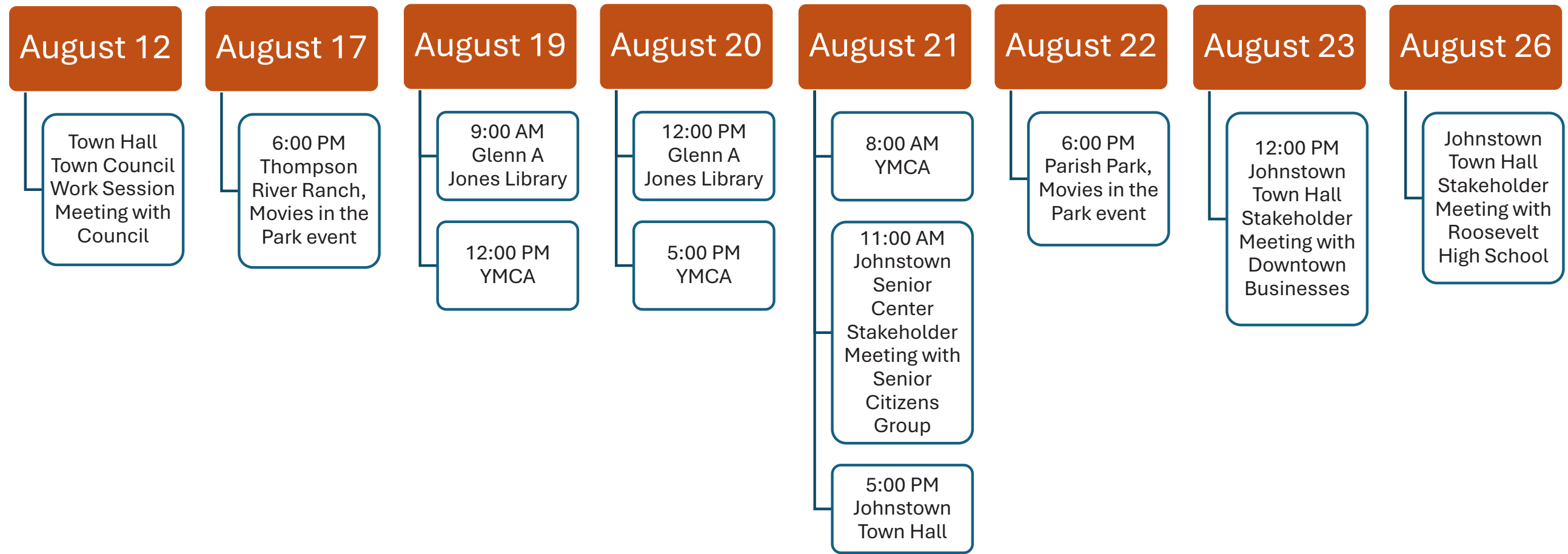
“Meet people where they are” –Johnstown Staff

Johnstown staff and Kimley-Horn collaboratively worked to develop a series of boards to introduce the project to the community over the course of several days. The team finalized the outreach materials based on Town staff and Town council feedback. Town staff officially launched the project the week of June 10-14. The sessions were branded as “Outreach Week” where we setup an on-site booth at various locations throughout Johnstown that have steady foot traffic. Staff went on-site during outreach week to gather feedback from the community through various activities and exercises that encourage engagement. For residents who we could not reach in person, we provided online options for citizens to get involved.

This outreach included a series of 36” x 48” boards explaining the Downtown Johnstown Masterplan mission, concept layouts of future Downtown Johnstown, and images of examples of community spaces (see page 52 in appendix). The images were numbered so the participants could say which photos they would and would not like to see in the future of Downtown Johnstown. We also asked them three questions:

1. What areas of improvement do you feel are most important?
2. Which image numbers stand out to you?
3. What would you like to see in the future of Johnstown?

Overall the community expressed the desire to maintain Johnstown’s small, safe, and quaint character while providing plenty of outdoor space and activities for families. Kimley-Horn counted, reviewed, and consolidated this feedback and presented it in Community Outreach Phase 2.



“Remain true to the agricultural history of Johnstown.”

–Citizen at community outreach event

Phase 2 of the Community Outreach was launched several weeks after the completion of Phase 1. Building upon the foundation established in Phase 1 (June 10-13), Phase 2 was dedicated to integrating the input received into updated master plan concept designs and presenting these refined plans to the community for further input. This phase emphasized a more detailed and technical exploration of the Downtown Masterplan Study, ensuring the plans reflected both the community’s vision and practical considerations.

Key aspects of Phase 2 included:

- Land use allocation (acreage/square footage) for housing, retail/commercial/flex, and public spaces/open space, and public parking.
- Road and trail network connectivity (including Charlotte Street expansion and detour route)
- Specified uses for the public spaces/open space including site renderings
- Infrastructure improvements including sidewalks and ADA accessibility on Parish Avenue and Hwy-60
- Specified aesthetic improvements to Parish Avenue including seating, lighting, landscaping, and safety
- Integration of civic centers and buildings within downtown

The feedback received during Phase 1 and Phase 2 was instrumental in shaping the master plan, ensuring it aligns with the needs and aspirations of residents, business owners, and stakeholders. Phase 2 demonstrated a collaborative approach, bringing the vision closer to reality with a more comprehensive and detailed plan for the future of downtown.

Summary of Phase 3 Outreach:

Building on nearly a year of outreach conducted during Phases 1 and 2, Phase 3 of the Downtown Johnstown Masterplan focused on sharing the draft plan with the public for final feedback, ensuring it reflected Johnstown’s collective vision.

An interactive online platform launched in early July 2025 and remained open for comments and questions through July 31. During this period, community members could review the draft plan, respond to guided prompts, and submit feedback.

Although the formal comment period concluded at the end of July, the draft plan remained available online for continued public viewing. This final phase of outreach provided a clear opportunity for residents and stakeholders to confirm that the plan accurately reflected the community’s aspirations for a vibrant and welcoming downtown prior to adoption.

Overall the plan saw 3,405 views and a total of 33 respondents to the survey.

Summary of Survey Feedback:

- Emphasis on community programming throughout the year to encourage visitation to Downtown.
- Enhancing amenities such as lighting, bicycle lanes, and shade structures.
- Encourage collaboration between businesses, the Town, and local organizations and agencies.

Feedback Specific to Questions 13-15 (open ended):

Respondents expressed concerns and suggestions regarding future development and improvements in Johnstown. A recurring theme was opposition to closing Parish/CR 17, with several respondents emphasizing that such a change could negatively affect community support for development.

Other notable feedback:

- A desire to maintain and enhance the pedestrian experience and minimize truck traffic where able.
- Recommendations to redevelop industrial sites and properties to the south of Parish Avenue and Hwy-60.
- Interest in enhanced pedestrian infrastructure, including walking paths, especially in neighborhoods nearby to downtown.
- Requests for improved visibility, lighting, and the addition of street trees (preferred over shrubs) to enhance safety, environmental benefits, and the overall streetscape.



Downtown Johnstown Masterplan Project
Phase 3 Outreach



We're in the Final Phase! The Town of Johnstown is wrapping up its Downtown Master Plan—a community-driven vision to enhance and revitalize our downtown. Over the past year, we've gathered input from residents, businesses, and stakeholders. Now, we're in Phase 3, the final stage before presenting the plan to Town Council. Review the full plan and share your feedback today!



GET INVOLVED!
REVIEW THE FULL PLAN.



COMMUNITY OUTREACH PHOTOS



Parish Avenue 6/10/2024



YMCA 6/10/2024



Town Hall 6/12/2024



Town Hall 6/12/2024



Parish Avenue 6/11/2024



Parish Avenue 6/10/2024



YMCA 6/11/2024



Eddie Aragon Park 6/11/2024



Eddie Aragon Park 6/11/2024

Weld RE-5J School District and Roosevelt High School Feedback

Staff from the Johnstown Economic Development department met with Weld RE-5J staff to discuss the downtown master plan, emphasizing how the Urban Farm concept aligns with the school district's goals of offering students hands-on opportunities to explore agriculture and diverse career fields. This collaboration highlights the urban farm as a dynamic learning environment, where students can gain experience not only in agriculture but also in related fields like planning, engineering, hospitality, construction and more.

The Urban Farm Concept: Collaborative Ideas

Before Construction:

- A student and a person from the district sit in on planning phase discussion for educational purposes for students (business pathway) and an adult to listen for opportunities of collaboration. Is this an opportunity for the Town to have an intern and participate in WBL?
- Planning phase (engineering) students would be interested in learning or helping pitch designs for spaces.
- Planning phase (agriculture) plant science would be interested in learning or helping pitch designs for spaces.
- Students would be interested in completing research on behalf of the Town regarding materials, practices, equipment, etc. (agriculture)

During Construction:

- Support floral design of spaces (agriculture)
- Marketing/Media for the event (business/drones/media arts)
- Tours and/or support of work (construction)

After Construction:

- Hold timely workshops with community (agriculture and other pathways potentially)
- Support planting (landscape/floral)
- Support equipment inventory processes (agriculture)
- Designated farmer's market space (agricultural and/or culinary program)
- Support to create planters for the area. (construction)
- Potential for student employment to support different needs. (several pathways)
- Photo booths (Town events)

Questions

- Is there an opportunity to have a multi-purpose space or a teaching space that could be shared/leased? (District/Town, private events)

Concerns

- Teachers/students over committing without a plan. We want to be able to provide a consistent and adequate product/support to the Town in a timely manner.

Additional Information:

- Considering energy pathway at this time
- Considering automotive pathway at this time
- RHS plant science students have already created floral arrangements for funerals, weddings, holidays, and events (e.g. corsages).
- RHS culinary students are beginning to cater private events as well as school events.
- RHS Construction has built several sheds for community members and is looking to expand.
- RHS Construction has built a large adirondack chair for marketing and photo opportunity purposes.
- Students from several pathways are designing and creating goods for sale through The Exchange.

Recommendations and Action Plan

Master Plan

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

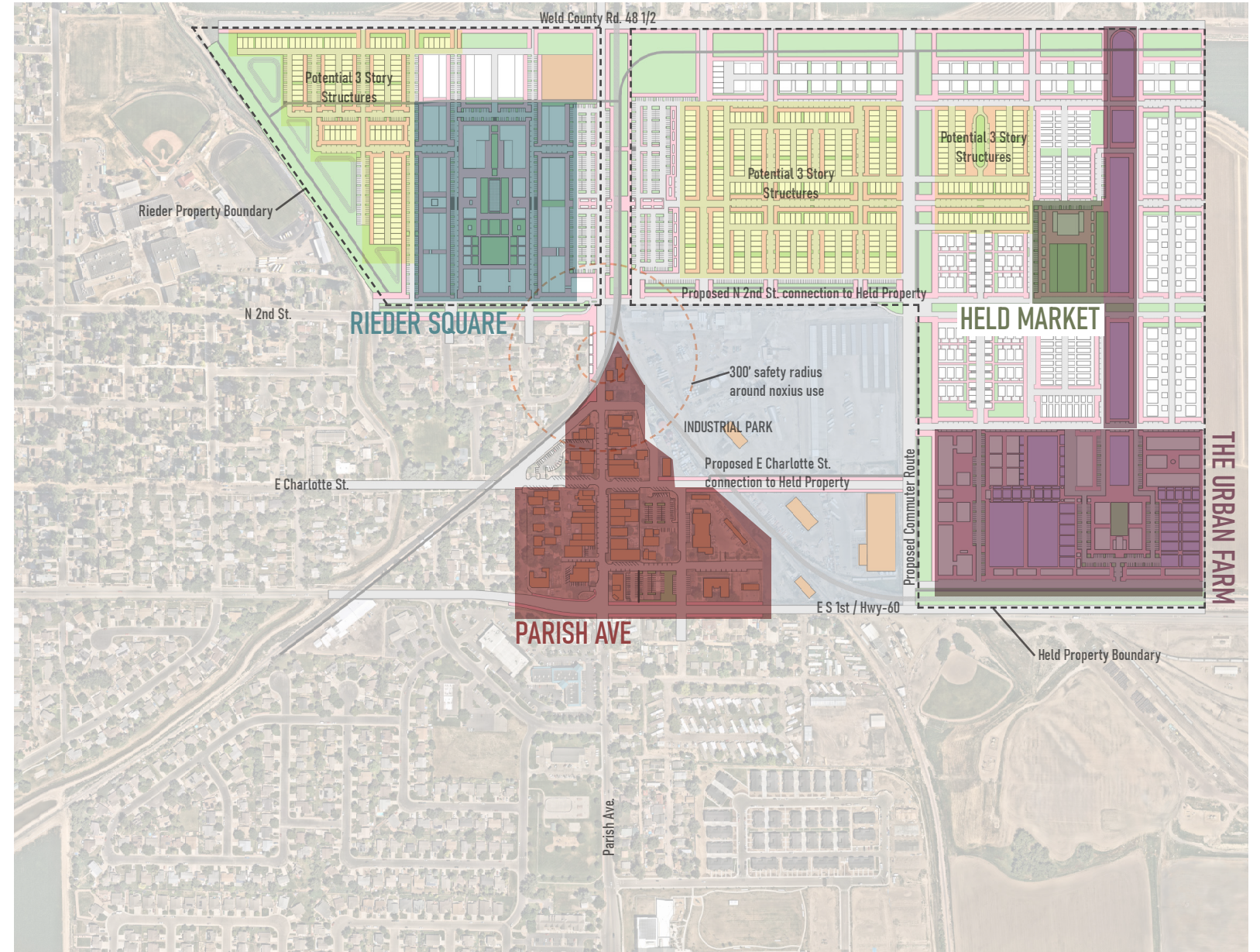
The Urban Farm will be a charming Town-run farm with various crops and orchards with facilities to process the produce. It will also provide an opportunity to attract various businesses such as artisanal shops and boutiques, farm-to-table restaurants/cafes, and breweries/distilleries. The Urban Farm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

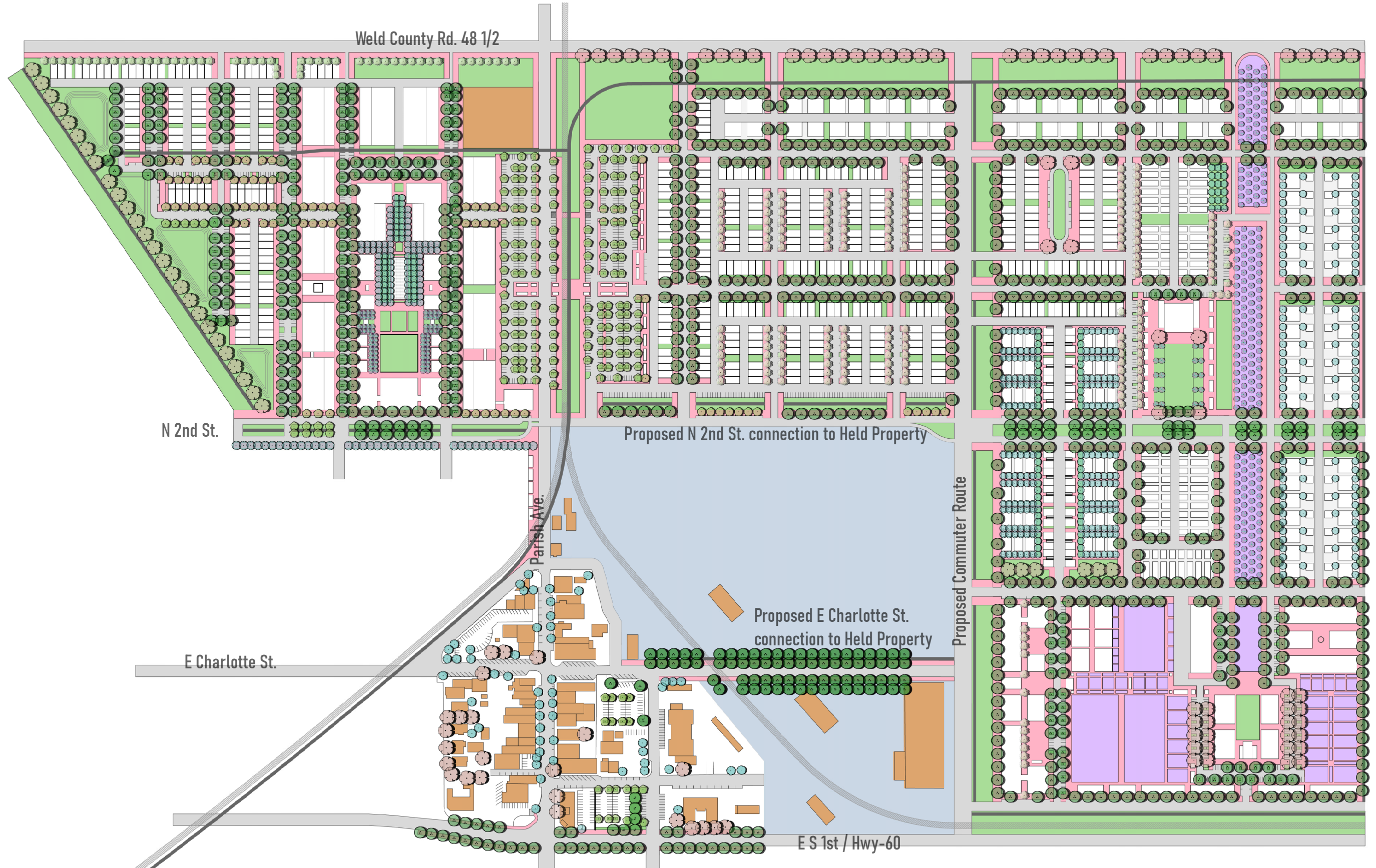


TOTALS

- **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

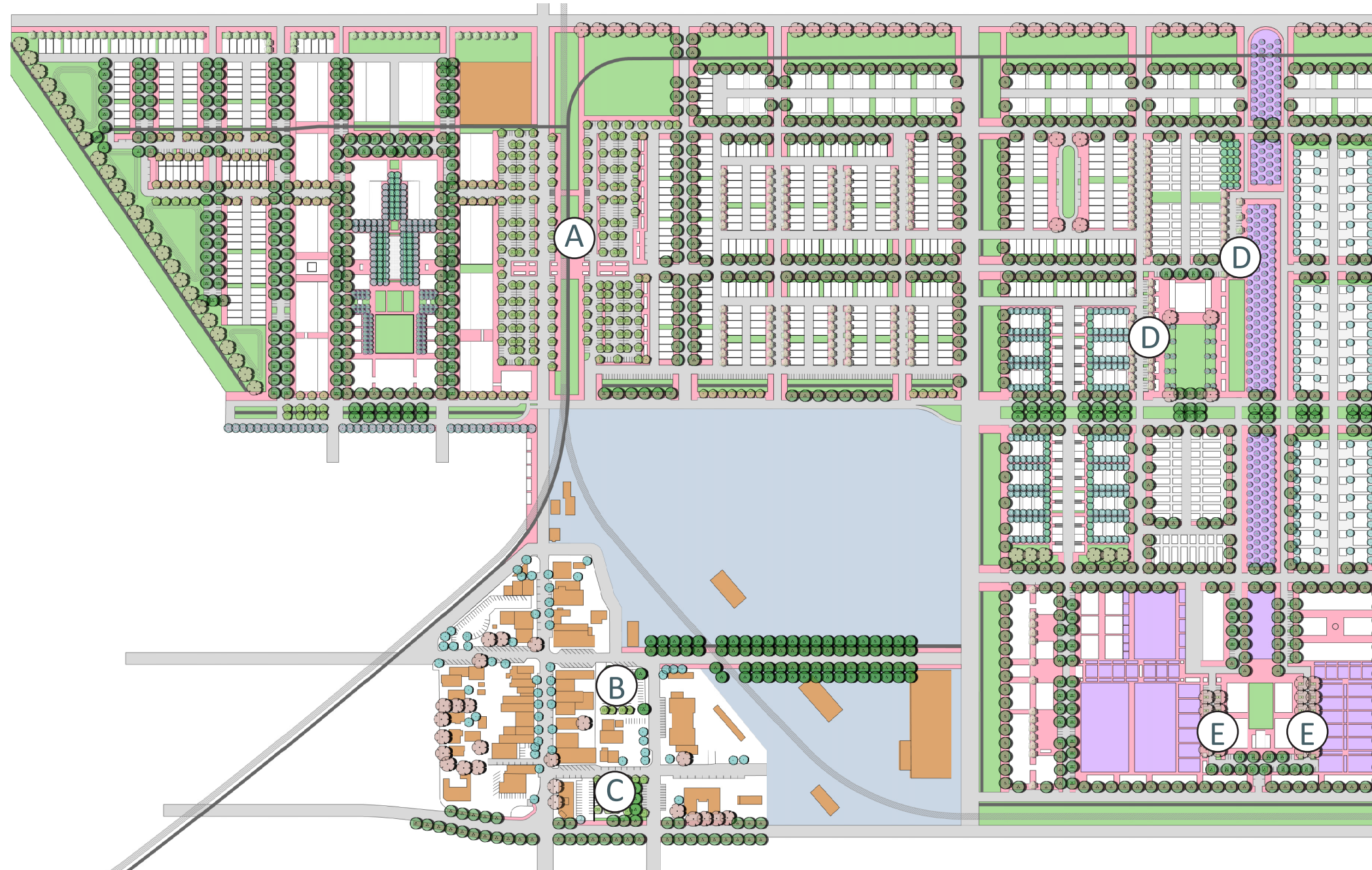
- 150 - 200 mixed use (condos/apartments above retail)
- 30 - 50 courtyard homes (senior housing)
- 40 - 60 shotgun homes
- 375-475 townhomes
- 100 - 150 duplex
- 40 - 60 potential ADUs (accessory dwelling units)

MASTER PLAN



The Downtown Johnstown Master plans are conceptual and for the Town of Johnstown master planning and visioning purposes only. Final plan drawings will be prepared and submitted by the land owner/developers of the properties respectively known as the Held and Reider Properties. It is the Town's goal to adopt a masterplan in order to ensure privately owned land can develop according to the vision of the community.

PARKING



IMPLEMENTED ITEMS

- Ⓐ Retail Parking for Rieder and Held Properties
- Ⓑ Potential Parking Structure
- Ⓒ Potential Surface Parking
- Ⓓ Parking areas for Held Market
- Ⓔ The Urban Farm Parking

Each home is planned to be self-parked with attached and detached garages depending on the housing typology.

There is street parking proposed throughout the downtown to serve as residential guest parking.

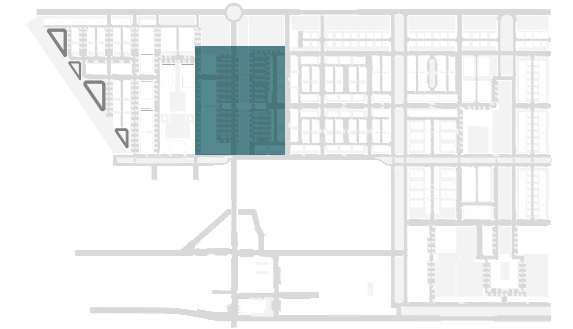
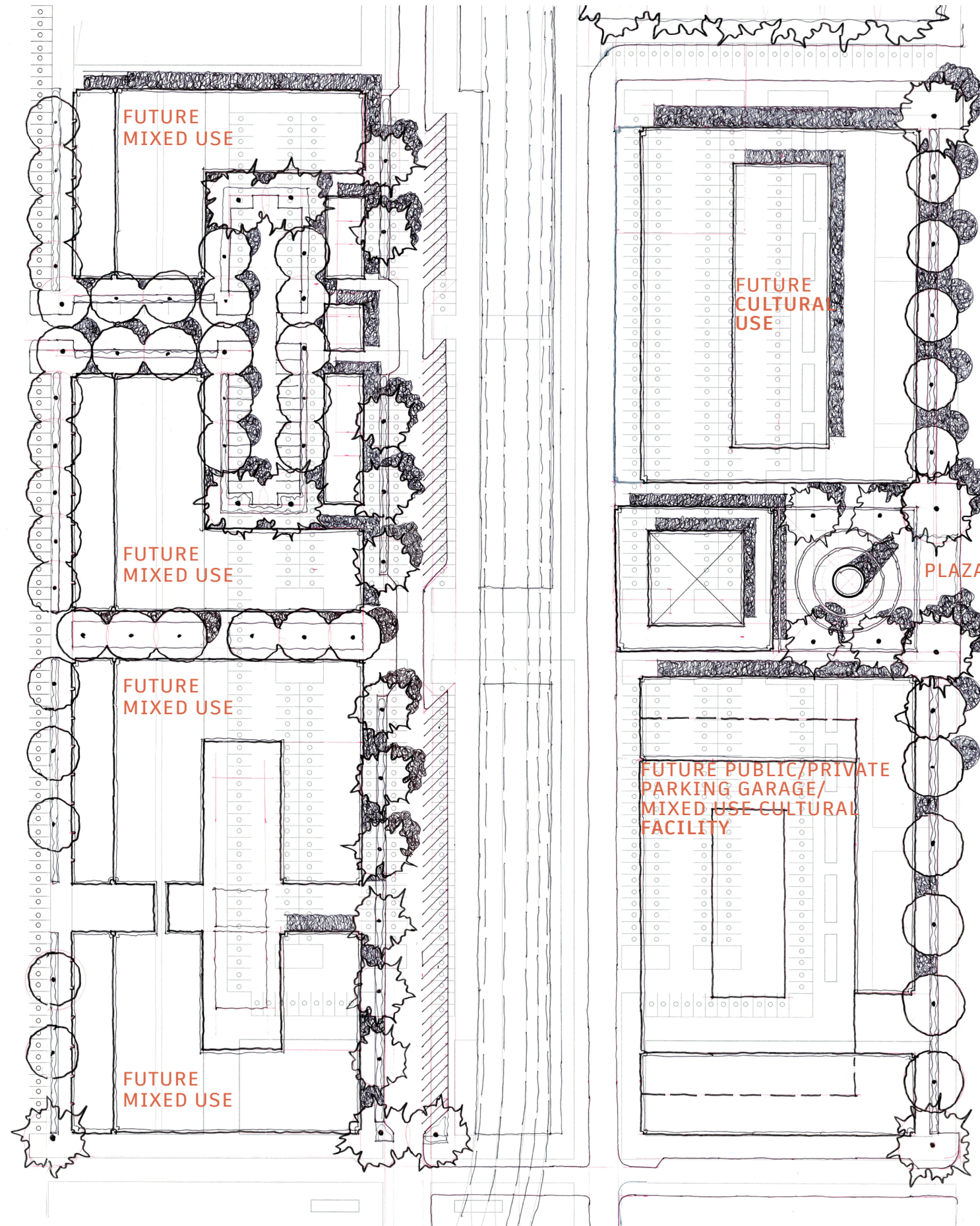
The letters on the plan show where commercial/retail parking is proposed within existing and proposed developments.

We have studied the existing downtown Parish Avenue corridor and behind the existing Ace Hardware would be the most practical space to add a parking structure to serve the existing downtown businesses.

VALUES

- PROPOSED PUBLIC PARKING TOTAL – 2,000 - 2,500 TOTAL SPACES
- EXISTING PARKING AROUND PARISH – 225 - 275 SPACES
- PROPOSED PARKING LOT PARKING FOR RIEDER PROPERTY RETAIL – 750 - 1,000 SPACES
- PROPOSED PARKING LOT PARKING FOR HELD PROPERTY RETAIL – 750 - 1,000 SPACES
- PROPOSED ON-STREET RESIDENTIAL GUEST PARKING FOR HELD AND RIEDER – +/- 500 - 750 SPACES

ALTERNATIVE LAYOUT



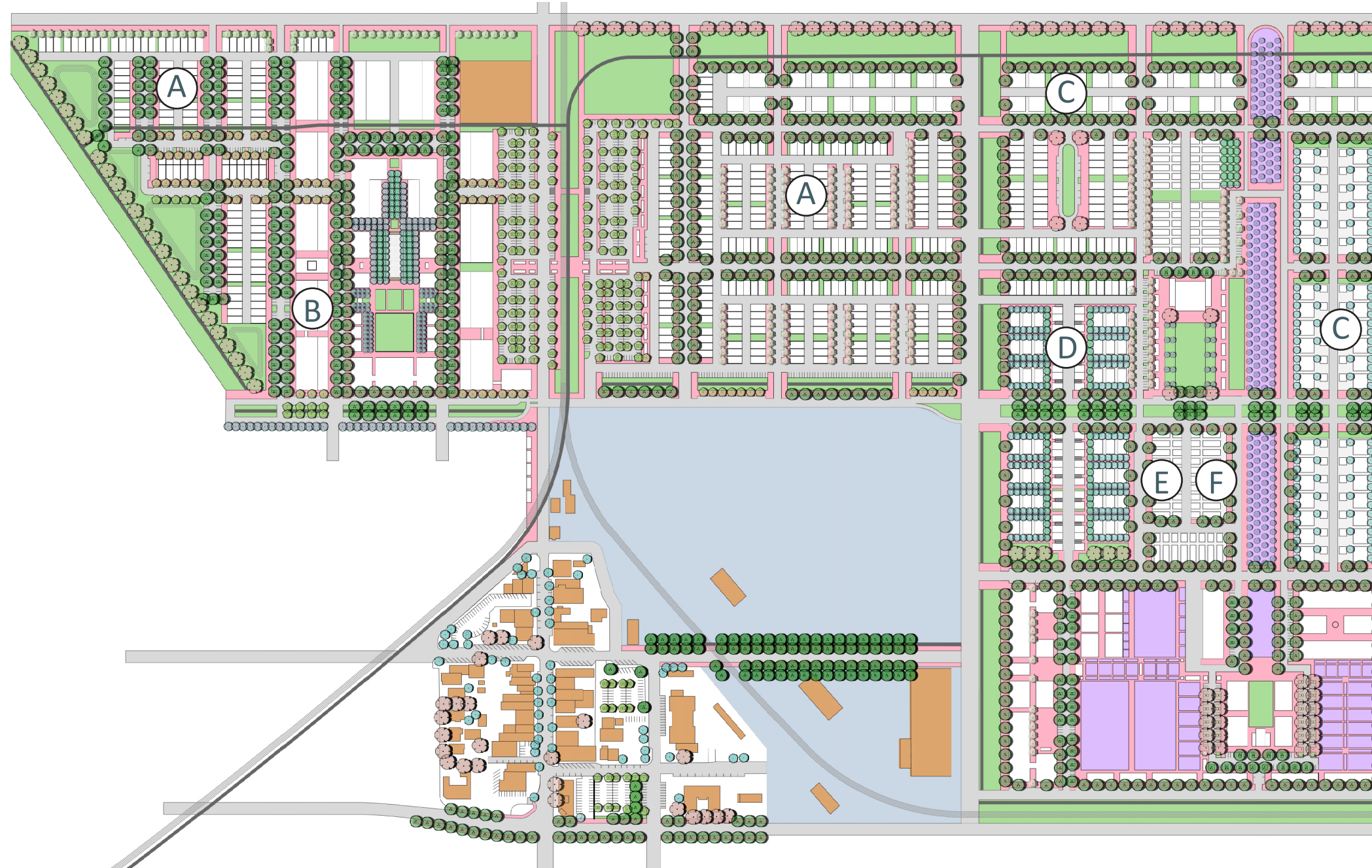
Potential Future for Surface Parking Lot Area

The exhibit presents a proposed infill development concept that could be pursued if and when there is increased demand for civic services, amenities, and commercial spaces in Downtown Johnstown. Currently, the market analysis indicates that the community can support only a limited amount of commercial land use, which is reflected in the initial phases of the Johnstown Downtown Masterplan. However, at full buildout and with an increase in market share, Downtown Johnstown may experience a growing need for additional commercial development.

In alignment with this potential growth, a vibrant downtown typically incorporates civic and cultural spaces to enrich the community. To accommodate both current and future needs, the Johnstown Master Plan (see page 18) reserves a central area for a surface parking lot. This parking lot is intended to serve existing retail and businesses along Parish Avenue, as well as future developments on the Held and Rieder properties to the north.

Given its central location, this parking lot could be an ideal site for further development if demand arises. The exhibit illustrates one possible vision for a civic and cultural mixed-use redevelopment of this space, showcasing how it could evolve to support a more dynamic and enriched downtown environment.

HOUSING



IMPLEMENTED ITEMS

- Ⓐ Townhomes
- Ⓑ Mixed Use
- Ⓒ Duplex
- Ⓓ Senior Housing / Courtyard Homes
- Ⓔ Shotgun Homes
- Ⓕ Potential ADUs

The market analysis developed at the direction of the town found that the demand for multifamily housing is high in Johnstown. Currently, 80% of the housing in Johnstown is single family. It is important to provide various housing options for residents in a downtown environment.

The Downtown Masterplan incorporates six types of multifamily homes. Our goal is to make walkable neighborhoods, facilitating a sense of community and creating a live, work, play lifestyle.

VALUES

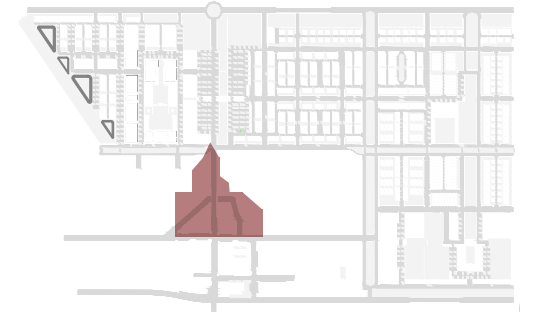
- **TOWNHOMES** – 375 - 475 UNITS
- **MIXED USE** – 150 - 200 UNITS
- **DUPLEX** – 100 - 150 UNITS
- **SENIOR HOUSING / COURTYARD HOMES** – 30 - 50 UNITS
- **SHOTGUN HOMES** – 40 - 60 UNITS
- **POTENTIAL ADUs** – 40 - 60 UNITS

PARISH AVENUE



IMPLEMENTED ITEMS

- (A) Slow Down Traffic
- (B) Pedestrian Accessibility
- (C) ADA Accessibility
- (D) Safer Outdoor Parking
- (E) Enhanced Parking Areas



INSPIRATION PHOTOS

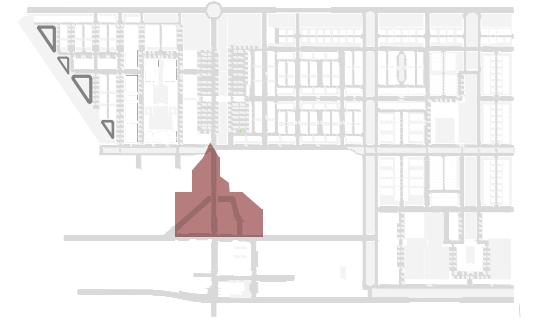


INDUSTRIAL PARK

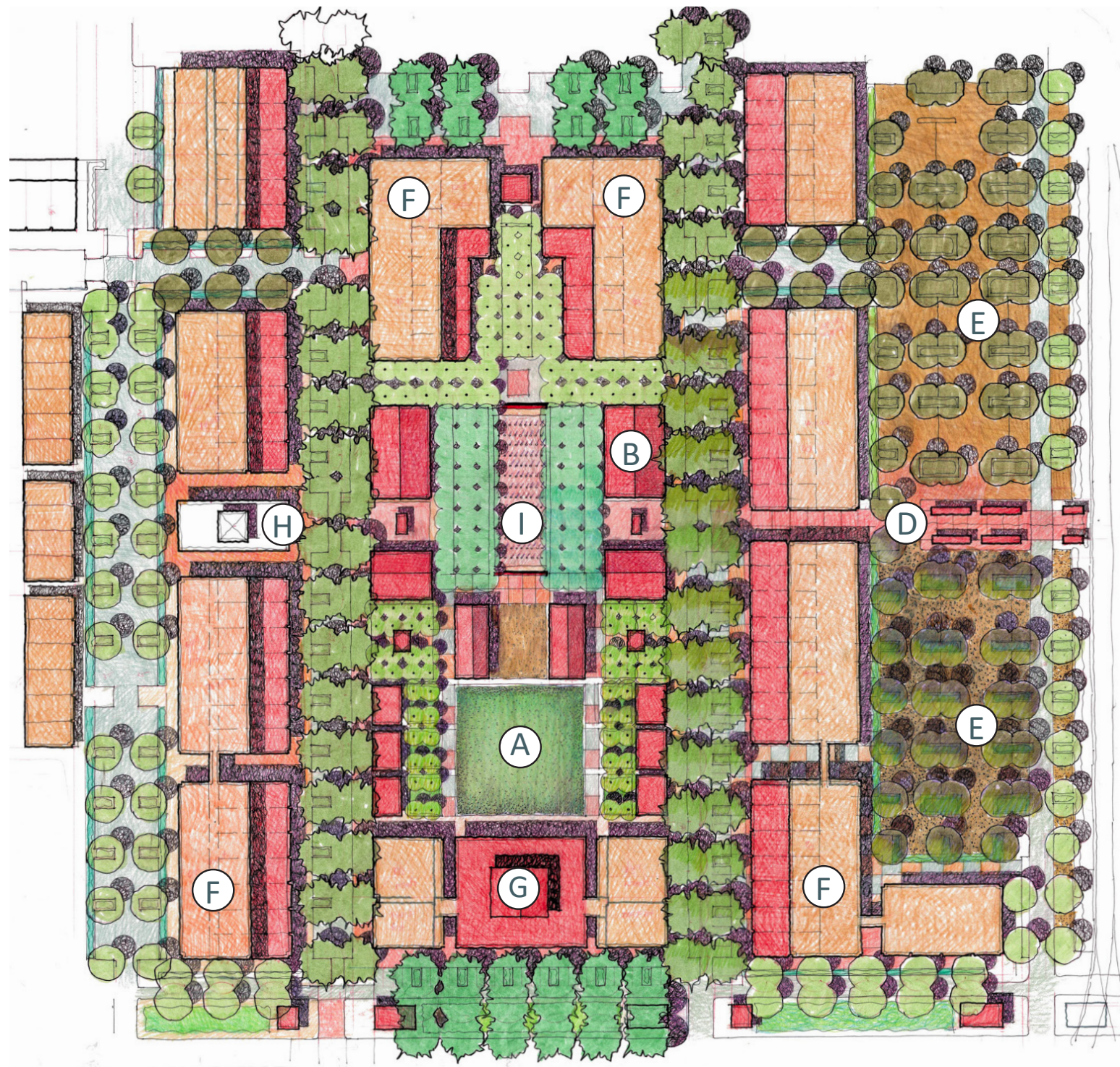


IMPLEMENTED ITEMS

- (A) Extend E Charlotte St.
- (B) Add Trail to Connect
- (C) Buffer for Sound and Chemicals
- (D) 300' Radius around Fertilizer Plant
- (E) Enhance Landscaping
- (F) Improve Signage

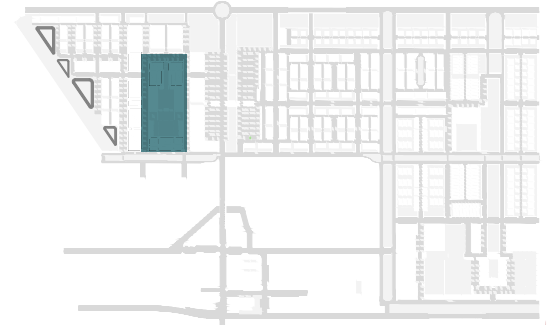


RIEDER SQUARE



IMPLEMENTED ITEMS

- (A) Community Activity Area
- (B) Restaurants
 - Boutiques
 - Restaurant
 - Gift Shop
- (C) Historical Facades
- (D) Local Artist Maker Spaces
- (E) Parking
- (F) Mixed-Use
- (G) Performing Art Center
- (H) Potential new location of VF Bldg
- (I) Splash pad

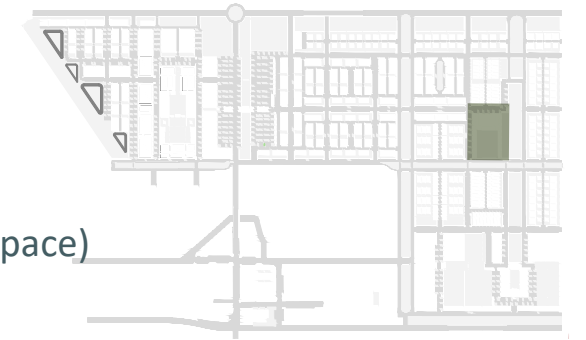


HELD MARKET



IMPLEMENTED ITEMS

- (A) Connectivity
- (B) Access to Agriculture and Crops
- (C) Outdoor Emphasis
- (D) Grange Hall (All ages Community Space)
- (E) Local Businesses
- (F) Diverse Residential

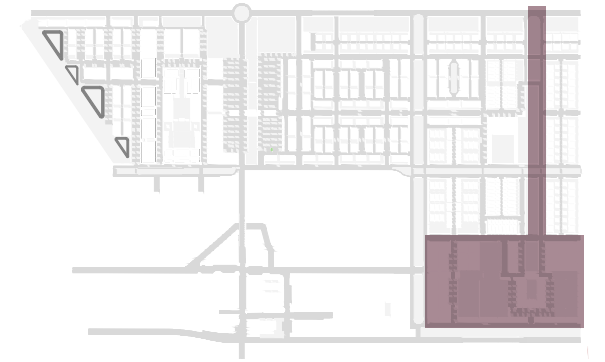


THE URBAN FARM



IMPLEMENTED ITEMS

- (A) Farmers Market
- (B) Micro-Brewery
- (C) Distillery
- (D) Outdoor Seating
- (E) Community Garden
- (F) Professional Crops
- (G) Hydroponic Garden
- (H) Processing Facilities
- (I) Linear Community Parks
- (J) Farm Equipment Storage



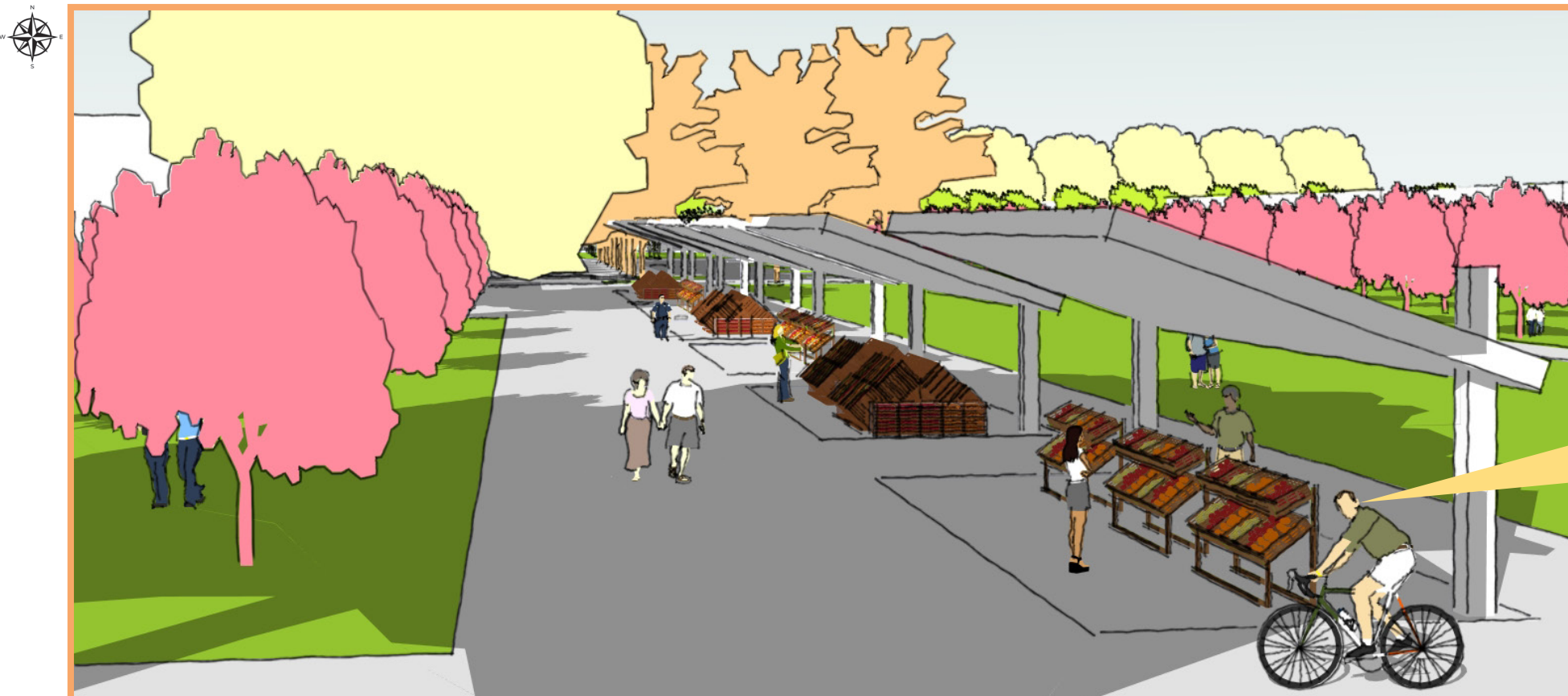
The Urban Farm provides an opportunity to work with the local schools by supplying educational opportunities for students where children can assist in the design and maintenance of spaces within the farm as well as host workshops, etc.



HELD PERSPECTIVES



The top perspective shows a view of Held market looking northwest. To the bottom right of the image are duplex homes. To the bottom left of the image are the shotgun homes with ADUs. The pink trees are orchards extending up from The Urban Farm. Directly to the west of the Grange hall are townhomes and to the south of those is a courtyard community perfect for senior living.



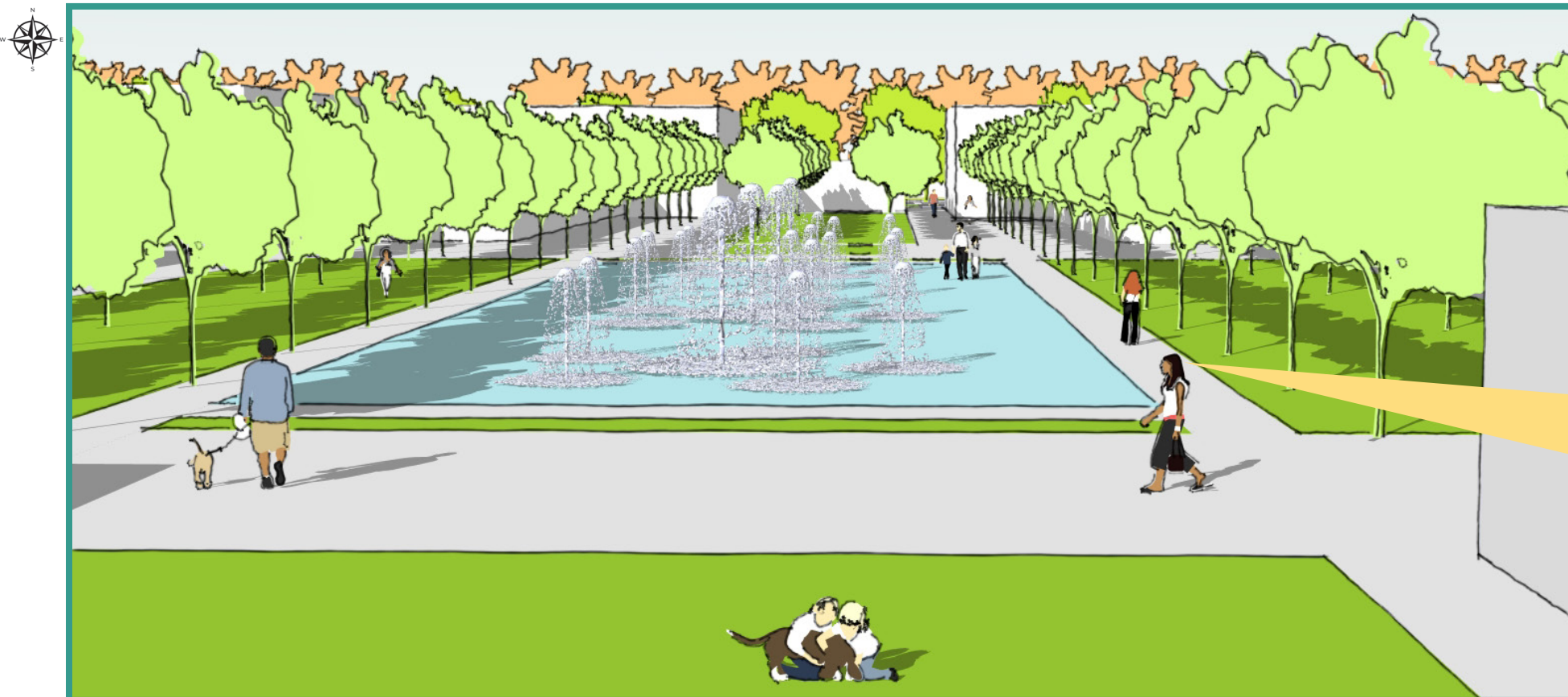
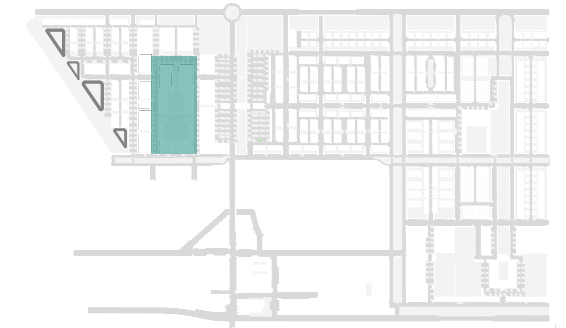
The bottom perspective shows a view from inside the Grange Hall market pavilion looking at stands where local produce will be set up seasonally. Find yourself in this space on a Saturday morning picking from the best of produce grown in The Urban Farm.

While spending an hour in the Held Market, you will smell a variety of different culinary foods from inside the Grange Hall. You will see festivals and fairs in the center pavilion and people enjoying time outside.

RIEDER PERSPECTIVES



The top perspective shows a view of Rieder Square looking northwest. The center blue rectangle is a splashpad. Below the splashpad is a lawn for activities and below the lawn is the venue. The top left of the image is a townhome village. The right is the parking area that links the existing downtown Parish Avenue to the Rieder and Held properties.



The bottom perspective shows a view looking from the venue lawn towards the splashpad with restaurants on either side. Here you will find yourself on a Friday evening enjoying top of the line food and beverage and a shopping bag full of local jams and candles.

While shopping at local botiques in Rieder Square, you will see people walking to work from their home above the retail. You will hear live music coming from the music venue and children laughing while playing in the splash pad.

THE URBAN FARM PERSPECTIVES



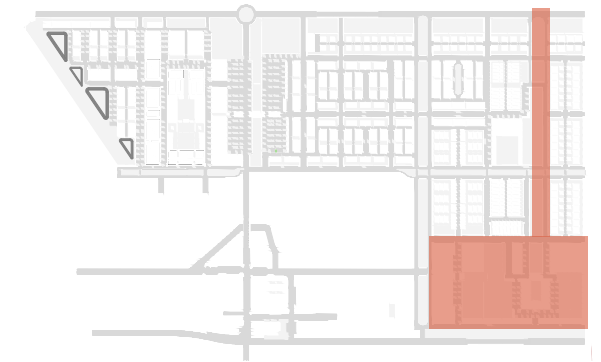
The top perspective shows a view looking north towards Held Market. The Urban Farm lab towards the bottom, as well as the farm fields and hydroponic gardens on either side.

The bottom perspective is looking northwest towards the farmyard with the distillery in the background.

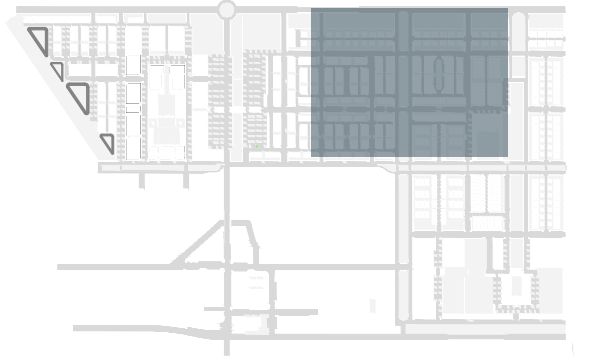
Take a stroll through the orchard and enjoy the smells of fruits in bloom.



While spending an hour in The Urban Farm, you will see a diverse landscape of multiple crops you can interact with. You can eat at the farm-to-table restaurant and taste whiskey from the local distillery while sitting outside and smelling all the surrounding plant life. Interact with local students learning the techniques of learning to grow and bring products to the market in the farm lab.

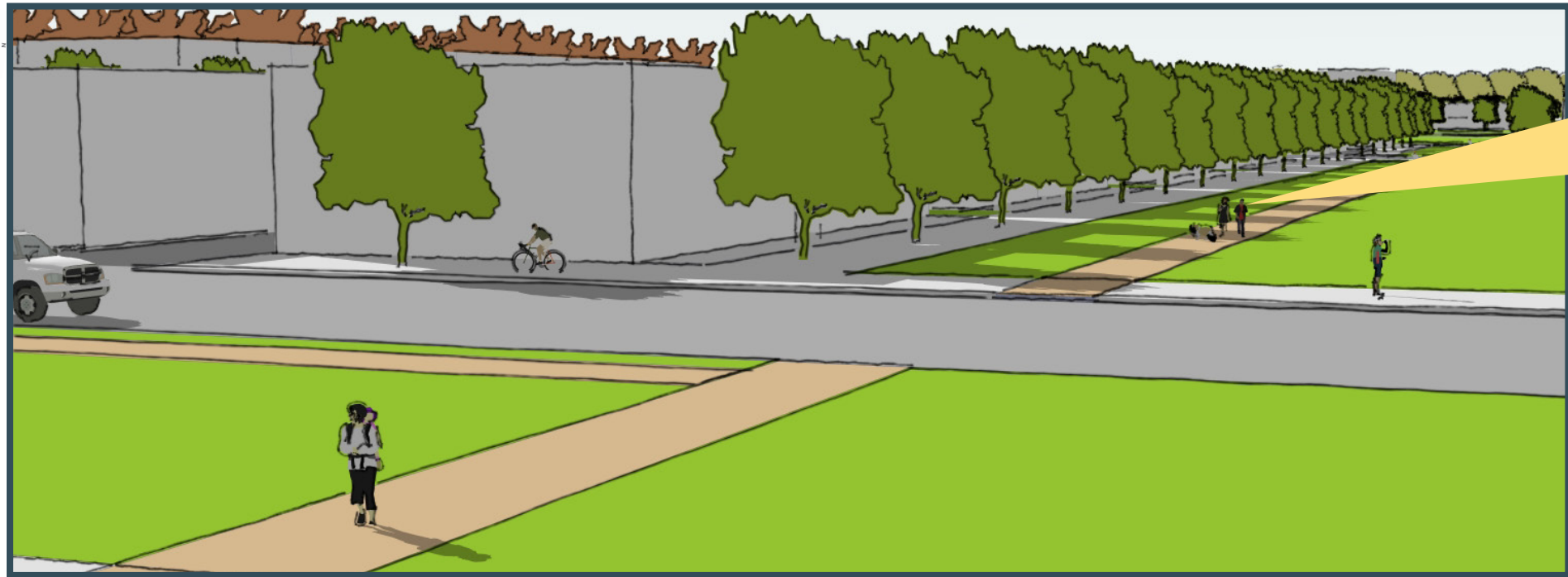


RESIDENTIAL PERSPECTIVES



The top image is looking down on the residential neighborhoods on the Held property. The top left is looking at Held Market. The left most homes are shotgun houses with ADUs behind, the top portion shows the courtyard homes, the bottom portion has the duplexes, finally the rest are townhomes.

The bottom perspective shows residents walking on the trails on the northern most portion of the property.



While living in the residential Downtown Johnstown neighborhoods, you wake up and walk your dog along one of the park block trails. On your walk, you may stop at a coffee shop at The Urban Farm or Rieder Square. You will smell fresh apples from the many orchards and run into your neighbors walking on their way to work at the Grange Hall at Held Market.

HELD PROPERTY RECOMMENDED IMPROVEMENTS

1. Develop the neighborhood block pattern to reflect the **historic core blocks**
2. **Preserve the existing farm** on the southeast corner of Parish Avenue and County Road 48 ½ as a public events center with the reuse of the farmhouse and the farm buildings on the site
3. Develop 2 new parkway routes that run north/south with linear parks
4. Linear Park/bike trail along eastern edge of railroad tracks
5. Create Park Blocks to provide green space for residents
6. Held expanded width linear parkway extension of The Urban Farm
7. Develop 2nd Street as a green boulevard cross street cross section
8. Develop a mix of residential housing types:
 - **Multi-family attached**
 - **Townhouses**
 - **Multi-family detached**
 - **Cottages**
9. Develop The Urban Farm on the southern edge of the property as **mixed use flex and agricultural development accessible to the public**
10. Develop an **Agri-Destination** with education facilities, visitors center, greenhouses, distillery, hospitality/entertainment/event conference center space
11. Incorporate surface **parking** lot up against existing railway on the west property frontage that will link property to Rieder and Parish Avenue
12. Build a **regional trail system** around property that links both existing and proposed commercial, residential, and community spaces to make downtown more pedestrian friendly
13. Create a codified **development standard**

INDUSTRIAL PARK RECOMMENDED IMPROVEMENTS

1. **Enhance landscaping**, including **shade trees**
2. **Extend Charlotte St.** to link existing Parish Avenue to new developments to the east
3. Build out **regional trail system** through industrial park to create connectivity the existing Parish Avenue corridor with the proposed commercial, residential, and community spaces
4. Add green space **buffers** around existing industrial uses to reduce sound and chemical pollution encroachment from fertilizer plant
5. **Collaborate with existing industrial users** east of Parish Avenue to develop an adaptive reuse and new infill development strategy to Mixed Use Flex District that allows a spectrum of functions including:
 - **Live music venue** at intersection of Parish Avenue and 2nd street
 - **Arts and Culture Entertainment**
 - Light industrial
 - Maker Spaces like glass blowing, pottery, etc.
 - Entrepreneurial co-working Office space
 - Additional commercial

RIEDER PROPERTY RECOMMENDED IMPROVEMENTS

1. Allow for the properties to be leased to fund future development
2. Develop expanded scale **Rieder Square** as a public plaza space
3. There will be no roads and parallel parking surrounding the plaza, allowing it to extend to the storefront edges with no curb
4. Incorporate **restaurant, café** uses within the square
5. Allocate space in the square for **live performance, daily programming, outdoor dining** on the square
6. Enhance the artful character of the entire space and devote space for unique interactive public art
7. Develop 2 story mixed-use buildings on all 4 sides of the Town Green
 - Ground floor commercial use
 - Second floor Residential and office
8. Develop the remaining area surrounding the Rieder Square with mixed density residential that reflects the **historic block pattern** of the surrounding historic core
9. Allow for a **linear green space** along the canal to be developed with the inclusion of **detention areas**.
10. Incorporate surface **parking** lot up against existing railway on the east property frontage that will link property to Held and Parish Avenue.
11. Build a **regional trail system** around property that links both existing and proposed commercial, residential, and community spaces to make downtown more pedestrian friendly.
12. Create a codified **development standard**

PARISH AVENUE CORRIDOR RECOMMENDED IMPROVEMENTS

1. **Preserve Historic Character** of downtown core
2. Enhance Parish with updated **street tree planting, benches, lighting, bollards, art installations**, etc. for Parish Develop infill development guidelines for new and redeveloped parcels along the Parish Avenue corridor
3. Develop infill development guidelines for new and redeveloped parcels along the Parish Avenue corridor
4. Road diet Parish Avenue from 2nd Street to County Road 48 ½
5. Collaborate with private landowners to **develop surface parking** lots on both the east and west side of Parish Avenue and the Railroad tracks
6. Allow for up to 2 story infill development to include office and residential
7. Potential creation of a seasonal pedestrian only plaza. Enhance the plaza material to include decorative paving.
8. Work with the industrial users east of Parish Avenue and west of the railroad tracks to construct **new parking lot** to add to the existing on-street parking spaces along Parish Avenue
9. **Link existing Parish Avenue** to the proposed surface parking to the north of the Parish Avenue corridor to provide more parking and interact existing retail with new developments
10. Build a **regional trial system** that links the existing Parish Avenue to the new development to make Downtown Johnstown more pedestrian friendly

EXISTING SPACE ACTION PLAN PARISH AVE/INDUSTRIAL PARK



- Prioritize community preferences
- Develop implementation strategy
- Seek approval of funding
- Execute community vision
- Identify private land owners in industrial complex impacted by extension of Charlotte St.
- Define source of revenue for Charlotte St. extension
- Define location of new trails and process of
- Executing design and development of construction
- Define strategy to execute CPTED principles



- Develop incentives for private building improvements
- Define strategy for private retail establishment marketing, window display, and signage
- Determine lighting strategies
- Determine incentive program for incorporation of outdoor dining and other sidewalk activation
- Town to work with private land owners to broaden retail and restaurant offerings
- Communicate with Ace Hardware for a potential parking structure on their surface parking lot



DESIGN / IMPLEMENTATION / PHASING incorporate community preferences into the public spaces

PARISH AVENUE AND INDUSTRIAL COMPLEX

Order of importance voted by the public

1. Repair and expand sidewalks
2. Build trails
3. Enhance building facades
4. Create outdoor eating spaces
5. Replace safety bollards
6. Update existing outdoor seating
7. Replace existing planter boxes and add new ones
8. Update street lights and add more lighting

PROPOSED PUBLIC SPACE ACTION PLAN RIEDER/HELD/FARM

LAND OWNERSHIP



- Create a relationship structure between land owner and town
- Determine who will own and maintain the public spaces

ENTITLEMENT



- Establish a consensus between town and land owner for agreement on final plan
- Determine who will be responsible for entitling the properties
- City/land owner to zone the spaces for land use, define density and occupant allowance
- Define the scale and boundaries of public spaces
- Determine who will build public access infrastructure and parking

PARTNERSHIP



- Create incentives for developers to build
- Determine who will design and develop documents for construction
- Identify sources of financing to build out spaces
- Determine responsibility for construction
- Define who will manage and maintain

Funding Sources
\$\$\$

DESIGN / IMPLEMENTATION / PHASING

incorporate community preferences into the public spaces

RIEDER SQUARE

Order of importance voted by the public

1. Plaza
2. Parking lot
3. Splash pad
4. Community center
5. Local artist maker spaces
6. Performing arts center

HELD MARKET

Order of importance voted by the public

1. Outdoor community plaza
2. Grange Hall / Community Center
3. Public parking lot
4. Courtyard homes / Senior Citizen housing

THE URBAN FARM

Order of importance voted by the public

1. Private businesses (restaurants, boutiques, brewery, distillery, etc.)
2. Linear parks
3. Community farming
4. Outdoor plaza

PROPOSED HOUSING TYPES



Townhomes

Multi-story dwelling unit that shares at least one wall with a neighboring home. Each unit is tall and thin and they are attached to other townhomes in a long row.



Mixed Use

Structure where the first floor is retail/commercial and the top floor is residential. This welcomes a pedestrian friendly lifestyle, allowing residents to live, work, and shop without needing a vehicle.



Duplex

A building with two living units within one structure. Each unit will have its own entrance, garage, and yard.



Senior Housing / Courtyard Homes

Small houses arranged into a “pocket neighborhood” clustered around a shared courtyard space to foster a sense community.



Shotgun Homes

Narrow, rectangular houses with rooms arranged in a straight line. Can be one or two stories. Each will have an accessory dwelling unit (ADU) in the backyard to encourage multi-generational households.

The above housing types are intended to capture the character of the community, its lifestyle, and Johnstown values. They have been derived through comments received from the community during many outreach sessions. These architectural forms have been chosen to meet the needs of a resident living in modern day society while referencing the historical Eastern Colorado architectural character, form, and height. This will ensure that the historical significance and culture of Johnstown is not lost.

The styles include traces of: Colonial Revival, Dutch Colonial Revival, Edwardian, Craftsman, and English Norman Cottage.

The overall characteristics of these styles include: high pitched roofs, wood paneling, brick, porches, doric and corinthian columns, pediments, shutters, etc.

Over the years, the Town has undertaken several exciting projects that have laid the foundation for a bright future in Downtown Johnstown. Each of these initiatives plays an important role in shaping the vision for our community, coming together to create the bigger picture that inspired the Downtown Masterplan. These projects celebrate our rich history, enhance the charm of our downtown, and pave the way for thoughtful growth, making downtown a place where residents, businesses, and visitors can thrive.

These projects collectively reflect the Town’s commitment to revitalizing Downtown Johnstown, creating a welcoming and thriving environment for residents, businesses, and visitors alike.

Downtown Branding & Wayfinding Project (Brand adopted in 2023):



- Kicked off in June 2022 with a focus on creating a downtown brand that celebrates and raises awareness of the historic community core.
- Reinforced Johnstown’s history and character while defining the Town’s potential for growth and economic development in a strong foundation of shared community values and history.
- Developed a comprehensive signage and wayfinding plan to help vehicles and pedestrians navigate toward unique destinations and resources in downtown. (project paused in 2024 by Town Council)

West Parish Avenue Alleyway Project (Design commenced in 2024 with construction beginning in 2025):



- Town staff are improving the West Parish Alley between Charlotte Street and State Highway 60 to align with the Downtown Masterplan.
- Transforming the alleyway into a pedestrian-friendly area with major aesthetic improvements, including new lighting, landscaping, and public seating.
- Upgrading infrastructure by placing utility lines underground, improving both reliability and visual appeal.
- Enhancing public safety through better connectivity and accessibility, ensuring the space is inviting and functional for all users.

Downtown Land Use Code Update (To Commence in 2025):

- Aims to create zoning and development codes specific to the downtown area that are based on the Downtown Masterplan.
- Focuses on preserving the historic character of downtown while ensuring redevelopment and new development align with modern standards.
- Ensures cohesive aesthetics and synergy across all downtown projects, enhancing the overall look and feel of the area.

Downtown Financial Feasibility Study (To Commence in 2025):

- Explores options for creating financial improvement districts, such as a Downtown Development Authority (DDA), Urban Renewal Authority (URA), or Business Improvement District (BID).
- Identifies ways to fund public improvements and investments in downtown through sustainable financial mechanisms.
- Provides a roadmap for leveraging funding to support the Downtown Masterplan and related projects.

Precedent Images

Residential Architecture Options

EXISTING JOHNSTOWN HISTORICAL ARCHITECTURE FOR REFERENCE



DUPLEXES



SENIOR HOUSING / COURTYARD HOMES



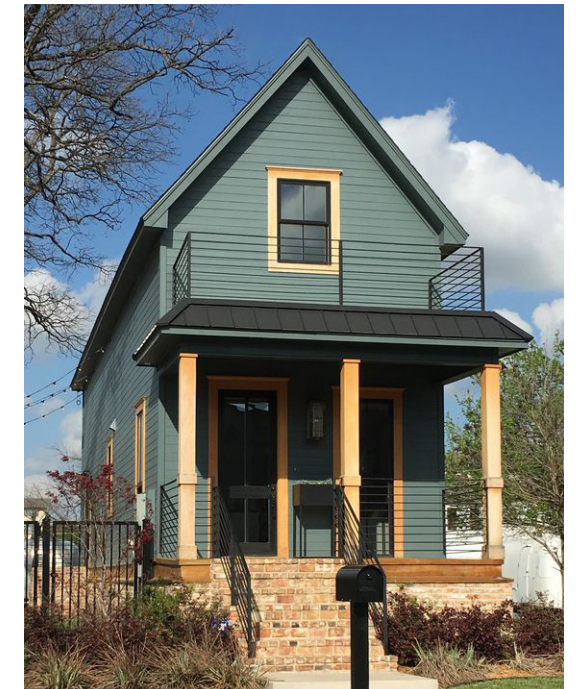
MIXED USE



TOWNHOMES



SHOTGUN HOMES - 1 & 2 STORY "CAMELBACK"



Cautionary Safety Measures

7 PRINCIPLES OF CPTED

Crime Prevention Through Environmental Design

Natural surveillance:

Maximize visibility and minimize hiding spots.

Territorial reinforcement:

Clearly define boundaries and ownership.

Access control:

Regulate and control entry points.

Maintenance and management:

Keep the environment clean and well-maintained.

Activity support:

Design spaces that encourage positive social interactions.

Target hardening:

Implement physical security measures.

Image and aesthetics:

Create an attractive and positive environment.

PARISH AVENUE CORRIDOR AND INDUSTRIAL PARK

CPTED stands for Crime Prevention Through Environmental Design, and it is a concept that focuses on designing and planning urban areas in a way that reduces crime and enhances safety. When implementing CPTED updates for an existing downtown, there are several key considerations:

Lighting: Ensuring proper lighting throughout the downtown area can significantly improve safety and reduce the risk of criminal activity. This includes well-lit streets, sidewalks, parking lots, trails, and public spaces. Install adjustable LED lights that can adjust for different times of day and have the ability to become brighter in the case of an emergency.

Surveillance: Installing CCTV cameras strategically in the downtown area can act as a deterrent for criminals and provide valuable evidence in case of any incidents. Additionally, visible cameras can make people feel safer and more secure. Place license plate readers along all major streets.

Landscaping: Maintaining clean and well-maintained landscaping can help eliminate hiding spots for potential criminals. This includes trimming shrubs and trees, removing overgrown vegetation, and keeping public spaces clear of debris.

Clear sightlines: Designing streets and public spaces with clear sightlines can increase visibility and reduce the likelihood of criminal activity. This includes avoiding blind spots and obstruction of views with thoughtful urban design elements.

Access control: Implementing measures such as controlled access points, gating, and fencing can help regulate who enters the industrial park area, making it easier to monitor and prevent unauthorized individuals from engaging in criminal activities.

Wayfinding and signage: Clear and visible signage can help visitors and residents navigate the downtown area easily, reducing the potential for confusion and vulnerability to crime.

Collaborative partnerships: Engaging and working closely with local law enforcement agencies, business owners, residents, and community organizations can help create a collaborative approach to crime prevention. Regular communication, sharing of information, and joint efforts can lead to a safer downtown environment.

It is important to note that CPTED updates should be tailored to the specific needs and characteristics of the existing downtown area. Conducting a thorough assessment and involving various stakeholders in the planning and implementation process is essential for the success of these updates.

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HELD MARKET AND RIEDER SQUARE

Incorporate natural elements: Integrate green spaces, trees, and landscaping into the design of the retail center. This not only enhances the aesthetic appeal but also creates a more inviting and calming environment for shoppers.

Implement a security presence: Consider having security personnel on-site, particularly during peak hours. Visible security personnel can act as a deterrent to potential criminals and provide a sense of safety for shoppers.

Install security barriers: Utilize physical barriers such as bollards or planters strategically placed around the perimeter of the retail center to prevent unauthorized vehicle access. This helps protect pedestrians and reduces the risk of vehicle-based attacks.

Use technology for surveillance: Invest in modern surveillance systems that include high-quality cameras, video analytics, and remote monitoring capabilities. This allows for real-time monitoring of the retail center and quick response to any suspicious activities. Look into Real Time Crime Center.

Design pedestrian-friendly spaces: Create wide walkways, clear signage, and designated pedestrian zones to ensure the safety and ease of movement for shoppers. Consider implementing speed bumps or traffic-calming measures to discourage reckless driving within the retail center.

Implement a parking management system: Utilize technologies like ticketing systems or license plate recognition to monitor and control access to the parking lot. This helps prevent unauthorized parking and enhances overall security.

Encourage community involvement: Engage with local law enforcement and establish partnerships to ensure ongoing communication and collaboration. Organize neighborhood watch programs or community events to foster a sense of ownership and community engagement in maintaining a safe environment.

Consider environmental sustainability: Integrate sustainable design principles, such as energy-efficient lighting and water-saving fixtures, into the retail center. This not only reduces operational costs but also contributes to creating a more eco-friendly and socially responsible environment.

Offer well-placed amenities: Provide amenities such as seating areas, restrooms, and hydration stations strategically throughout the retail center. This encourages visitors to stay longer, promotes a sense of comfort, and reduces the likelihood of criminal activities due to an increased presence of people.

Regular security audits and updates: Conduct regular security audits to identify any vulnerabilities or areas that may require improvements. Stay updated on the latest crime prevention strategies and technologies to ensure the retail center remains proactive in addressing potential risks.

Ambassador Program: During gatherings, have people walking around to act as information centers for pedestrians. These ambassadors would also report to the Johnstown Police Department to keep an eye out for suspicious persons, provide aid in the case of an injury, etc.

Downtown Development Authority (DDA): Program that allows the Town to collect taxes to invest in economic development activities for the neighborhood including transportation, street and parking maintenance, sidewalks, etc.

It is important to note that CPTED updates should be tailored to the specific needs and characteristics of the existing downtown area. Conducting a thorough assessment and involving various stakeholders in the planning and implementation process is essential for the success of these updates.

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Image and aesthetics:

Create an attractive and positive environment.

THE URBAN FARM AND PARK BLOCKS

Natural surveillance: Design the layout of the trees, shrubs, and crops to maximize visibility. Avoid dense vegetation that can obstruct sightlines and create hiding spots. Use open pathways and clearings to allow for natural surveillance by gardeners and visitors.

Lighting: Install adequate lighting along paths through the orchards, crops, park blocks, and trail systems, especially in areas with limited visibility or during nighttime. Well-lit paths and gathering areas deter criminal activities and improve safety for gardeners and visitors.

Signage: Use clear signage at the crops and orchards to indicate designated areas, rules, and regulations. This helps guide visitors and prevents confusion. Include information about prohibited activities, such as picking fruits or vegetables without permission.

Secure storage: Provide secure storage areas for gardening tools and equipment. This can include lockable sheds or storage lockers to deter theft and protect valuable items. Install bike lockers instead of bike racks to ensure safety of personal equipment.

Community engagement: Foster a sense of community ownership and involvement in the community gardens, dog parks, orchards, and crops area. Encourage gardeners and visitors to look out for each other, report any suspicious activities, and collaborate on security measures. Organize community events or workshops to promote engagement and education.

Maintenance and landscape design: Regularly maintain the orchard and crops area by pruning trees, removing dead vegetation, and controlling undergrowth. This improves visibility and reduces potential hiding spots for criminal activities.

Irrigation system design: Ensure that the irrigation system is well-designed and properly maintained to prevent water pooling and potential slip hazards. Regularly inspect and repair any leaks or issues to maintain a safe environment.

Emergency preparedness: Develop and communicate emergency procedures to gardeners and visitors, including protocols for medical emergencies, natural disasters, or other safety incidents. Provide clear instructions on how to report emergencies and ensure access to emergency contact information.

Regular communication and reporting: Establish a system for reporting and addressing safety concerns or incidents in these outdoor areas. Encourage gardeners and visitors to report any suspicious activities, damage, or safety hazards. Regularly communicate updates, reminders, and safety tips to the community.

It is important to note that CPTED updates should be tailored to the specific needs and characteristics of the existing downtown area. Conducting a thorough assessment and involving various stakeholders in the planning and implementation process is essential for the success of these updates.

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Activity support:

Design spaces that encourage positive social interactions.

Target hardening:

Implement physical security measures.

Image and aesthetics:

Create an attractive and positive environment.

RESIDENTIAL

Natural surveillance: Design the neighborhood in a way that maximizes visibility and makes it easy for residents to observe and monitor their surroundings. This includes well-placed windows, clear sightlines, and minimal blind spots.

Territorial reinforcement: Clearly define property boundaries and create a sense of ownership and responsibility among residents. This can be achieved through landscaping, signage, and architectural elements that mark individual properties.

Access control: Regulate access to the neighborhood to prevent unauthorized individuals from entering. This can be done through the use of gates, fences, and controlled entry points.

Maintenance and management: Ensure that the neighborhood is well-maintained, clean, and properly managed. Regular upkeep of landscaping, lighting, and infrastructure helps create a positive and safe environment.

Activity support: Design the neighborhood to support a variety of activities and encourage positive social interactions among residents. This can include parks, recreational areas, and gathering spaces that promote community engagement.

Target hardening: Implement physical security measures to deter potential criminals and make it more difficult for them to commit crimes. This can include the use of security cameras, well-lit areas, and locks on doors and windows.

Image and aesthetics: Create an attractive and visually appealing neighborhood that reflects a positive image. This can be achieved through thoughtful urban design, landscaping, and architectural elements that enhance the overall aesthetics of the area.

Sustainable Design: A sustainable neighborhood contributes to a healthier and safer environment for residents. Incorporate sustainable design principles into the neighborhood's infrastructure. This includes energy-efficient lighting, water-saving features, and the use of environmentally friendly materials.

Alert System: Installing hidden cameras throughout the neighborhoods so the public can be informed in the case of an emergency.

Residential Protection Certification: Write a residential building code to further crime prevention during construction. The buildings would be inspected by Johnstown Police Department to ensure it possesses the correct locks, lights, camera system, residential strike plates, etc. A law enforcement officer would go and periodically check to ensure the structure is up to standard. This same officer would have a relationship with the management and could come and investigate a situation if called.

It is important to note that CPTED updates should be tailored to the specific needs and characteristics of the existing downtown area. Conducting a thorough assessment and involving various stakeholders in the planning and implementation process is essential for the success of these updates.



Appendix - Chapter 1

Town Staff Engagement & Site Study



“Our vision for downtown”

Commercial Look and Feel

“How do you want the buildings to look? What elements of other downtown do you feel we should incorporate in Downtown Johnstown?”

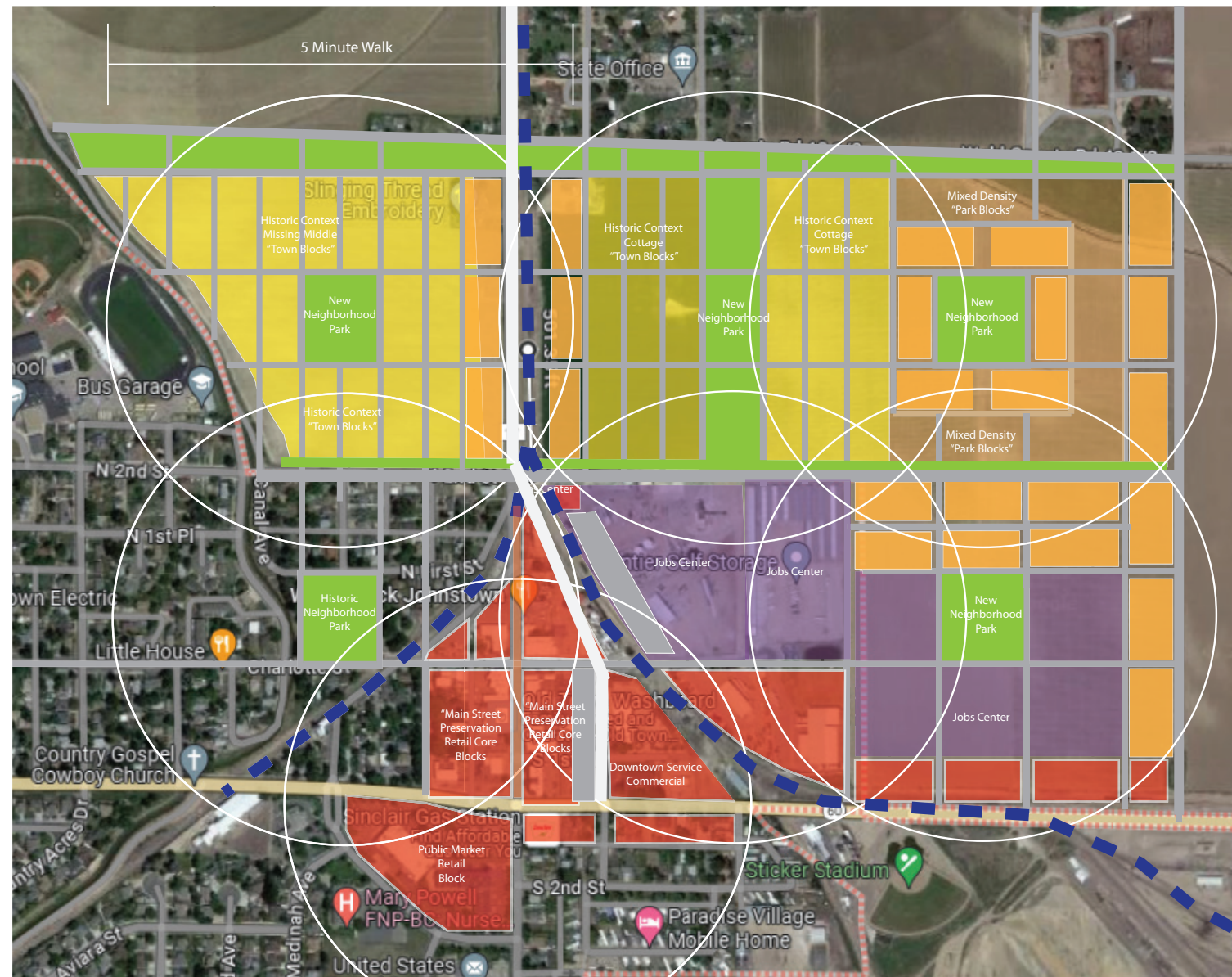
Public Gathering Spaces

“How do you want public spaces to be utilized? What elements do we need to be thinking about when it comes to public gathering spaces in Downtown Johnstown?”

Residential Applications

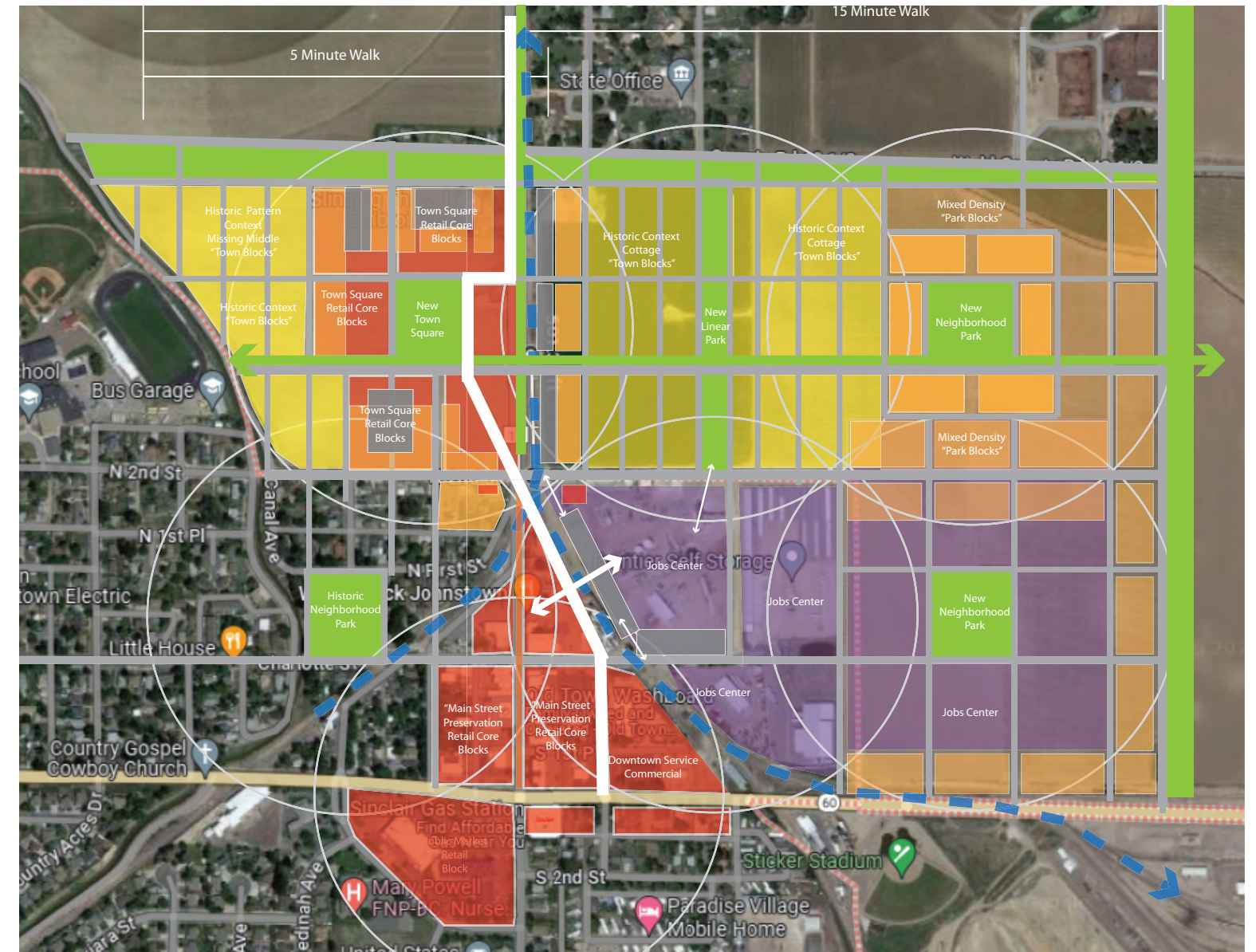
“Why do we need residential in Downtown Johnstown? So...if we need residential, how is it integrated, what does it look like?”

HISTORIC STREET GRID EXTENSION - PARISH AVENUE REVITALIZATION STUDY



Site Access and Circulation Option 1

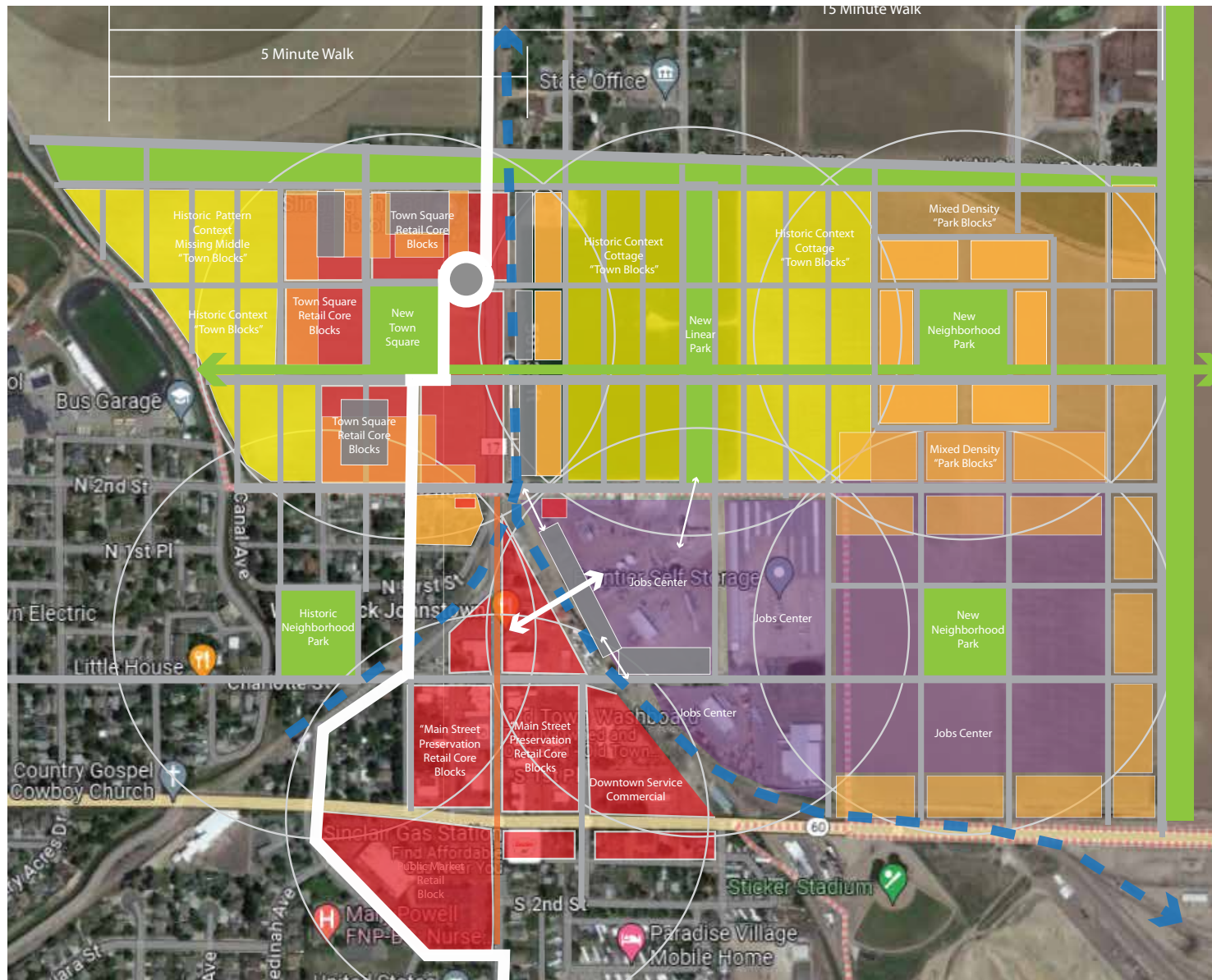
The following four diagrams are initial impressions of how a variety of existing challenges and opportunities might be addressed as we begin the dialogue and outreach conversations with the community, stakeholders, and adjacent landowners on the Rieder and Held properties. The concepts represented are first impressions and are not fully supported by the proposed project traffic, parking, and land use market analysis, but are merely snapshot ideas of things we saw as potential opportunities during our due-diligence site visit. These diagrams are also ideas that emerged from the historic research we did examining the past planning documents. The diagram above represents the concept of extending the Harvey Parish block grid plan and incorporating neighborhood squares into the Rieder and Held properties to provide a sense of historic context to future neighborhoods.



Site Access and Circulation Option 2

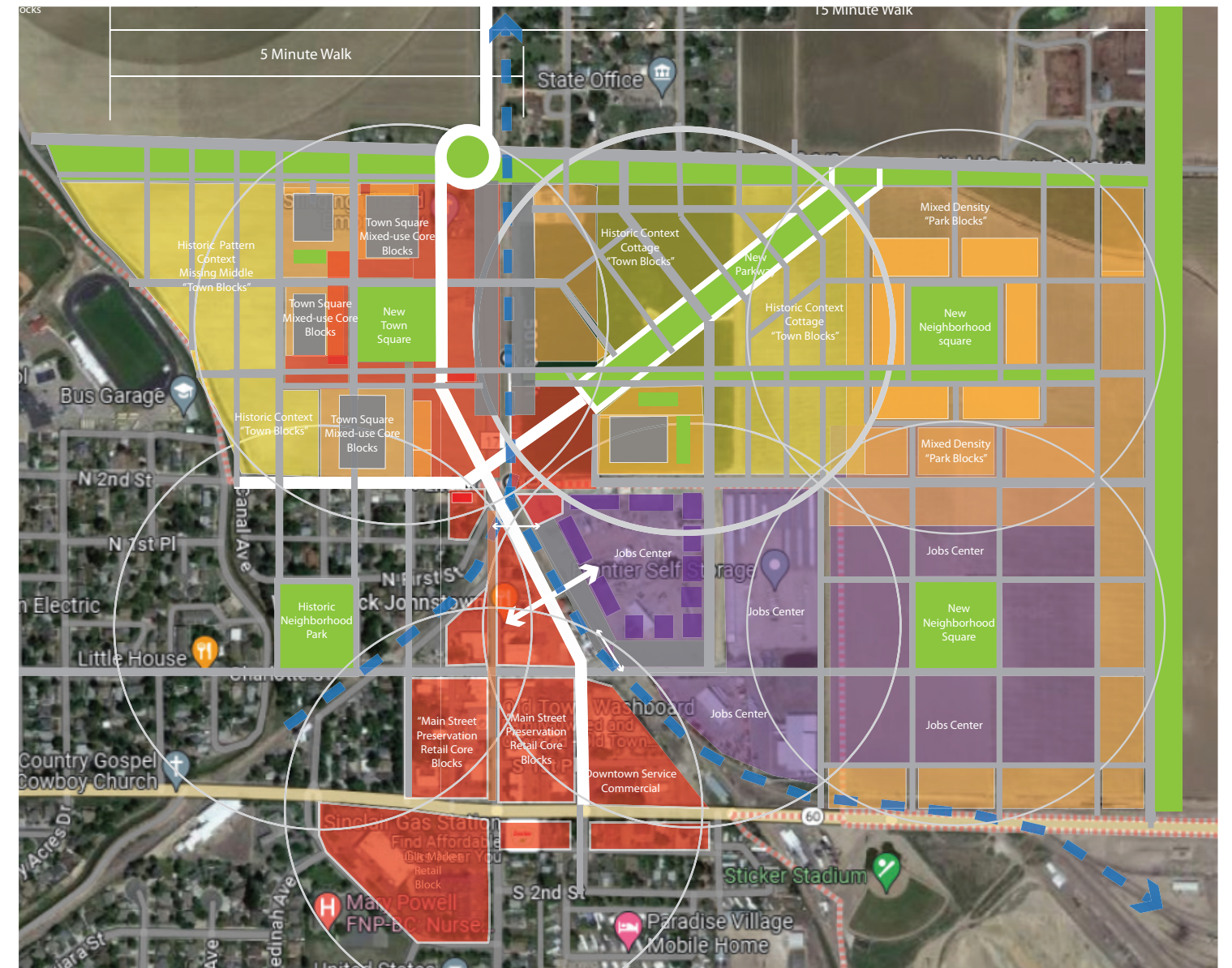
This diagram shows ways to identify the potential of an improved commercial expansion north along an adjusted alignment of Parish Avenue away from the railroad corridor as was recommended in the 2007 Downtown Plan. A renewed alignment, along with the potential to create a new form of activated and programmed public space and Town Square, offers the opportunity to study the market acceptance of outdoor dining.

HISTORIC STREET GRID EXTENSION - PARISH AVENUE REVITALIZATION STUDY



Site Access and Circulation Option 4

This diagram promotes road access to existing residential blocks and brings attention to the new Town Square and doesn't meet back up to Parish Avenue until Weld County Road 48 1/2. An orthogonal grid pattern is maintained and interacts with the existing railroad corridor and historic Downtown Johnstown to expand off of the existing retail and commercial while being intentional about bringing light to the charming disposition of the existing structures along Parish Avenue.



Site Access and Circulation Option 3

The above diagram builds upon all the study ideas generated in the previous diagrams to present ways to identify the potential of an improved intersection at 2nd Street and Parish Avenue. This intersection was initially recommended in the 2007 Downtown Plan and allows for a shift in the grid to provide additional interest and a block pattern. This form of a modified fan development recalls the Town planning principles that were being implemented at the time of the original platting of the original community of Johnstown.

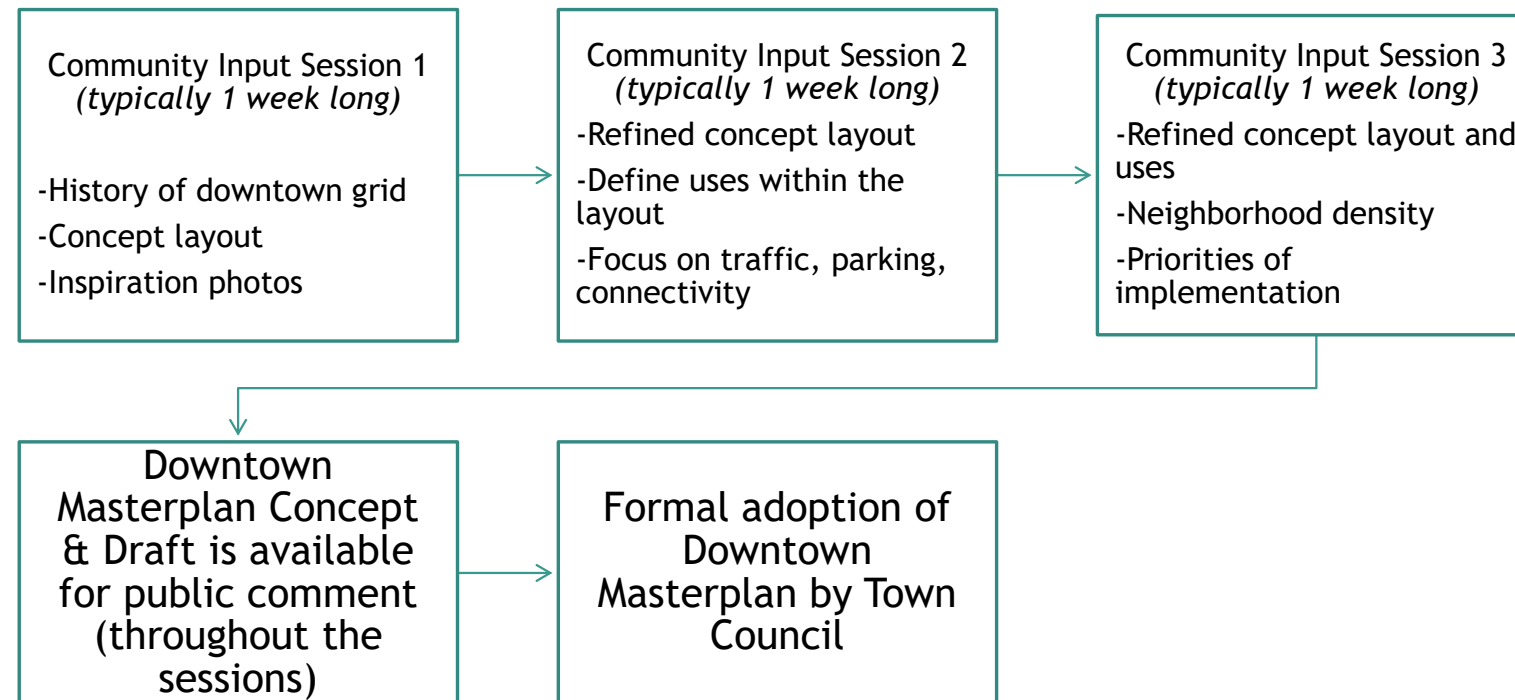
Appendix - Chapter 2

Community Outreach Phase 1 Boards

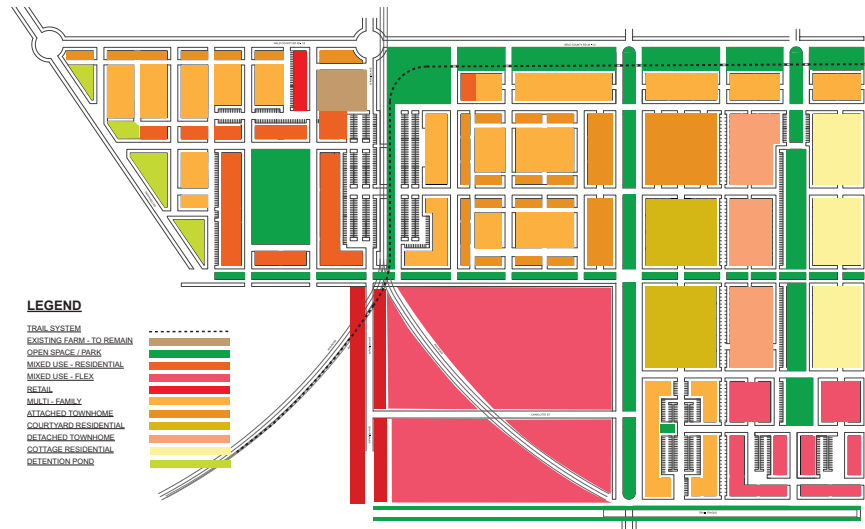
“Meet people where they are”

Town staff and Kimley-Horn collaboratively worked to develop a series of boards to introduce the project to the community over several days. The team finalized the outreach materials based on Town staff and Town council feedback. Town staff officially launched the project the week of June 10-14. The sessions were branded as “Outreach Week” where we setup an on-site booth at various locations throughout Johnstown that have steady foot traffic. Staff will be on-site during outreach week gathering feedback from the community through various activities and exercises that encourage engagement and thoughtful feedback. For residents who we do not reach in person, we will have online options for folks to get involved.

COMMUNITY OUTREACH STRATEGY



CONCEPT 1



Parish Avenue Corridor:

- Preserve historic character of downtown core
- Redesign an enhanced street tree planting, benches, lighting, art installations, etc. for Parish infill development guidelines for new and redeveloped parcels along the Parish Avenue corridor
- Road diet Parish Avenue from 2nd Street to County Road 48 ½
- Collaborate with private landowners to develop surface parking lot on both the east and west side of Parish Avenue and the railroad tracks

Rieder Property:

- Develop neighborhood scale Town Green with roads and parallel parking surrounding the green
- Develop 2 story maximum buildings on all 4 sides of the Town Green
 - Ground floor commercial use
 - Second floor Residential and office
- Develop the remaining area surrounding the Town Green with mixed density residential that reflects the historic block pattern of the surrounding historic core

Held Property:

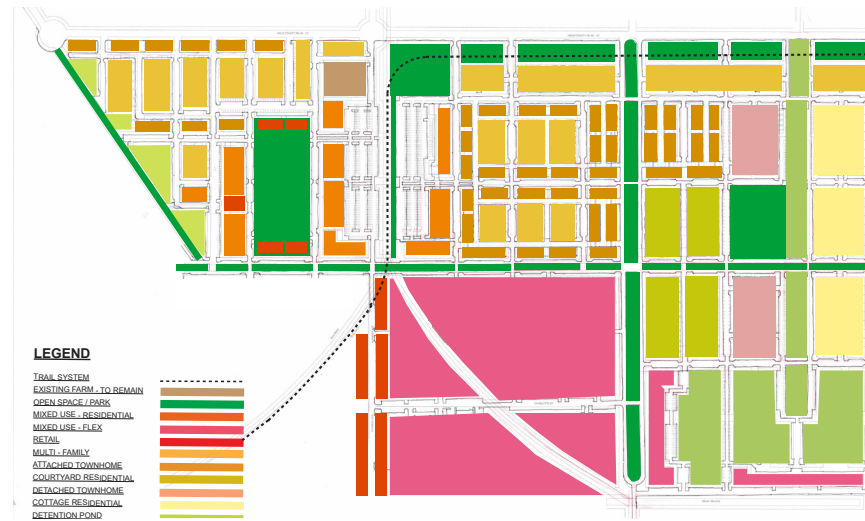
- Develop the neighborhood block pattern to reflect the historic core blocks.
- Develop 3 north/south street as linear park boulevards
- Linear Park/bike trail along eastern edge of railroad tracks

- Park Blocks
- Held expanded width linear parkway
- Develop 2nd Street as a green boulevard cross street cross section
- Develop southern edge of the property as mixed use flex land uses
- Develop a mix of residential housing types:
 - Multi-family attached
 - Townhomes
 - Multi-family detached
 - Cottage Duplexes
 - Senior Housing

Mixed Use Flex District:

- Collaborate with existing industrial users east of Parish Avenue to develop an adaptive reuse and new infill development strategy to allow a mix of uses:
 - Entertainment
 - Light industrial
 - Office
 - Commercial

CONCEPT 2



Parish Avenue Corridor:

- Preserve historic character of downtown core
- Avenue from 1st Street to 2nd Street
- Develop infill development guidelines for new and redeveloped parcels along the Parish Avenue corridor
- Road diet Parish Avenue from 2nd Street to County Road 48 ½
- Collaborate with private landowners to develop surface parking lot on both the east and west side of Parish Avenue and the railroad tracks
- Allow for up to 3 story infill development to include office and residential above retail
- Enhance the street and sidewalk material to include enhance paving, parking space definition

Rieder Property:

- Develop expanded scale Town Square with roads and parallel parking surrounding the Town Green
- Incorporate restaurant, café uses within the square
- Allow for the inclusion of civic uses on the edges of the Town Square
- Develop 2 story maximum mixed-use buildings on all 4 sides of the Town Green
 - Ground floor commercial use
 - Second floor Residential and office
- Develop the remaining area surrounding the Town Square with mixed density residential that reflects the historic block pattern of the surrounding historic core

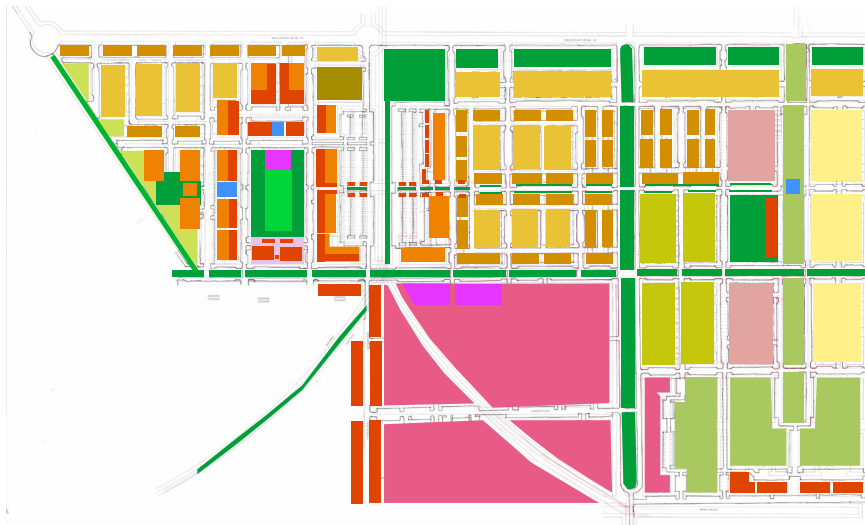
Held Property:

- Develop the neighborhood block pattern to reflect the historic core blocks
- Preserve the existing farm on the southeast corner of Parish Avenue and County Road 48 ½ as a public park space. Develop the existing farm house as a bike shop, bike repair facility and resting site along the linear bike path
- Develop 3 north/south street as linear park boulevards
- Linear Park/bike trail along eastern edge of railroad tracks
- Park Blocks
- Held expanded width linear parkway extension of The Urban Farm
- Develop 2nd Street as a green boulevard cross street cross section
- Develop a mix of residential housing types:
 - Multi-family attached
 - Townhomes
 - Multi-family detached
 - Cottage Duplexes
 - Senior Housing
- Develop The Urban Farm on the southern edge of the property as mixed use flex and agricultural development
- Develop a farm-based production facility and retail/restaurant facility

Mixed Use Flex District:

- Collaborate with existing industrial users east of Parish Avenue to develop an adaptive reuse and new infill development strategy to allow a mix of uses:
 - Entertainment
 - Light industrial
 - Office
 - Commercial

CONCEPT 3



Parish Avenue Corridor:

- Preserve historic character of downtown core.
- Redesign an enhanced Street tree planting, benches, lighting, Art installations, etc. for Parish Develop infill development guidelines for new and redeveloped parcels along the Parish Avenue corridor
- Develop infill development guidelines for new and redeveloped parcels along the Parish Avenue corridor
- Road diet Parish Avenue from 2nd Street to County Road 48 ½
- Collaborate with private landowners to develop surface parking lot on both the east and west side of Parish Avenue and the Railroad tracks
- Allow for up to 3 story infill development to include office and residential above retail
- Redesign Parish Avenue to remove the curb and elevate the street in the creation of a pedestrian only plaza. Enhance the plaza material to include enhance paving. Remove on street parking and work with the industrial users east of Parish Avenue and west of the railroad tracks to construct new parking lot to replace the existing on street parking spaces along Parish Avenue

Rieder Property:

- Develop expanded scale Rieder Square as a public plaza space
- There will be no roads and parallel parking surrounding the plaza allowing it to extend to the storefront edges with no curb
- Incorporate restaurant, café uses within the square
- Allocate space in the square for live performance, daily programming, outdoor dining on the square
- Enhance the artful character of the entire space and devote space for unique interactive public art
- Develop 2 story mixed-use buildings on all 4 sides of the Town Green
 - Ground floor commercial use
 - Second floor Residential and office

- Develop the remaining area surrounding the Town Square with mixed density residential that reflects the historic block pattern of the surrounding historic core
- Allow for a linear park along the canal to be developed with the inclusion of detention areas

Held Property:

- Develop the neighborhood block pattern to reflect the historic core blocks
- Preserve the existing farm on the southeast corner of Parish Avenue and County Road 48 ½ as a public events center with the reuse of the farmhouse and the farm buildings on the site
- Develop 2 north/south street as linear park boulevards
- Linear Park/bike trail along eastern edge of railroad tracks
- Park Blocks
- Held expanded width linear parkway extension of The Urban Farm
- Develop 2nd Street as a green boulevard cross street cross section
- Develop a mix of residential housing types:
 - Multi-family attached
 - Townhomes
 - Multi-family detached
 - Cottage Duplexes
 - Senior Housing
- Develop The Urban Farm on the southern edge of the property as mixed use flex and agricultural space
- Develop an Agri-Destination with education facilities, visitors center, greenhouses, distillery, hospitality/entertainment/event conference center space

Mixed Use Flex District:

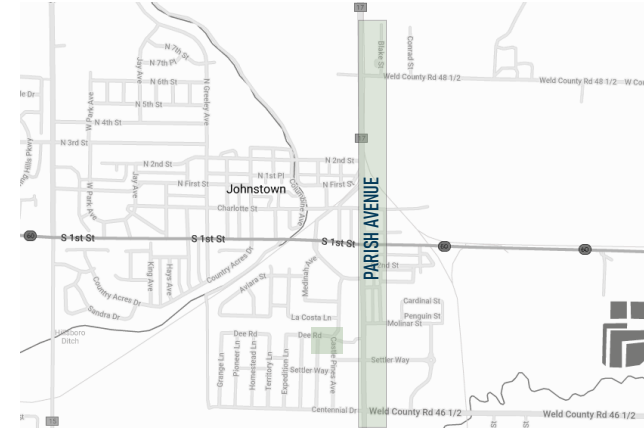
- Collaborate with existing industrial users east of Parish Avenue to develop an adaptive reuse and new infill development strategy to allow a mix of uses:
 - Live music venue at intersection of Parish Avenue and 2nd street
 - Arts and Culture Entertainment
 - Light industrial
 - Maker Spaces
 - Entrepreneurial co-working office spaces
 - Commercial

HISTORY OF DOWNTOWN GRID



PARISH AVENUE

“Downtown is important because it’s the heart and soul of any community. If you don’t have a healthy downtown, you simply don’t have a healthy town.”~ Ed McMahon, Chair Emeritus, National Main Street Center Board of Directors

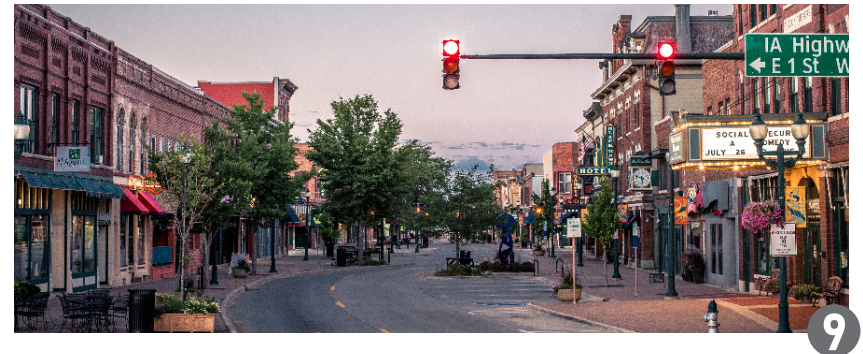


PRECEDENT CITIES

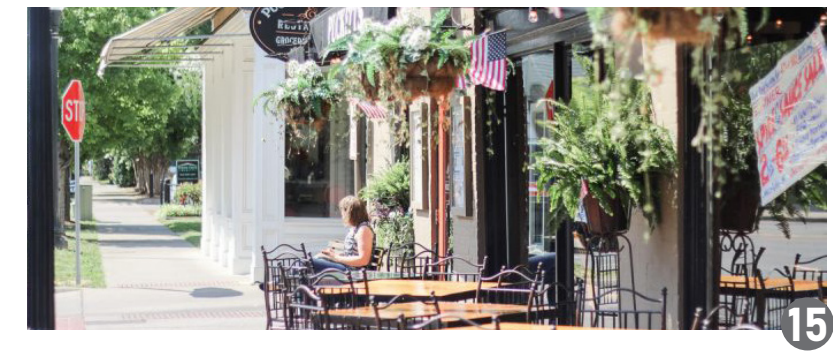
CEDARBURG, WISCONSIN



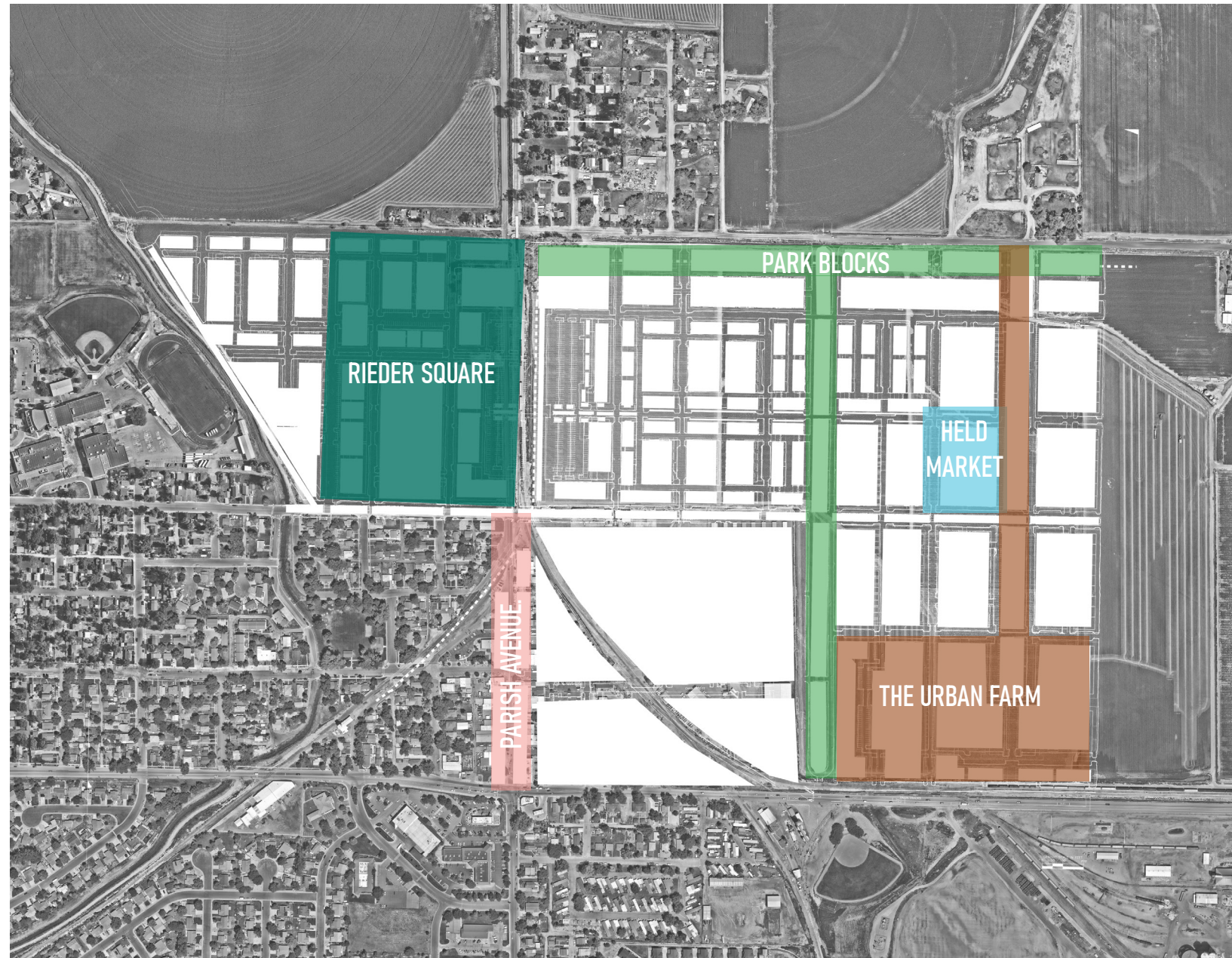
CEDARFALLS, IOWA



FRANKLIN, TENNESSEE



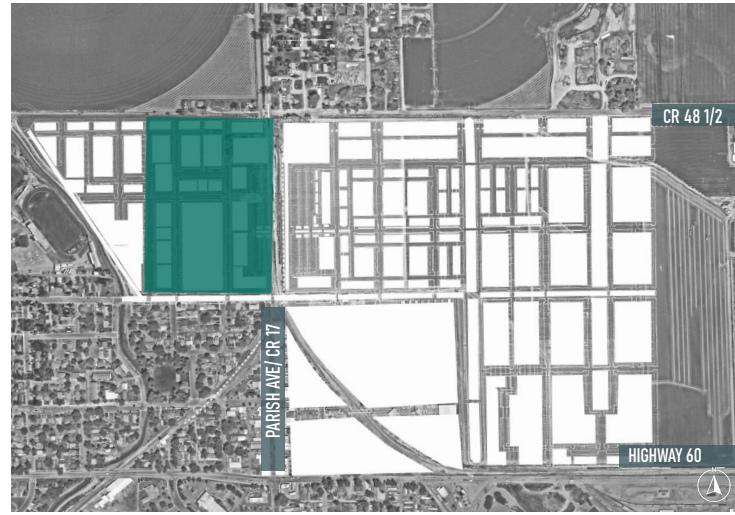
PUBLIC SPACE



The historic plat of Johnstown was centered around Parish Park. During this time, central squares were the cornerstone of the Town. Continuing with this method, we have proposed five major public spaces dispersed throughout the proposed Downtown Johnstown footprint to guide the expansion of the downtown. These spaces will provide a variety of services where active and leisure activities are available for the residents to gather during both day and night. These new and modernized cornerstones of Johnstown are designed to foster a sense of community, promote physical and mental well-being, and create inclusive and vibrant public spaces for all residents to enjoy.

“Public Gathering Spaces are the heart beat of a thriving downtown”

RIEDER SQUARE



This space is intended to be the most activated and dense area of Downtown Johnstown. Building off Parish Avenue, we hope to preserve the spirit of the historic character while bringing amenities that apply to modern life. Providing restaurants, retail, residential, entertainment, and open space, Rieder Square proposes a beautiful space for people to spend leisure time outside. Introducing this community area will increase the pedestrian foot traffic, consequently increasing the patrons of local businesses.



19



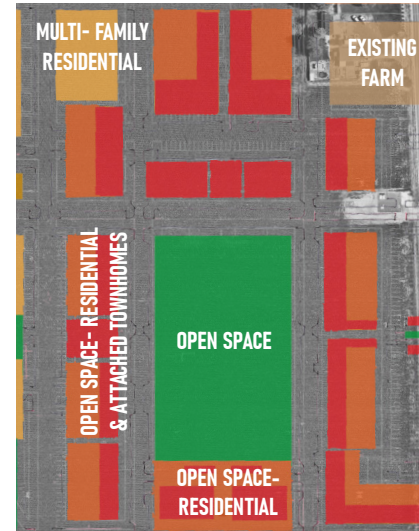
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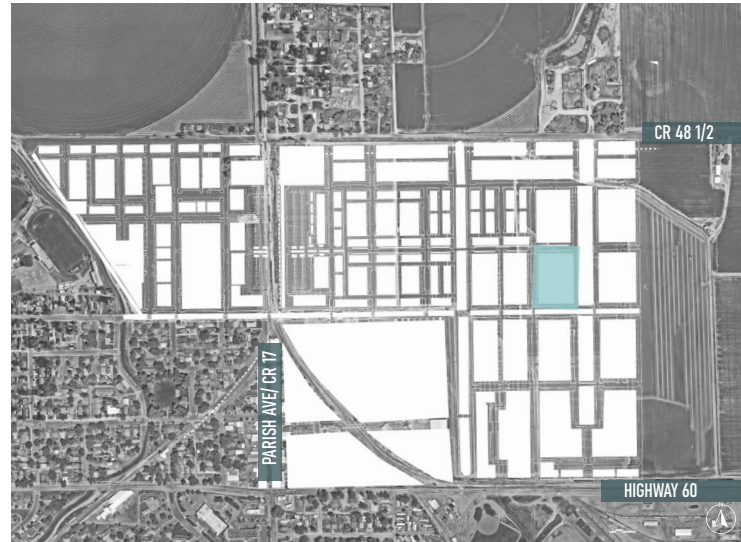


27

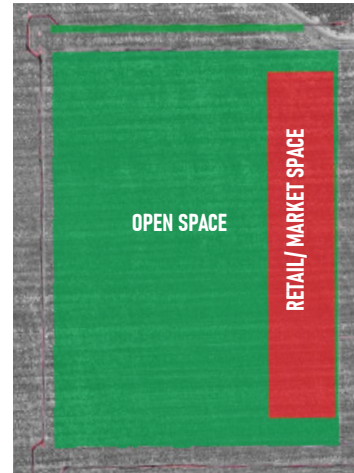


30

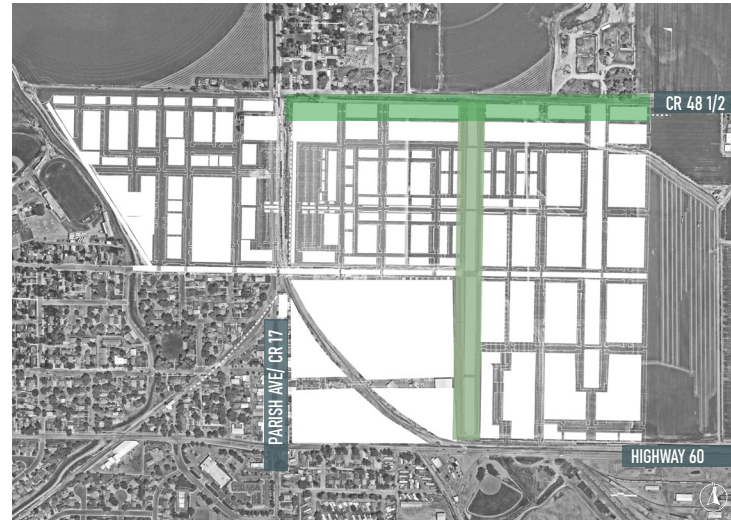
HELD MARKET



Outdoor activities are imperative to the culture of Downtown Johnstown, therefore residents require a space to gather for events. The market will incorporate public space and private space while providing an area for farmers markets, craft fairs, food festivals, holiday celebrations and more. With this public market, we intend to provide a variety of spaces for the community and it's diverse needs.



PARK BLOCKS



Residents of Downtown Johnstown are accustomed to an agrarian lifestyle. To keep the neighborhoods integrated with the land, we break up the residential spaces with green space. These spaces will enhance the Colorado lifestyle of spending time outdoors. Each block will represent the neighborhood it is adjacent to in order to best serve that population with residents choosing how to use the community space that best serves them. These amenities may be dog parks, walking trails, exercise spaces, picnic areas, gardens, etc. to make space for residents' day-to-day needs.



48



49



52



50



51



53

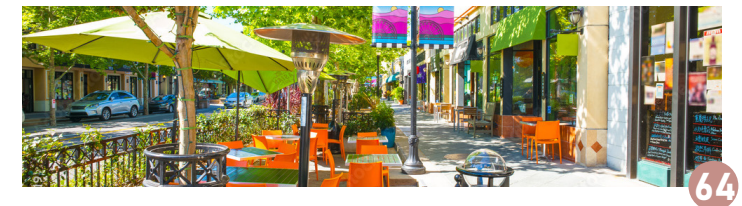
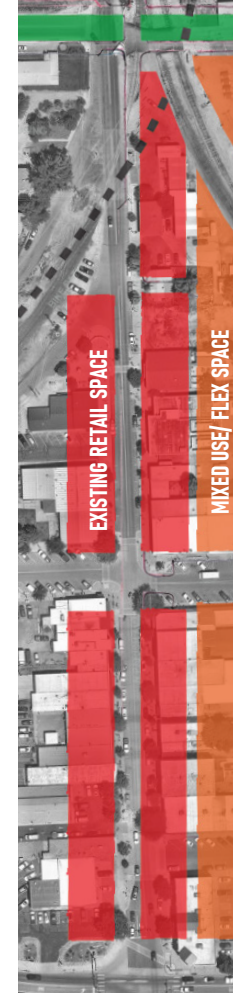


54

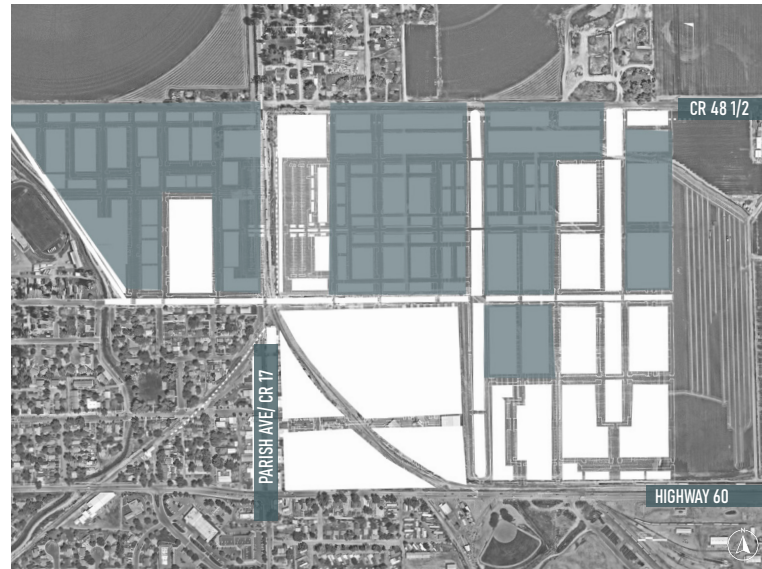
PARISH AVENUE



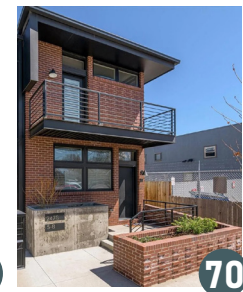
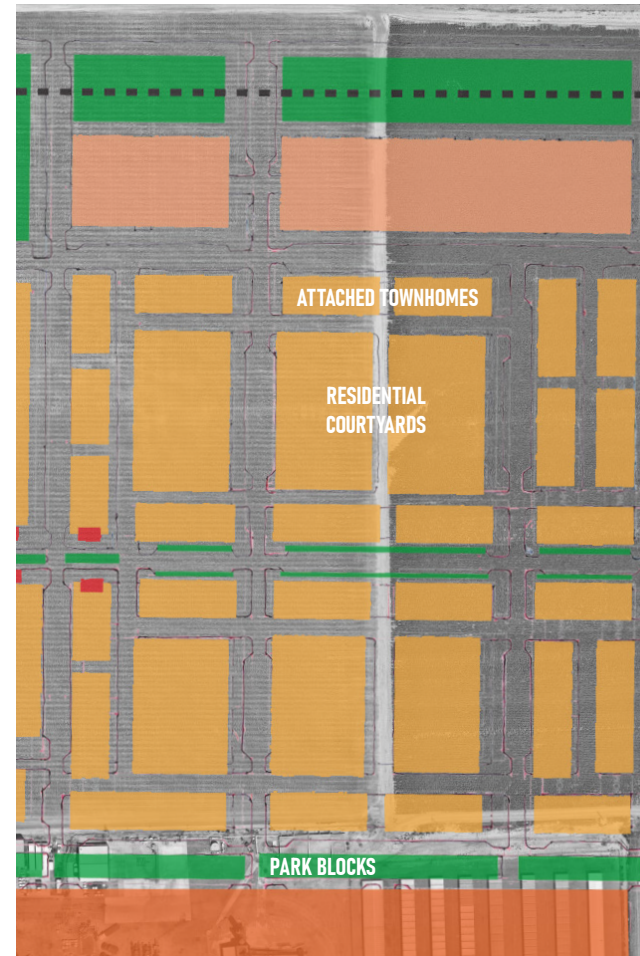
In an effort to enhance the character of Parish Avenue, we will improve upon the existing structures by adding artful blade signage, lighting, art murals, plant life, etc. This street has the potential to be pedestrian only access and creating a safer space for patrons visiting the area. Seasonal pedestrian only access will provide an opportunity for more seating areas for the local restaurants, space for seasonal activities, and temporary parklets. This pedestrian only access would mitigate traffic and bring additional retail to the street, highlighting the existing store frontages and drawing attention to these local businesses. These improvements aim to strengthen the long-term sustainability of Parish and the community that keeps it alive.



RESIDENTIAL



The proposed residential neighborhoods include a variety of family housing types, character, and scale in Downtown Johnstown to create a vibrant and sustainable neighborhood that meets the needs of our residents. These new residences will provide the economic catalyst that will preserve the character and vitality of Downtown Johnstown by introducing modern architecture that references historical details of Johnstown’s past. These neighborhoods are framed by green space, so everyone is a short walk from a community gathering space or walking trail.



PARKING



Downtown Johnstown currently has 198 parking spaces in the blocks of Parish Avenue, E/W Charlotte, and the two existing parking lots. The Town has the potential to partner with the property owners of the JM Post to swap land and convert that existing parcel into a surface parking lot. We are also exploring the option of making this site a parking structure to add additional parking. We will maintain existing parking access while introducing 650 spaces in a large surface parking lot just north of Parish Avenue. This parking lot will be surrounded by small-scale retail that will also integrate green infrastructure such as shading, EV charging stations, recycled paving, rainwater collection, etc. It will not be an ugly eye-sore, rather an active space that enhances the small-town spirit of Downtown Johnstown.

Potential Parking on JM Post Lot. Holds ~50



77

Interactive Installations



69

Small Restaurants



70

Coffee Bars / Bakeries



71

Seating Areas



72

Shaded Parking Lot



73

Art Installations



74

Eating Areas

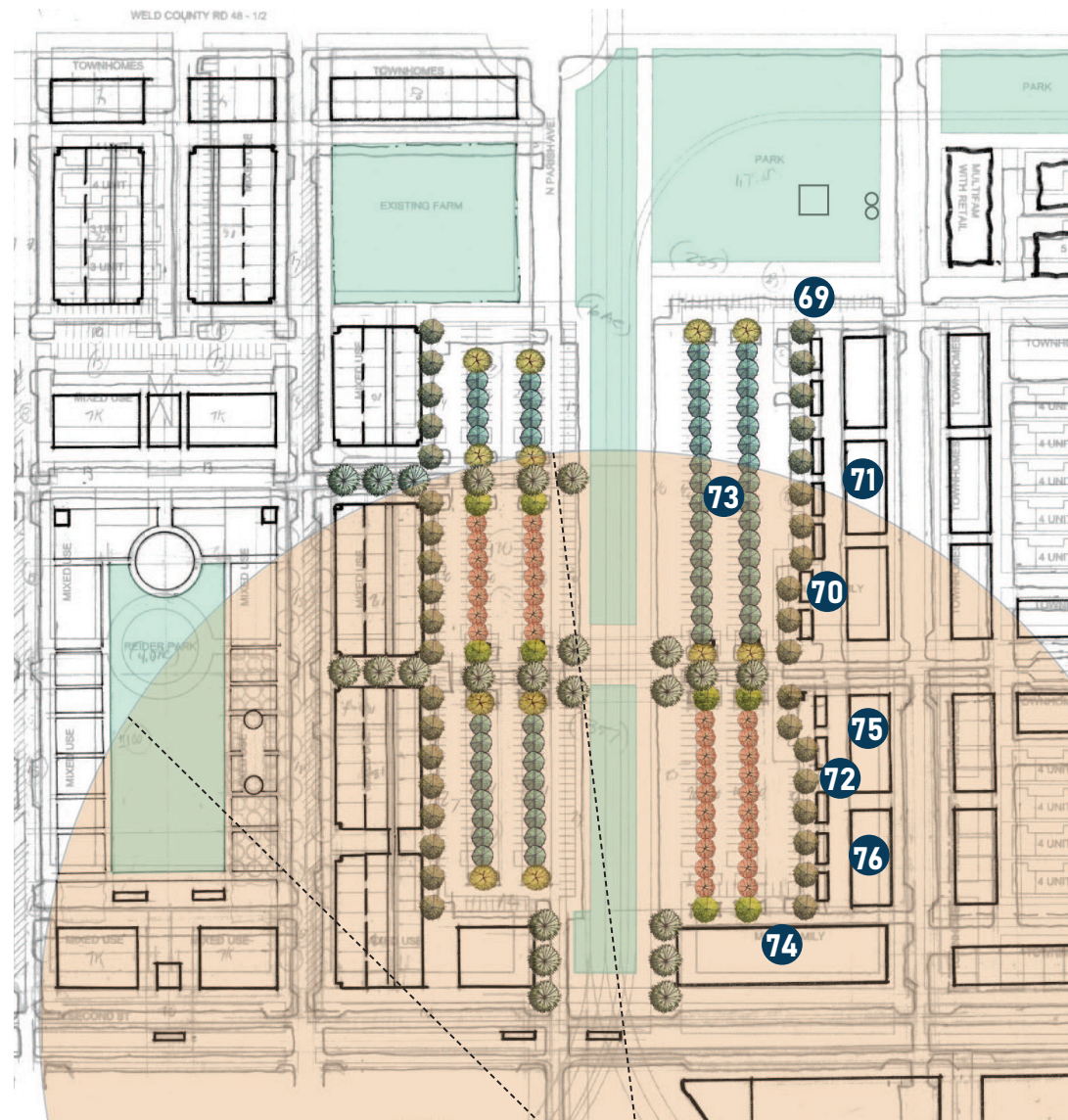


75

Retail



76



5 minute walking radius from Parish Ave.

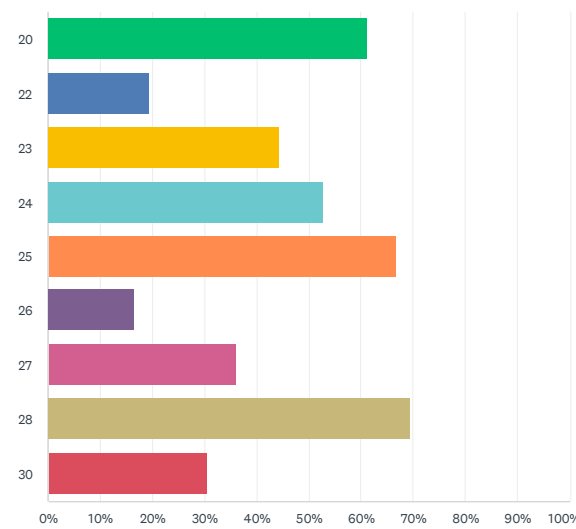
Appendix - Chapter 3

Community Outreach Phase 1 Survey Responses

PHASE 1 SURVEY RESPONSES

Q3 Please select the number associated with the picture if you would like to see those uses incorporated within Reider Square? (select all that apply)

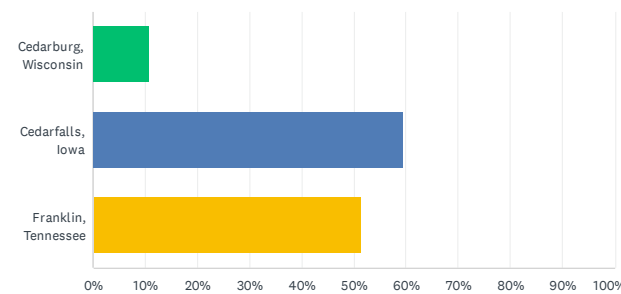
Answered: 36 Skipped: 5



ANSWER CHOICES	RESPONSES	
20	61.11%	22
22	19.44%	7
23	44.44%	16
24	52.78%	19
25	66.67%	24
26	16.67%	6
27	36.11%	13
28	69.44%	25
30	30.56%	11
Total Respondents: 36		

Q2 Select All That Apply

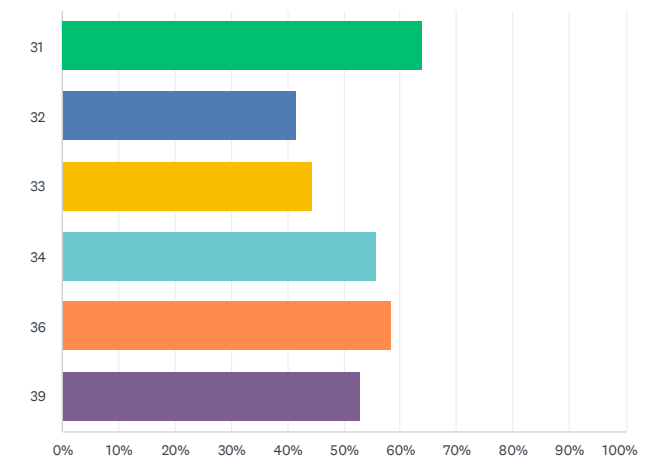
Answered: 37 Skipped: 4



ANSWER CHOICES	RESPONSES	
Cedarburg, Wisconsin	10.81%	4
Cedarfalls, Iowa	59.46%	22
Franklin, Tennessee	51.35%	19
Total Respondents: 37		

Q4 Please select the picture if you would like to see those uses incorporated within Held Market? (select all that apply)

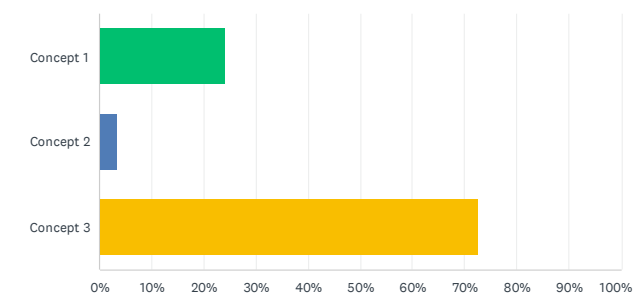
Answered: 36 Skipped: 5



ANSWER CHOICES	RESPONSES	
31	63.89%	23
32	41.67%	15
33	44.44%	16
34	55.56%	20
36	58.33%	21
39	52.78%	19
Total Respondents: 36		

Q1 The following 3 concepts show potential distribution of land uses and areas of focus. Please select which concept you prefer? (*Note Green is open space and the lighter green identifies the areas with proposed uses in this survey)

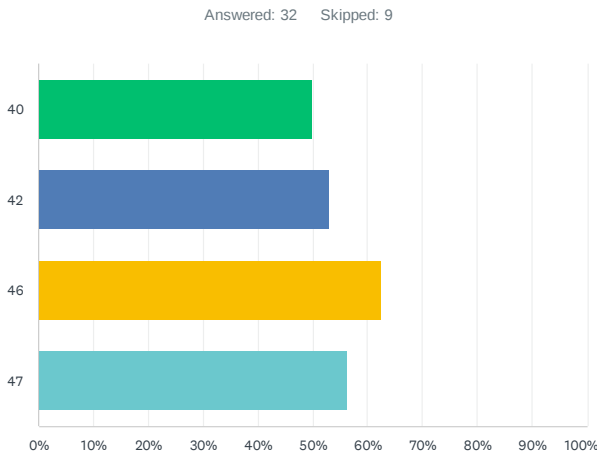
Answered: 29 Skipped: 12



ANSWER CHOICES	RESPONSES	
Concept 1	24.14%	7
Concept 2	3.45%	1
Concept 3	72.41%	21
TOTAL		29

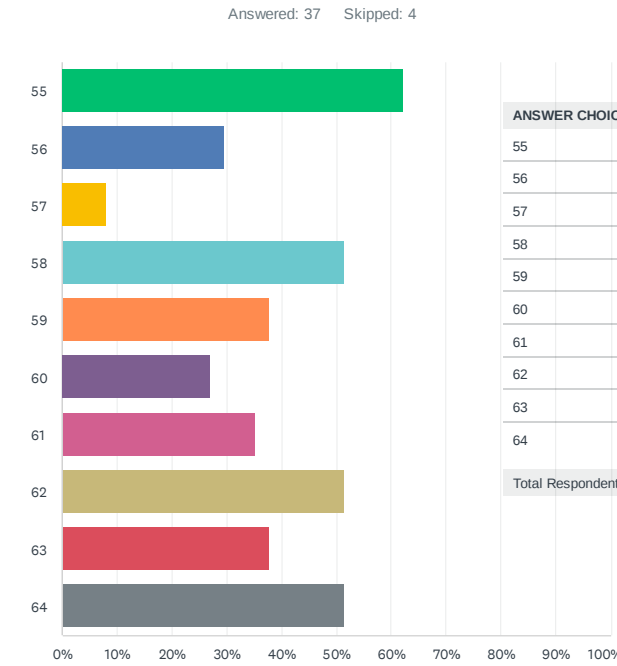
PHASE 1 SURVEY RESPONSES

Q5 Please select the picture if you would like to see those uses incorporated within The Farm? (select all that apply)



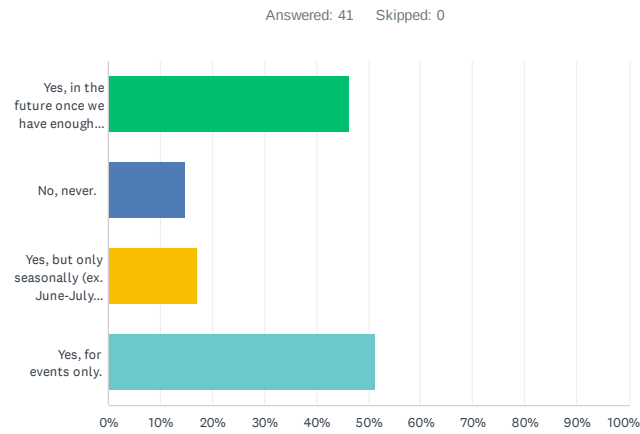
ANSWER CHOICES	RESPONSES	
40	50.00%	16
42	53.13%	17
46	62.50%	20
47	56.25%	18
Total Respondents: 32		

Q7 Please select the picture if you would like to see those enhancements incorporated within Parish Avenue? (select all that apply)



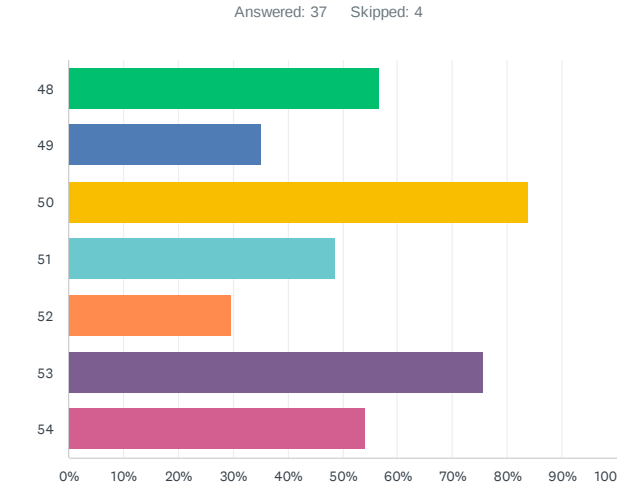
ANSWER CHOICES	RESPONSES	
55	62.16%	23
56	29.73%	11
57	8.11%	3
58	51.35%	19
59	37.84%	14
60	27.03%	10
61	35.14%	13
62	51.35%	19
63	37.84%	14
64	51.35%	19
Total Respondents: 37		

Q8 Would you support shutting down Parish Avenue to pedestrian only access in any of the following circumstances? (select all that apply)



ANSWER CHOICES	RESPONSES	
Yes, in the future once we have enough people to help support and sustain our existing businesses.	46.34%	19
No, never.	14.63%	6
Yes, but only seasonally (ex. June-July during summer programing).	17.07%	7
Yes, for events only.	51.22%	21
Total Respondents: 41		

Q6 Please select the pictures you would like to see incorporated within the Park Blocks? (select all that apply)

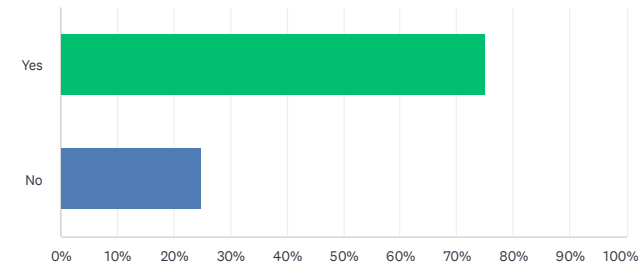


ANSWER CHOICES	RESPONSES	
48	56.76%	21
49	35.14%	13
50	83.78%	31
51	48.65%	18
52	29.73%	11
53	75.68%	28
54	54.05%	20
Total Respondents: 37		

PHASE 1 SURVEY RESPONSES

Q9 Would you support a traffic bypass away from Parish Avenue/CR17 for through traffic heading north and/or southbound? The exhibit outlines in red the potential traffic bypass that would be built on the Held property (property is currently not developed and ROW would be provided by the future developer). Please keep in mind the bypass would not shut down Parish Avenue to vehicle traffic accessing downtown.

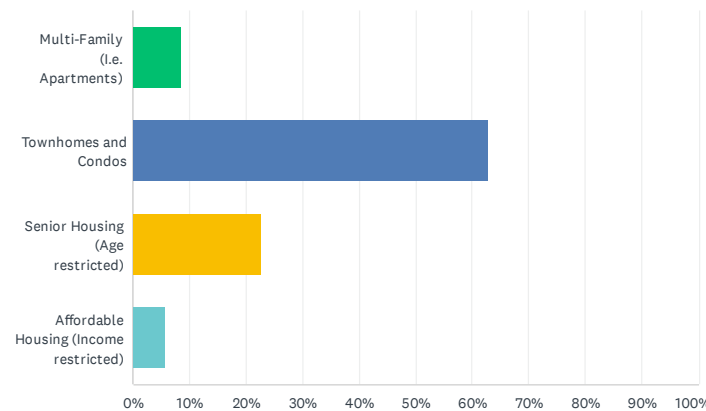
Answered: 40 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	75.00%	30
No	25.00%	10
TOTAL		40

Q10 Please select the housing types you feel comfortable supporting.

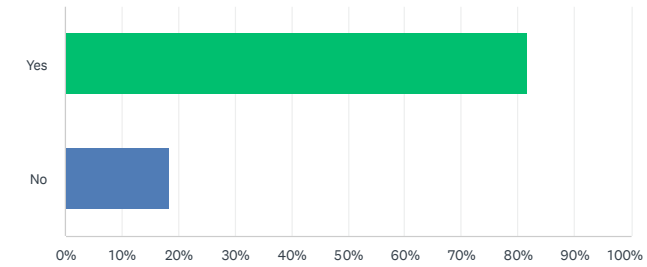
Answered: 35 Skipped: 6



ANSWER CHOICES	RESPONSES	
Multi-Family (i.e. Apartments)	8.57%	3
Townhomes and Condos	62.86%	22
Senior Housing (Age restricted)	22.86%	8
Affordable Housing (Income restricted)	5.71%	2
TOTAL		35

Q11 The Town has the potential to partner with JM Post to swap land and convert the existing parcel into a surface parking lot and at some point, in the future if needed a parking garage/structure. Do you support the location of the potential parking lot?

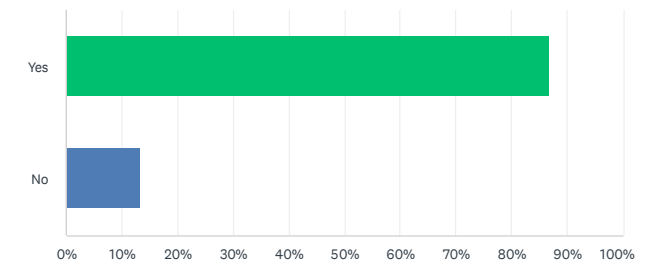
Answered: 38 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	81.58%	31
No	18.42%	7
TOTAL		38

Q12 We are proposing a parking lot north of Parish Avenue that is within a 5-minute walking radius from Parish Avenue. The parking lot would create 650 new parking spaces and will be surrounded by small-scale retail including green infrastructure such as shading, EV charging stations, recycled paving material, etc. The parking lot would act as a traffic calmer in slowing down through traffic on Parish Avenue, provide direct parking to the newly proposed commercial and public space, while also alleviating some of the parking congestion currently experienced on Parish Avenue. The parking lot would be considered a public lot and not to be used by the proposed residential development as they would have their own separate assigned parking spaces/areas. Do you support the proposed parking lot?

Answered: 38 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	86.84%	33
No	13.16%	5
TOTAL		38

Appendix - Chapter 4

Community Outreach Phase 2 Boards

COMMUNITY OUTREACH RECOMMENDATIONS

“Remain true to the agricultural history of Johnstown.”

–Citizen at community outreach event



28



45

IMAGE DESCRIPTIONS

28. Rieder Square - Food truck and farmers market area

45. The Urban Farm Community Area - Keep farming culture alive

53. Park Blocks - Add green space between residential

55. Parish Avenue - Update current structures

56. Parish Avenue - Keep small-town “vibe”

58. Parish Avenue - More pedestrian friendly

62. Rieder Square - Outdoor dining areas

68. Residential - Architectural style

OVERVIEW

For outreach week 2, we showed the citizens which images and concepts they voted for during phase 1. The following 3 pages have the information from week 2 boards.

QUESTIONS ASKED

1. What areas of improvement do you feel are most important?
2. Which image numbers stand out to you?
3. What would you like to see in the future of Johnstown?

COMMENTS THEME

Maintain Johnstown’s small, safe, and quaint character while providing plenty of outdoor space and activities for families.

ACTION ITEMS

Analyze how to introduce new housing that will mesh with the community and invite people that will provide new economic opportunities.

PHYSICAL CHANGES

Incorporate areas that break up density in the plan with green space and retail/community areas where families can spend time.

REQUESTS OUTSIDE PROJECT SCOPE

- Flood mitigation
- Create a reservoir
- Greenbelt
- More police officers
- Public pool
- Conservation easement around Town limits
- Thoughtfully designed signage
- No more Baessler homes
- Sports complexes
- Concert venue
- Skate park
- Winery
- Bike trails
- Ice rink
- Ice cream
- Car parts store
- Pickleball courts
- Tennis courts
- Horse shoes



53



55



56



58

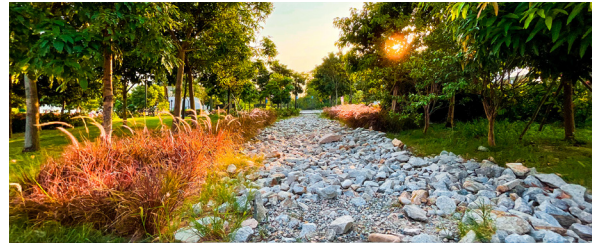


62



68

SAFETY



ACTION ITEMS

- Slow down traffic ✓✓
- “Eyes on the street” - Activity and density on the street helps to deter crime
- Flood mitigation ✓✓✓✓
- Pedestrian accessibility

PHYSICAL CHANGES

- ADA accessibility ✓
- Strategically placed stop signs
- Cross walks
- Safer outdoor parking ✓
- Public parking along CR17 to slow traffic
- Well lit streets

✓ = Represents two votes



ACTION ITEMS

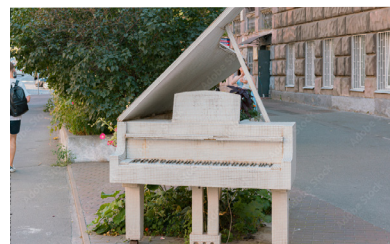
- Noise control
- Connectivity ✓
- Traffic Control
- Accessibility to agriculture and crops ✓
- Increased retail
- Family friendly
- Mixed use ✓
- Outdoor emphasis ✓

PHYSICAL CHANGES

- Landscape buffers
- Shade in parks
- Farm to table
- More public spaces ✓✓✓
- Trail systems ✓✓✓✓✓✓
- Bypass Parish
- Free wifi
- Senior living ✓✓
- ADA accessibility
- EV Chargers (non Tesla)
- More signage downtown ✓
- Non compete for existing downtown businesses (wanted by the community but not enforceable)
- More local businesses
- More Parking ✓✓✓✓✓

FUNCTION

AESTHETICS



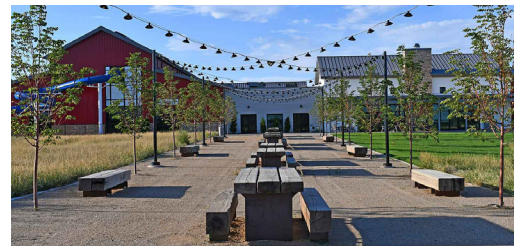
ACTION ITEMS

- Historic character ✓✓
- Modern elements
- More welcoming landscape ✓
- Small-town charm ✓✓✓✓✓

PHYSICAL CHANGES

- Avoid light pollution ✓
- Mature landscape buffers
- Clean up existing historic buildings ✓
- Signage ✓✓
- Shade
- Murals
- Water features
- Brick
- Local art
- Historical facades ✓✓✓✓
- Neutral colors
- Cottage style housing
- 3 story building height max ✓✓✓
- Native planting areas ✓

✓ = Represents two votes



ACTION ITEMS

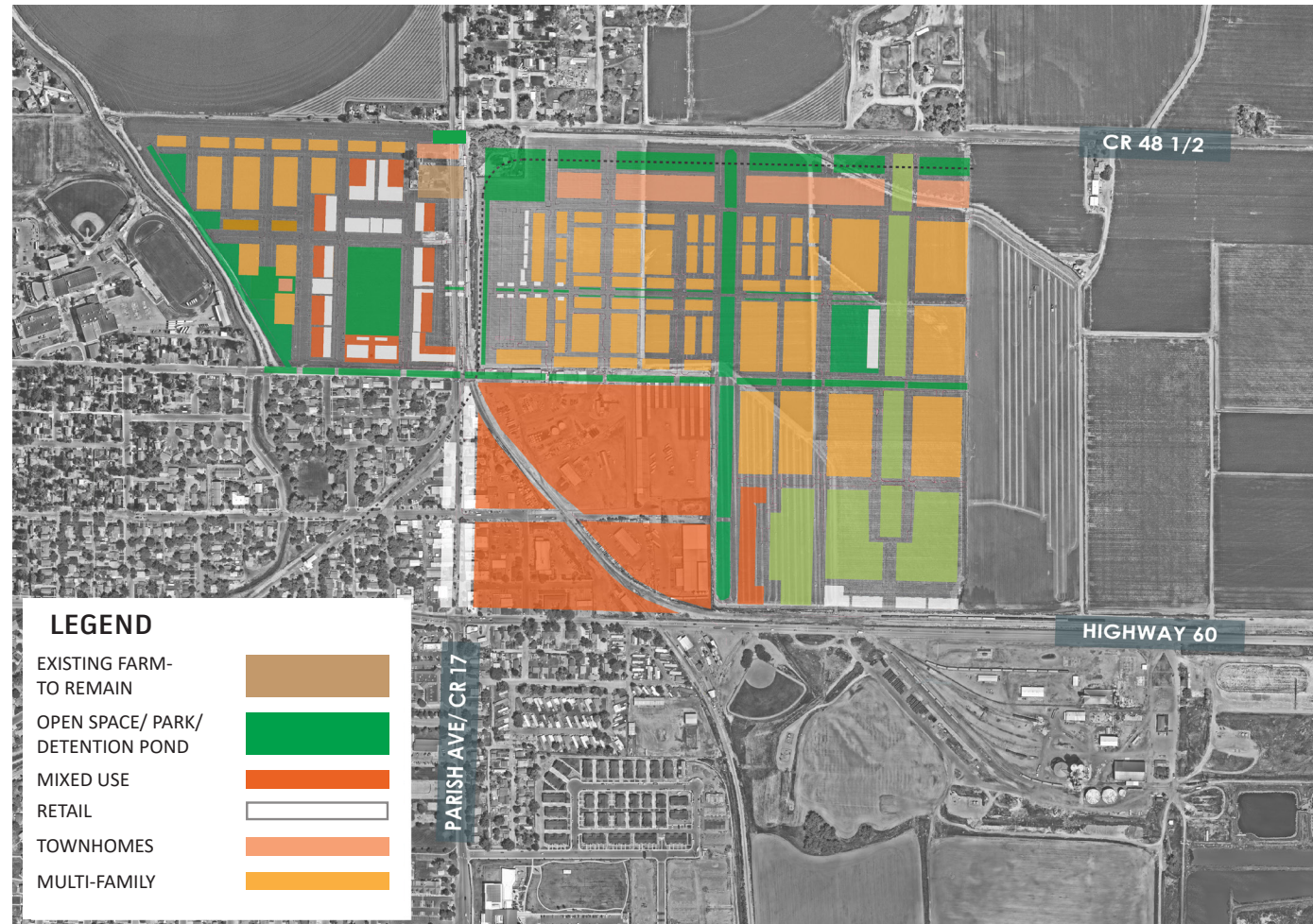
- Play
- Dining
- Markets
- Events
- Activity
- Emphasis on kids and teenagers ✓

PHYSICAL CHANGES

- Splash pad ✓
- Winery
- Micro-Brewery ✓
- Movies in the park
- Farmers market ✓
- Diverse restaurants (x15)
- Swinging benches on Parish Ave ✓
- Outdoor seating ✓✓
- Programming for teenagers
- Wedding venues
- Community Garden ✓
- Rooftop patios
- Christmas and Halloween markets
- Ice cream trucks
- Food trucks
- Skate parks
- Dog park ✓✓✓
- Public quiet spaces
- Art fairs
- Small performance space ✓
- Sports park
- Historical center ✓✓
- Boutiques ✓
- Permanent parklets

ENTERTAINMENT

PREFERRED CONCEPT



Parish Avenue Corridor:

- Preserve historic character of downtown core.
- Redesign an enhanced street tree planting, benches, lighting, Art installations, etc. for Parish Develop infill development guidelines for new and redeveloped parcels along the Parish Avenue corridor
- Develop infill development guidelines for new and redeveloped parcels along the Parish Avenue corridor
- Road diet Parish Avenue from 2nd Street to County Road 48 ½
- Collaborate with private landowners to develop surface parking lot on both the east and west side of Parish Avenue and the railroad tracks
- Allow for up to 3 story infill development to include office and residential above retail
- Redesign Parish Avenue to remove the curb and elevate the street in the creation of a pedestrian only plaza. Enhance the plaza material to include enhance paving. Remove on street parking and work with the industrial users east of Parish Avenue and west of the railroad tracks to construct new parking lot to replace the existing on street parking spaces along Parish Avenue

Rieder Property:

- Develop expanded scale Rieder Square as a public plaza space
- There will be no roads and parallel parking surrounding the plaza allowing it to extend to the storefront edges with no curb
- Incorporate restaurant, café uses within the square

- Allocate space in the square for live performance, daily programming, outdoor dining on the square
- Enhance the artful character of the entire space and devote space for unique interactive public art
- Develop 2 story mixed-use buildings on all 4 sides of the Town Green
 - Ground floor commercial use
 - Second floor Residential and office
- Develop the remaining area surrounding the Town Square with mixed density residential that reflects the historic block pattern of the surrounding historic core
- Allow for a linear park along the canal to be developed with the inclusion of detention areas

Held Property:

- Develop the neighborhood block pattern to reflect the historic core blocks
- Preserve the existing farm on the southeast corner of Parish Avenue and County Road 48 ½ as a public events center with the reuse of the farmhouse and the farm buildings on the site
- Develop 2 north/south street as linear park boulevards
- Linear Park/bike trail along eastern edge of railroad tracks
- Park Blocks
- Held expanded width linear parkway extension of The Urban Farm
- Develop 2nd Street as a green boulevard cross street cross section

Develop a mix of residential housing types:

- Multi-family attached
- Townhomes
- Multi-family detached
- Cottage Duplexes
- Senior Housing
- Develop The Urban Farm on the southern edge of the property as mixed use flex and agricultural space
- Develop an Agri-Destination with education facilities, visitors center, greenhouses, distillery, hospitality/entertainment/event conference center space

Mixed Use Flex District:

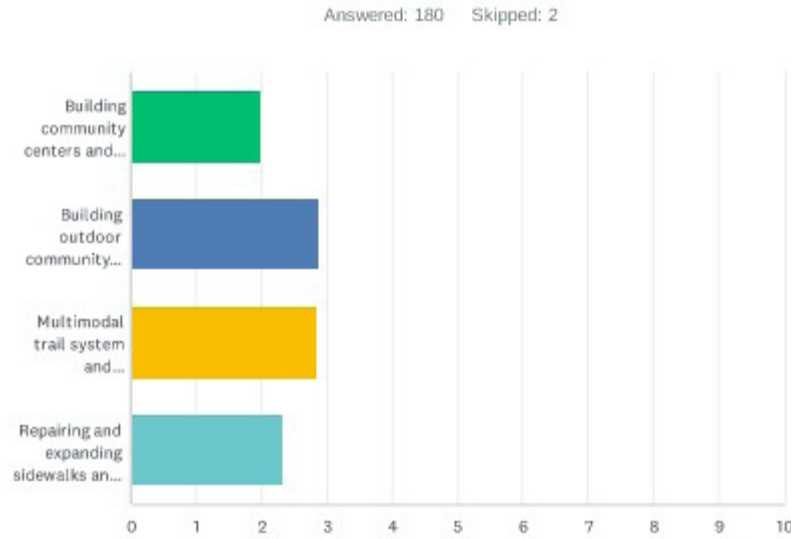
- Collaborate with existing industrial users east of Parish Avenue to develop an adaptive reuse and new infill development strategy to allow a mix of uses:
 - Live music venue at intersection of Parish Avenue and 2nd street
 - Arts and Culture Entertainment
 - Light industrial
 - Maker Spaces
 - Entrepreneurial co-working office spaces
 - Commercial

Appendix - Chapter 5

Community Outreach Phase 2 Survey Responses:

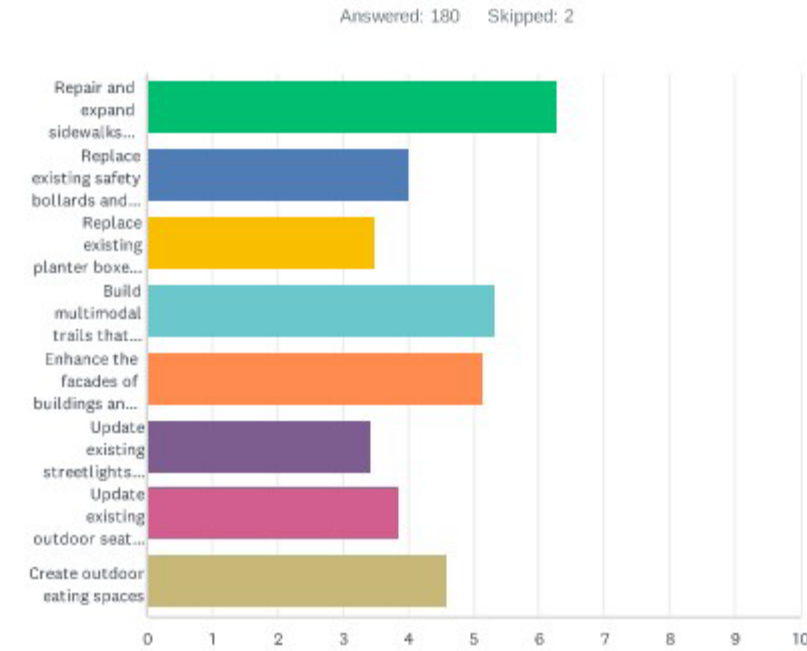
PHASE 2 SURVEY RESPONSES

Q1 The following public amenities are being considered as part of the Downtown Johnstown Masterplan project. Please select in order of most important to least important each of the listed items that you would like to see included/incorporated.



	1	2	3	4	TOTAL	SCORE
Building community centers and facilities for the public to use	5.00% 9	26.11% 47	32.22% 58	36.67% 66	180	1.99
Building outdoor community plazas including multifunctional outdoor spaces with the goal to increase community programming and activities within the public spaces.	32.78% 59	30.00% 54	26.67% 48	10.56% 19	180	2.85
Multimodal trail system and connectivity	37.78% 68	23.89% 43	22.22% 40	16.11% 29	180	2.83
Repairing and expanding sidewalks and ensuring ADA accessibility throughout.	24.44% 44	20.00% 36	18.89% 34	36.67% 66	180	2.32

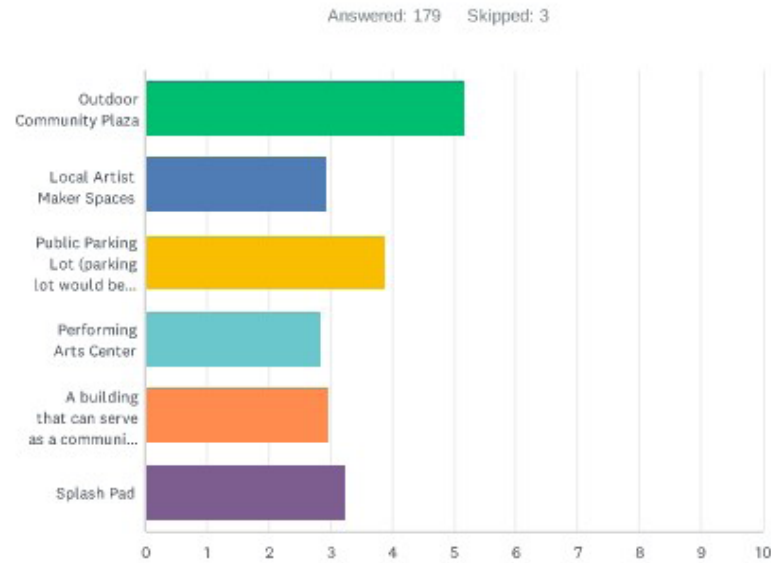
Q2 The following public improvements are being proposed on Parish Avenue. Please select in order of most important to least important each of the listed items that you would like to see included/incorporated.



	1	2	3	4	5	6	7	8	TOTAL	SCORE
Repair and expand sidewalks throughout Parish Avenue including E 1st Street and Charlotte Street	37.78% 68	16.67% 30	17.78% 32	9.44% 17	6.11% 11	7.22% 13	3.33% 6	1.67% 3	180	6.27
Replace existing safety bollards and add new ones where needed	1.11% 2	13.89% 25	14.44% 26	10.56% 19	17.78% 32	13.89% 25	13.33% 24	15.00% 27	180	4.00
Replace existing planter boxes and add new ones where needed including water-conservation plants	1.67% 3	6.11% 11	8.33% 15	17.78% 32	11.67% 21	16.11% 29	18.89% 34	19.44% 35	180	3.47
Build multimodal trails that connect downtown and new developments	25.00% 45	17.22% 31	8.89% 16	11.11% 20	14.44% 26	7.78% 14	4.44% 8	11.11% 20	180	5.31
Enhance the facades of buildings and preserve historical character	17.78% 32	13.33% 24	14.44% 26	14.44% 26	16.11% 29	11.11% 20	8.89% 16	3.89% 7	180	5.14
Update existing streetlights and add decorative lighting	2.78% 5	3.33% 6	8.89% 16	13.89% 25	11.67% 21	23.89% 43	18.33% 33	17.22% 31	180	3.41
Update existing outdoor seating areas	1.11% 2	8.33% 15	14.44% 26	13.33% 24	16.11% 29	12.78% 23	25.56% 46	8.33% 15	180	3.83
Create outdoor eating spaces	12.78% 23	21.11% 38	12.78% 23	9.44% 17	6.11% 11	7.22% 13	7.22% 13	23.33% 42	180	4.58

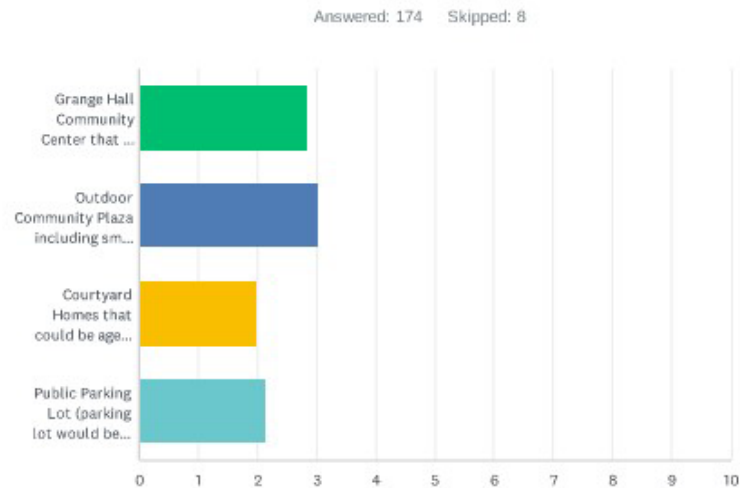
PHASE 2 SURVEY RESPONSES

Q3 The following public and private uses are being considered as part of Reider Square. Please select in order of most important to least important each of the listed items that you would like to see included/incorporated.



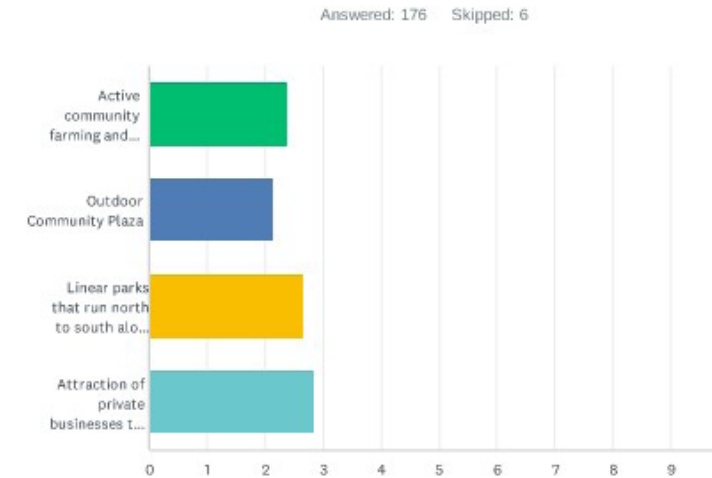
	1	2	3	4	5	6	TOTAL	SCORE
Outdoor Community Plaza	44.69% 80	35.20% 63	13.97% 25	3.91% 7	2.23% 4	0.00% 0	179	5.16
Local Artist Maker Spaces	4.47% 8	12.29% 22	16.20% 29	27.93% 50	16.20% 29	22.91% 41	179	2.92
Public Parking Lot (parking lot would be located north of N. 2nd Street and west of County Road 17)	18.44% 33	20.11% 36	24.58% 44	13.97% 25	13.97% 25	8.94% 16	179	3.88
Performing Arts Center	3.91% 7	6.70% 12	20.67% 37	22.35% 40	30.17% 54	16.20% 29	179	2.83
A building that can serve as a community space for a local nonprofit organization and/or club. As way of example the Town is exploring the possibility of relocating the Veterans of Foreign Wars (VFW) Building from 104 E. South 1st Street to Reider Square, but this move would only happen if the current VFW site can be converted into a public parking lot to help serve Parish Avenue's parking needs. This is just a proposal, and no agreement has been made with the Town or the local VFW organization, more commonly known as the JM Post.	9.50% 17	11.73% 21	15.64% 28	17.32% 31	21.23% 38	24.58% 44	179	2.97
Splash Pad	18.99% 34	13.97% 25	8.94% 16	14.53% 26	16.20% 29	27.37% 49	179	3.23

Q4 The following public and private uses are being considered as part of the Held Property. Please select in order of most important to least important each of the listed items that you would like to see included/incorporated.



	1	2	3	4	TOTAL	SCORE
Grange Hall Community Center that may include activities and programming for the community and different age groups	26.44% 46	40.80% 71	22.99% 40	9.77% 17	174	2.84
Outdoor Community Plaza including small vendor shops to be leased seasonally by small businesses	43.10% 75	27.01% 47	19.54% 34	10.34% 18	174	3.03
Courtyard Homes that could be age restricted for Senior Citizens adjacent to the Grange Hall Community Center	15.52% 27	12.64% 22	27.01% 47	44.83% 78	174	1.99
Public Parking Lot (parking lot would be located north of the Industrial Park and east of County Road 17)	14.94% 26	19.54% 34	30.46% 53	35.06% 61	174	2.14

Q5 The following public and private uses are being considered as part of the Urban Farm. Please select in order of most important to least important each of the listed items that you would like to see included/incorporated.

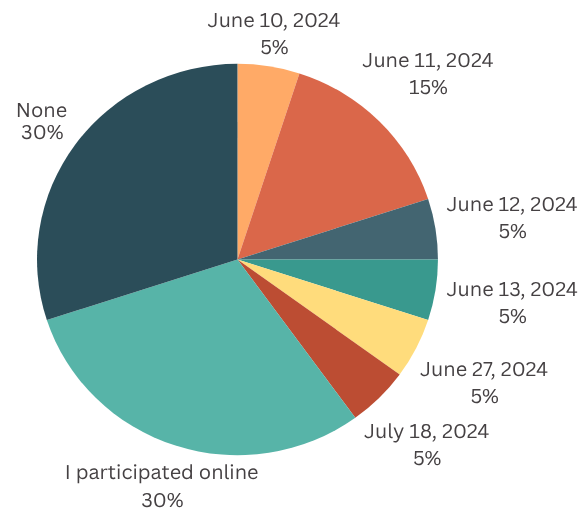


	1	2	3	4	TOTAL	SCORE
Active community farming and production	23.30% 41	21.02% 37	25.57% 45	30.11% 53	176	2.38
Outdoor Community Plaza	8.52% 15	26.14% 46	36.36% 64	28.98% 51	176	2.14
Linear parks that run north to south along the Held property and could include various uses such as orchards, dog parks, gardens, etc.	22.16% 39	38.07% 67	22.73% 40	17.05% 30	176	2.65
Attraction of private businesses that encourage social gathering and provide entertainment such as artisanal shops and boutiques, farm to table restaurants and cafes, brewery/distillery, etc.	46.02% 81	14.77% 26	15.34% 27	23.86% 42	176	2.83

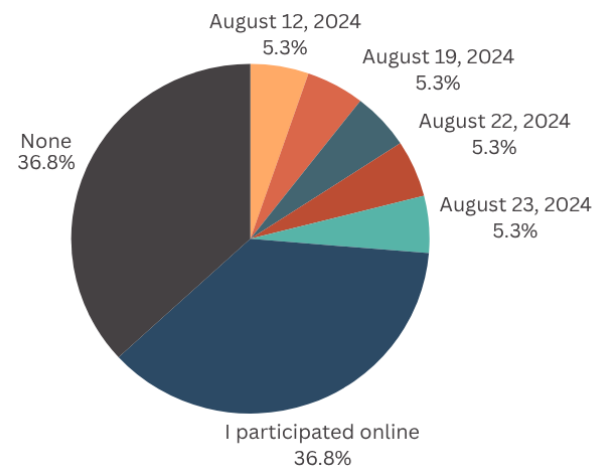
Appendix - Chapter 6

Community Outreach Final Phase and Feedback

Q1. Which community outreach event did you attend?

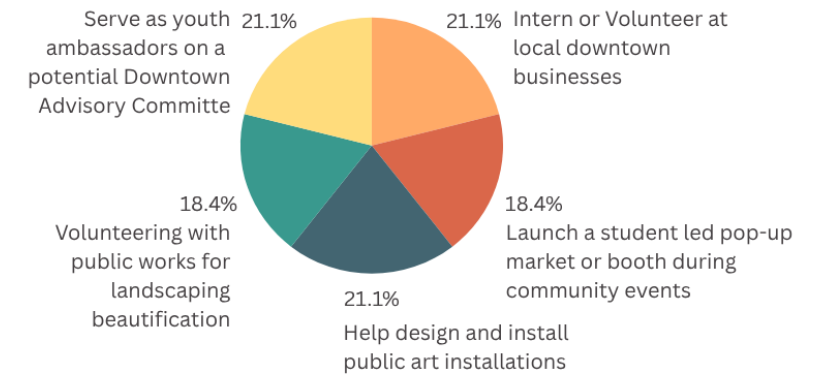


Q2. Which community outreach event did you attend?

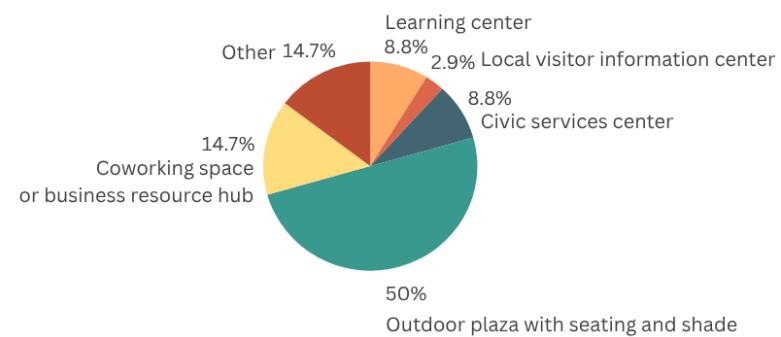


None of the survey respondents indicated participation on the following outreach dates: August 20, 2024; August 21, 2024; and August 26, 2024.

Q3. How else can students be involved in Downtown Johnstown?

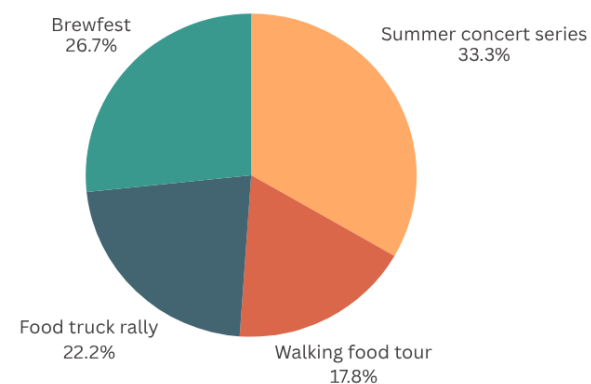


Q4. If future demand allows the public parking lot to be redeveloped, what types of civic services or community amenities would you like to see added to Downtown Johnstown?

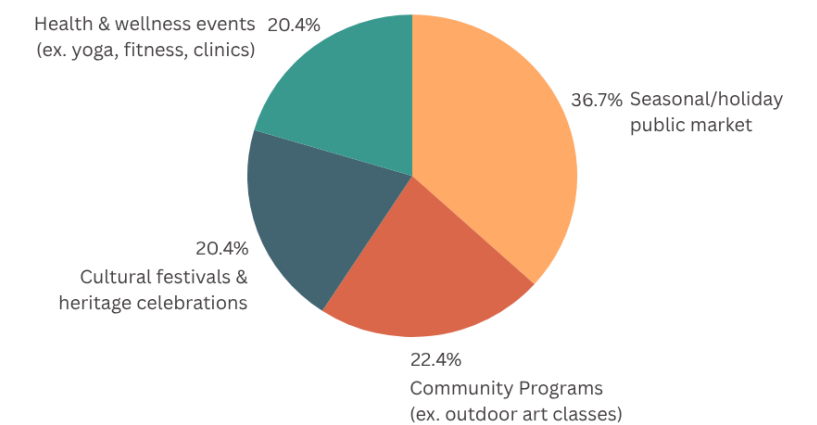


Other responses focused on maintaining parking that is accessible particularly during events and incorporating bicycle lanes.

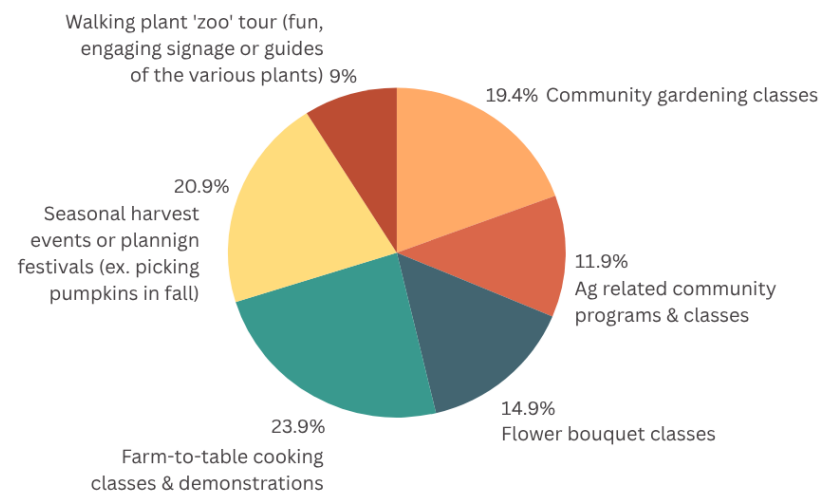
Q5. What kind of community programming and events would you like to see in the proposed Rieder Square?



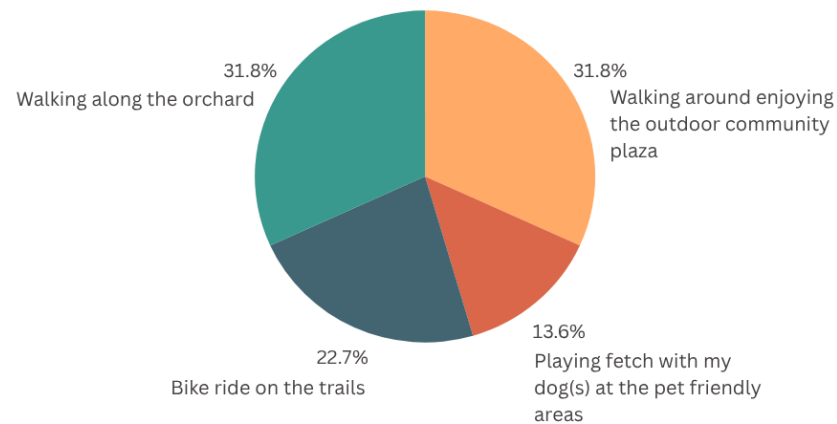
Q6. What kind of community programming and events would you like to see in the proposed Held Market?



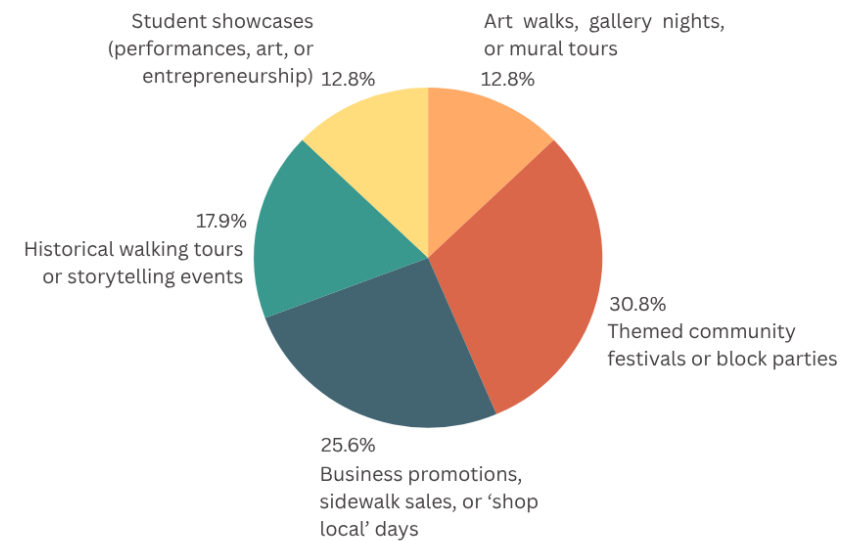
Q7. What types of agricultural programs or activities should we explore as part of the Urban Farm concept to celebrate Johnstown's agricultural roots while also providing educational opportunities for the community?



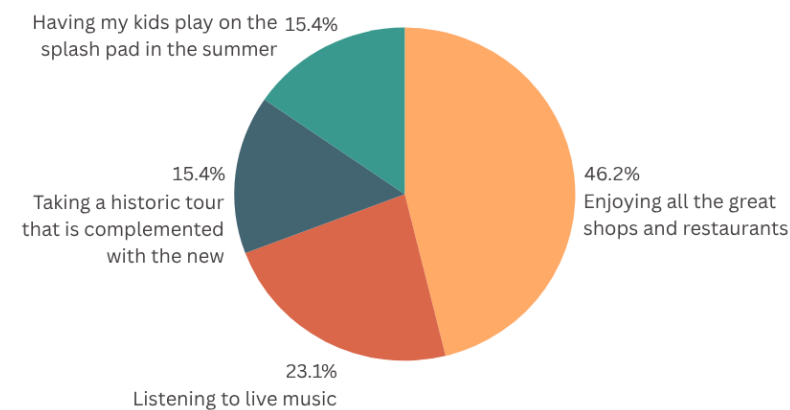
Q10. How do you envision spending time in Held Market?



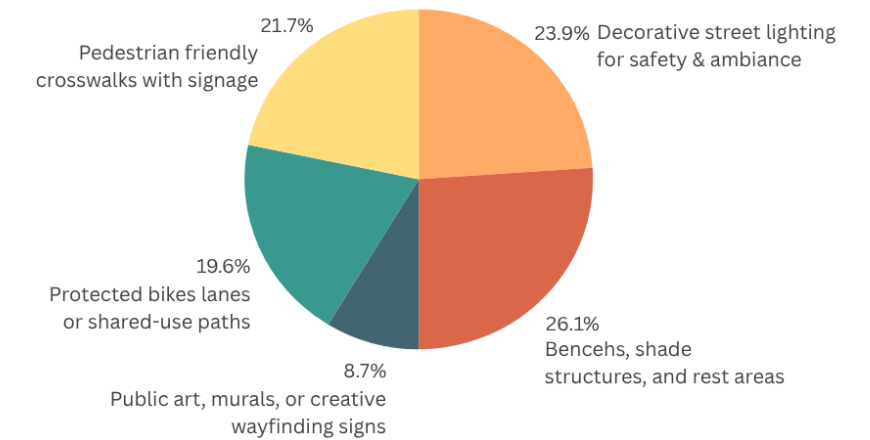
Q8. What types of community programming should we consider to help attract more foot traffic to Parish Avenue?



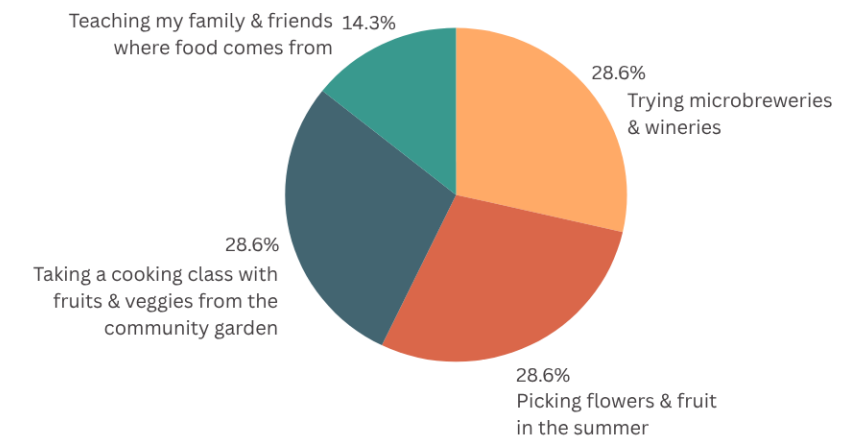
Q11. How do you envision spending time in Rider Square?



Q9. Beyond sidewalks and landscaping, what improvements would make the potential expansion of E. Charlotte Street feel safe, walkable, and inviting—while also serving as a strong connection between Historic Downtown and the Held Property to the East?



Q12. How do you envision spending time in the Urban Farm?



“Cultures and climates differ all over the world, but people are the same. They’ll gather in public if you give them a good place to do it.” - Jan Gehl. “In great cities, spaces as well as places are designed and built: walking, witnessing, being in public, are as much a part of the design and purpose as is being inside to eat, sleep, make shoes or music. The word citizen has to do with cities, and the ideal town is organized around citizenship - around participation in public life.” Rebecca Solnit, *Wanderlust: A History of Walking*. “Downtown is important because it’s the heart and soul of any community. If you don’t have a healthy downtown, you simply don’t have a healthy town.” - Ed McMahon, Chair Emeritus, National Main Street Center Board of Directors.

**TOWN OF JOHNSTOWN, COLORADO
RESOLUTION NO. 2025-20**

**RESOLUTION APPROVING AND ADOPTING
THE DOWNTOWN JOHNSTOWN MASTER PLAN**

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 guide the thoughtful revitalization and future growth of the downtown area, the Town Council seeks to master plan the downtown; and

WHEREAS, in furtherance of the foregoing, on or about February 5, 2024, the Town engaged Kimley-Horn and Associates ,Inc., a North Carolina corporation (“Kimley-Horn”), to prepare a master plan for the downtown; and

WHEREAS, in developing the master plan, Kimley-Horn collaborated with the Town’s Economic Development Department and engaged in multiple community events to obtain public input; and

WHEREAS, on August 18, 2025, the Town’s Economic Development Director, Sarah Crosthwaite, and Kimley-Horn representatives presented the Downtown Johnstown Master Plan to the Town Council and recommended approval of the master plan; and

WHEREAS, after considering the information and recommendation presented to the Town Council and reviewing the master plan, the Town Council desires to approve and adopt the Downtown Johnstown Master Plan; 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 Downtown Johnstown Master Plan, attached hereto and incorporated herein as Exhibit A, is hereby approved and adopted.
2. This Resolution shall be effective upon adoption.

PASSED, SIGNED, APPROVED, AND ADOPTED THIS ___ day of August, 2025.

ATTEST:

TOWN OF JOHNSTOWN, COLORADO

By: *Meghan A. Martinez*
Meghan Martinez, Town Clerk

By: *M. P. Duncan*
Michael P. Duncan, Mayor



EXHIBIT A
DOWNTOWN JOHNSTOWN MASTER PLAN
(Attached)



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

Town Council Agenda Communication

Agenda Date: April 6, 2026
Subject: Resolution 2026-19: Amending the Fiscal Year 2026 Budget
Attachments: 1. Resolution 2026-19 Amending the Fiscal Year 2026 Budget
Presented by: Kristyn Unrein, Finance Director

Agenda Item Description:

Enclosed for review and consideration is Resolution 2026-19, which will modify the 2026 budget recognizing the increase in expenditures in the General Fund, and ensure that the Town is in compliance with C.R.S. 29-1-110.

The proposed change includes the following:

General Fund

The Town of Johnstown Planning Department has been awarded a grant from the Colorado Department of Local Affairs in the amount of \$106,200.00 to support the Town's Housing Needs Assessment, Housing Action Plan, & Comprehensive Plan Elements Project. Because the General Fund will contain the grant revenue funds to then be expended on eligible expenditures, the General Fund will require an amendment in order to account for the \$106,200. The total 2026 General Fund expenditure budget would be amended to \$42,970,440.

Library Fund

The Glenn A. Jones Memorial Library Board of Directors has notified the Town of Johnstown of increased expenditures related to the Milliken Public Library project in the amount of \$1,840,000 (\$1,500,000 increase in Capital improvements MPL; \$200,000 increase in Equipment/Furniture/ Art; \$140,000 increase in MakerSpace/BakerSpace). The total 2026 Library Fund expenditure budget would be amended to \$5,960,550.

Strategic Plan Alignment:

Organizational Excellence & Public Trust

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

Safe & Welcoming Community

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

- Grow an open, inclusive environment where all residents have the opportunity to flourish

Natural & Built Environment

- Support a broad range of housing options

Legal Advice:

The Town Attorney has reviewed this resolution.

Financial Advice:

The recommended amendment will increase the accuracy of the Town's financial information and ensure compliance with state law.

Recommended Action:

Approve Resolution 2026-19 as presented.

Suggested Motions:

To Approve: I move to approve Resolution 2026-19 as presented.

To Deny: I move to deny Resolution 2026-19 as presented.

Reviewed and Approved for Presentation



Town Manager

**TOWN OF JOHNSTOWN, COLORADO
RESOLUTION 2026-19**

**RESOLUTION AMENDING THE 2026 BUDGET AND MAKING
SUPPLEMENTAL APPROPRIATIONS TO DEFRAY EXPENSES
IN EXCESS OF AMOUNTS BUDGETED**

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, on December 1, 2025, the Town Council adopted, by Resolution No. 2025-36, the Fiscal Year 2026 Budget (“2026 Budget”); and

WHEREAS, the Town of Johnstown Planning Department has been awarded a grant from the Colorado Department of Local Affairs in the amount of \$106,200 to support the Town’s Housing Needs Assessment, Housing Action Plan & Comprehensive Plan Elements Project; and

WHEREAS, the Glenn A. Jones Memorial Library Board of Directors has notified the Town of increased expenditures related to the Milliken Public Library project in the amount of \$1,840,000; and

WHEREAS, upon due and proper notice, published in accordance with the law, said amended budget having been open for inspection, a public hearing was held on April 6, 2026, and interested taxpayers were given the opportunity to file or register any objections to said amended budget; and

WHEREAS, after conducting such public hearing, the Town Council desires to amend the 2026 Budget and appropriate additional funds for expenditures in the 2026 General Fund Budget, ensuring the budget will be in balance as required by law.

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

Section 1. Budget Amendment: General Fund, and Library Fund Expenditure Appropriation. The Town of Johnstown’s Fiscal Year 2026 Budget shall be amended to appropriate an increase in funds for expenditures in the General Fund by \$202,376, reflecting an increase in expenditures for the eligible expenditure of awarded grant funds, for a total General Fund expenditure budget of \$42,970,440. The Town of Johnstown’s Fiscal Year 2026 Budget shall also be amended to appropriate an increase in funds for expenditures in the Library Fund by \$1,840,000, reflecting an increase in expenditures for a total Library Fund expenditure budget of \$5,960,550.

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

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

Section 4. Certification. The Town Clerk shall certify 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.

ADOPTED THIS 6th DAY OF April, 2026.

TOWN OF JOHNSTOWN

BY: _____
Michael P. Duncan, Mayor

ATTEST:

Meghan Martinez, Town Clerk



FRONT RANGE FIRE RESCUE

ANNUAL REPORT 2025

MISSION

Front Range Fire Rescue is an all-hazards emergency response and prevention agency. We are committed to providing outstanding service through community engagement, fire prevention, disaster preparedness, public education, fire suppression, and emergency medical services.

VISION

To progress a culture that adapts to change and to develop an organization that outlasts the individual members. To meet and exceed the growth and changes in the District. To be recognized by our citizens and external stakeholders as an outstanding public service agency. To be an "employer of choice" for our current and future members.

VALUES

COURAGE: Our members are courageous servants who protect the lives and property of those we serve. We recognize that the public's trust is rooted in our unwavering values and principles, and we will courageously hold each other accountable for maintaining that trust.

COMPASSION: We will treat the public and our fellow members not only empathetically but also compassionately. We recognize that our primary goal in all interactions is to build and maintain relationships. We care for people and will do our very best to relieve their suffering. We know that for many interactions, the little things often make the most significant difference. We honor and respect all people and act with humility.

PROFESSIONALISM: We are trained professionals who hold ourselves to exceptionally high standards. Our members are continually striving to be better, to innovate, and to grow as individuals and as public servants. We do what we say we will do and follow through on our commitments.

FRONT RANGE FIRE RESCUE

FROM THE DESK OF FIRE CHIEF RYAN ROBERTS

Reflecting on 2025, Front Range Fire Rescue (FRFR) celebrates a year of exceptional service and progress. Our members approached every incident and training with Courage, Compassion, and Professionalism, achieving milestones that better position us to meet the needs of our growing community.

Leadership & Transitions

In June, we celebrated the retirement of Fire Chief Mike West after 40 years of service. His six-year tenure at FRFR solidified our foundation through the remodel of Station 1, the addition of a third staffed company, and enhanced firefighter health initiatives. We remain grateful for his lasting leadership.

2025 Key Achievements

The past year was defined by stabilization and growth. Notable accomplishments included:

- **Wildland Deployment:** Supporting California wildfire operations for over 28 days.
- **Personnel Growth:** 13 members completed probation, while others earned advanced certifications and degrees.
- **Strategic Alignment:** Implementing the 2025–2030 Strategic Plan and enhancing regional response coordination.
- **Equipment Upgrades:** Acquiring new apparatus and safety tools, including EV response equipment and upgraded extrication gear.
- **Future Planning:** Evaluating administrative functions, station locations, training facilities, opportunities, and adequate staffing to support sustainable organizational growth.

Looking Ahead

While FRFR enters the future from a position of strength, we are also navigating challenges such as Colorado House Bill 24-1001, which limits revenue growth despite increasing service demand. We look toward 2026 with purpose. Serving this community is an honor we do not take lightly, and we remain ready to meet your evolving needs at the highest level.

Serving with Pride
Ryan Roberts, Fire Chief



LIFE SAFETY & FIRE PREVENTION

Public Education / Community Outreach

The past year was a whirlwind! Our jurisdiction continues to experience tremendous growth, and our fire prevention staff worked hard to keep up with the demands. With only two members currently assigned to fire prevention responsibilities, this requires focused effort and careful attention to detail and deadlines. Each new development project requires several hours of plan review, plus numerous inspections to make sure the project is constructed in accordance with the community's adopted fire codes and standards.

Our Emergency Manager continued to make strong progress in building relationships and developing the various plans and documents that our community will need for long-term sustainability in the event of a disaster. We participated in planning for a large number of special events to inform improvements in community safety initiatives.

The Logistics section was as busy as ever, managing the apparatus maintenance program and keeping the fire stations in good condition, and participating in a variety of research and development projects to guide the progression of our services.



Deputy Chief Ty Drage

PUBLIC EDUCATION & COMMUNITY OUTREACH

In 2025, our department remained committed to public education and prevention. Through a combination of hands-on technical assistance and educational programming, we successfully reached thousands of residents.

These activities include:

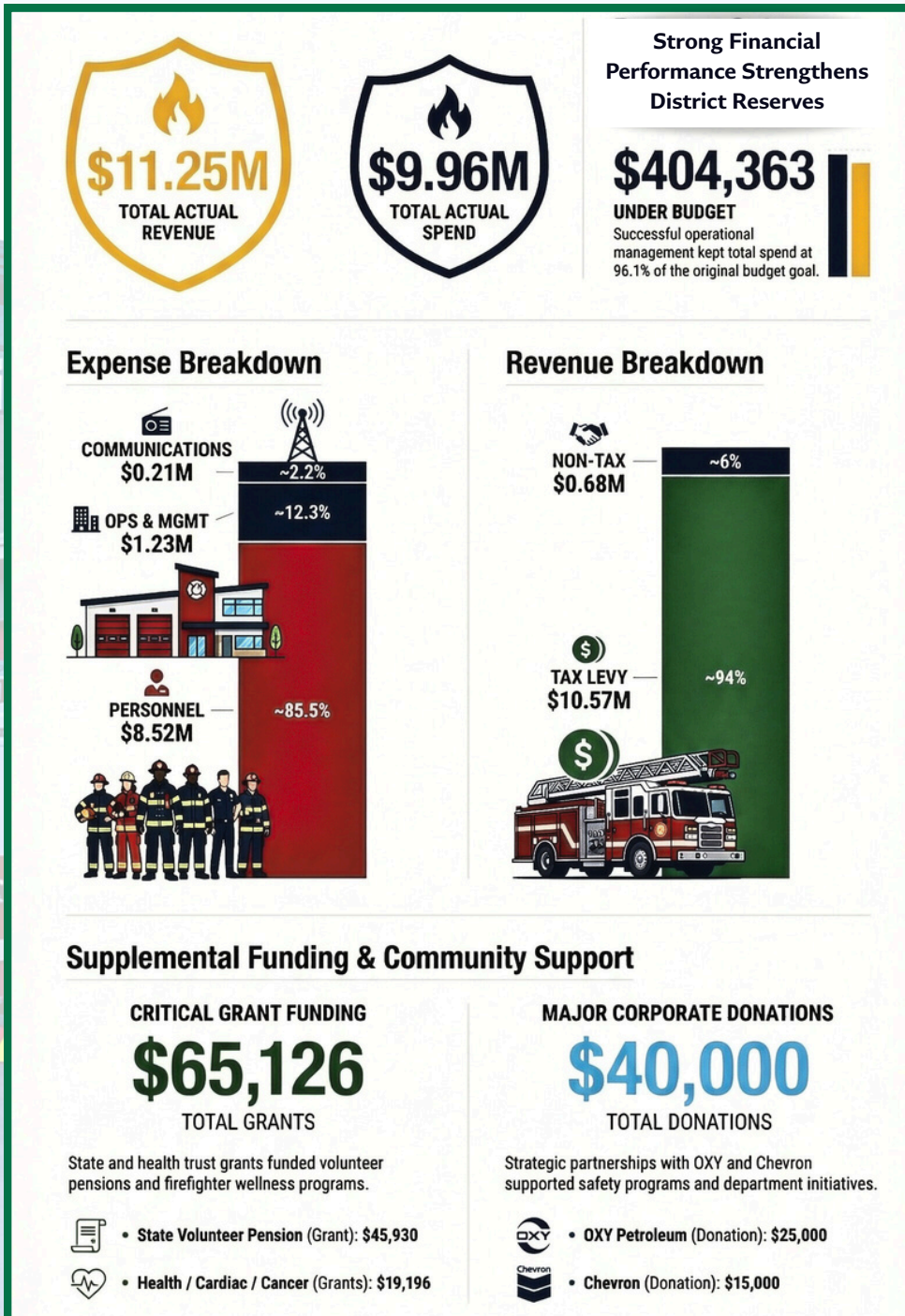
- Child Passenger Safety (Car Seat Services):
- Public Health Wellness (BP Checks):
- Public Education & Prevention (Hands-only CPR, school programs, emergency preparedness, smoke alarms, carbon monoxide alarms, etc.):
- Community Engagement (Tours, demonstrations, pancake breakfast, etc.)

With over 4,400 contacts, our outreach programs continue to demonstrate an exceptional "engagement-to-hour" ratio, ensuring every minute of community time has maximum impact.



2025 FINANCIAL STEWARDSHIP

Front Range Fire Rescue remains committed to responsible financial stewardship and transparency with the public resources entrusted to us. The District continues to prioritize long-term financial sustainability while ensuring that our members have the personnel, equipment, and training necessary to serve the community effectively. Through careful budgeting, capital planning, and responsible management of taxpayer dollars, FRFR continues to invest in operational readiness, infrastructure, and future service needs while maintaining strong fiscal stability. The District remains in a strong financial position, and we are closely monitoring the impacts of Colorado laws that directly impact our revenue sources. Our responsibility is to ensure every dollar entrusted to Front Range Fire Rescue is used to strengthen our service to the community today while preparing responsibly for the future.



2025 TRAINING & DEVELOPMENT

We continued to build on our solid training foundation in 2025 at Front Range Fire Rescue. We recognize that addressing the dynamic challenges we face in our communities requires a commitment to high-quality training, and last year, our members completed more than 9,000 hours of training. Our members truly embody the ideal of continuous improvement and invest significant time and effort in improving service delivery through training and education.

2025 Training Topics:

- Firefighter Safety and Survival
- Continuing Medical Education
- Incident Command
- Health and Wellness
- Technical Rescue
- Hazardous Materials Operations
- Wildfire Operations
- Search and Rescue
- Traffic Accident Mitigation and Extrication
- Structural Firefighting Operations

2026 Training Department Goals

- Further develop and enhance existing training programs
- Expand training initiatives conducted with partner agencies
- Completely revise and update the current training manual
- Complete an engineer's assessment process
- Create training for all of the new apparatus and equipment
- Enhance firefighter resiliency

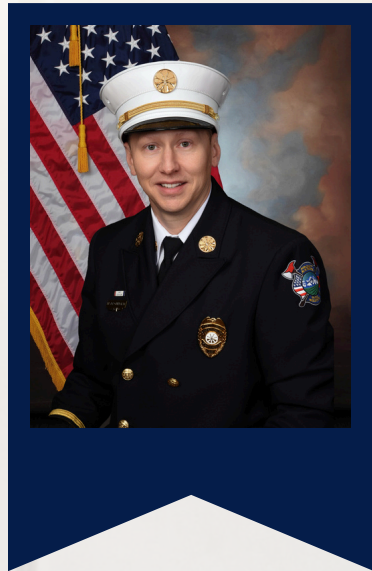


Battalion Chief Zack Kirchner



2025 EMERGENCY OPERATIONS

2025 marked exciting advancements and activity for Front Range Fire Rescue. Major investments were made to ensure operational readiness and firefighter safety. After extensive research and development, FRFR purchased new battery-powered extrication equipment and replaced all of our fire hoses and nozzles. We also updated our ballistic PPE to ensure our members are protected when responding to incidents involving weapons. FRFR secured funding to purchase specialized equipment for managing the unique challenges posed by lithium-ion battery fires, an increasingly relevant concern within the service area. An additional fire engine was acquired, serving a dual purpose: substantially improving the department's wildland firefighting capabilities and providing critical reserve capacity for the fleet while awaiting the delivery of new primary engines scheduled for 2026.



Deputy Chief Nat Kronholm

The district experienced a sustained increase in call volume, with the most notable growth occurring in the western part of the service area. To effectively manage the rising demand and improve regional capabilities, FRFR has implemented expanded automatic aid agreements with neighboring response partners. This collaboration ensures a faster and more robust response to incidents across the entire district and neighboring jurisdictions.

Our wildland firefighting teams were deployed to California to supplement strained resources in that region and provide needed assistance to local and federal firefighting partners. These deployments not only provided essential support to affected regions but also offered invaluable, real-world experience to our personnel, further honing our expertise in complex wildland fire environments.

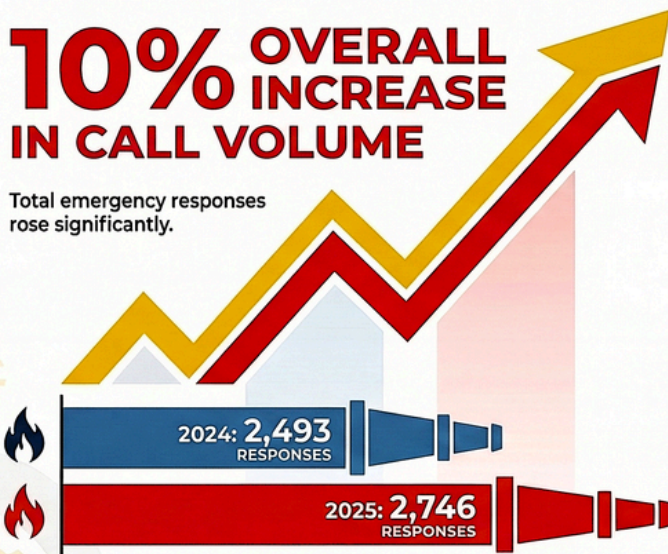


2025 Year in Review: Meeting the Growing Needs of Our Community

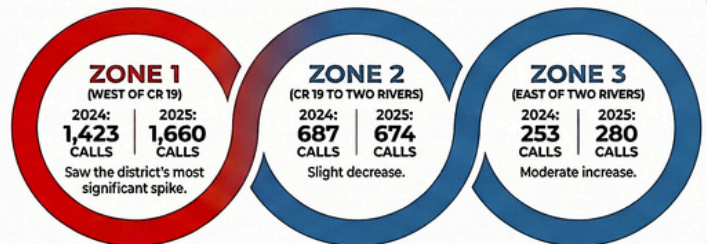
This infographic summarizes the 2025 performance data for Front Range Fire Rescue, tracking a surge in emergency call volumes and increasing reliance on regional mutual aid.

10% OVERALL INCREASE IN CALL VOLUME

Total emergency responses rose significantly.



17% GROWTH SURGE IN ZONE 1



Mutual Aid

Includes Aid Given & Received



2025 SIGNIFICANT INCIDENTS



GAS PIPE EXPLOSION



MULCH FIRE



MILLIKEN HAYSTACK



CONFINED SPACE RESCUE



LEDGE ROCK



GREELEY FIRE ASSIST

2025 OUR MEMBERS

NEW MEMBERS



Jake Cooney



Lee Fedel II



Josh Palmer



John Rowe-Stokes

PROMOTIONS



Lieutenant Logan Hackbarth



Battalion Chief Chris Linder



Lieutenant Amanda Olig



Fire Chief Ryan Roberts

GRADUATES



Tim Beam
Bachelor's



Ty Drage
Master's



Kevin Olszewski
Associate



Zach Rodriguez
Associate



Dustin West
Associate

RETIREMENT



Michael West, Fire Chief
Retired June 20, 2025

FRONT RANGE FIRE RESCUE

49 Members

39 Line Positions

8 Staff Positions

2 Civilians



2025 OUR MEMBERS



**Firefighter
Cory Gore-Salazar
5 years**



**Administrative Services
Christine Champlin
10 Years**



**Lieutenant
Connor Covillo
10 Years**



**Lieutenant
Justin Unrein
10 Years**



**Lieutenant
Tim Beam
15 Years**

2025 LARRY KETELHUT INSTRUCTOR OF THE YEAR



DEPUTY CHIEF TY DRAGE

JIM YOUNG LIFETIME ACHIEVEMENT AWARD



DIRECTOR JIM YOUNG

FIREFIGHTER OF THE YEAR



BATTALION CHIEF RYAN ROBERTS

FIRE CHIEF AWARD



DEPUTY CHIEF NAT KRONHOLM

LEADING THROUGH GROWTH AND INNOVATION

The year 2026 marks a transformative period for Front Range Fire Rescue (FRFR). As our District expands, we remain committed to our mission of providing outstanding service to the community. This year, our focus is on building a resilient foundation for the future.

Strategic Priorities & Personnel

- **Collective Bargaining:** Finalizing our first agreement with IAFF Local 5400. This collaboration reinforces "The FRFR Way," a culture of trust, shared accountability, and idea-meritocracy.
- **Enhanced Communication:** Launching a digital media pilot program to improve transparency and community outreach.
- **Staffing Growth:** Adding a Fire Prevention Specialist and Digital Media Intern to support fire prevention and administrative support.
- **Employee Wellness:** Prioritizing firefighter resilience through competitive benefits and comprehensive health and safety initiatives.

Modernizing Emergency Response

- **New Fleet Assets:** In late 2026, we will take delivery of two new engines and one brush truck, providing 10–15+ years of reliable service.
- **Specialized Equipment:** Upgrading hoselines and ventilation tools to manage emerging hazards, including electric vehicle (EV) and lithium-ion battery incidents.
- **Smart Dispatching:** Implementing Emergency Fire Dispatch (EFD) in partnership with Weld County to ensure faster, more accurate resource prioritization.

Planning for the Next Decade

To ensure fiscal and operational health through the 2030s, we are finalizing several critical planning documents:

- **10-Year Budget Master Plan:** A roadmap for sustainable general and capital funding.
- **Station Location Study:** Identifying needs across the District's West, East, and South.
- **Infrastructure Expansion:** Advancing land acquisition for Station 4 and a dedicated training facility.
- **Community Risk Assessment:** Aligning our response standards with the specific risks of our evolving landscape.

The Bottom Line: FRFR is not just reacting to growth; we are proactively shaping a safer tomorrow. Through strategic investment in our people, technology, and infrastructure, we remain steadfastly committed to the community we serve.

BOARD OF DIRECTORS

Darrin Rutt
President
West District



Blair Howe
Vice President
East District



Reid Hobler
Treasurer
East District



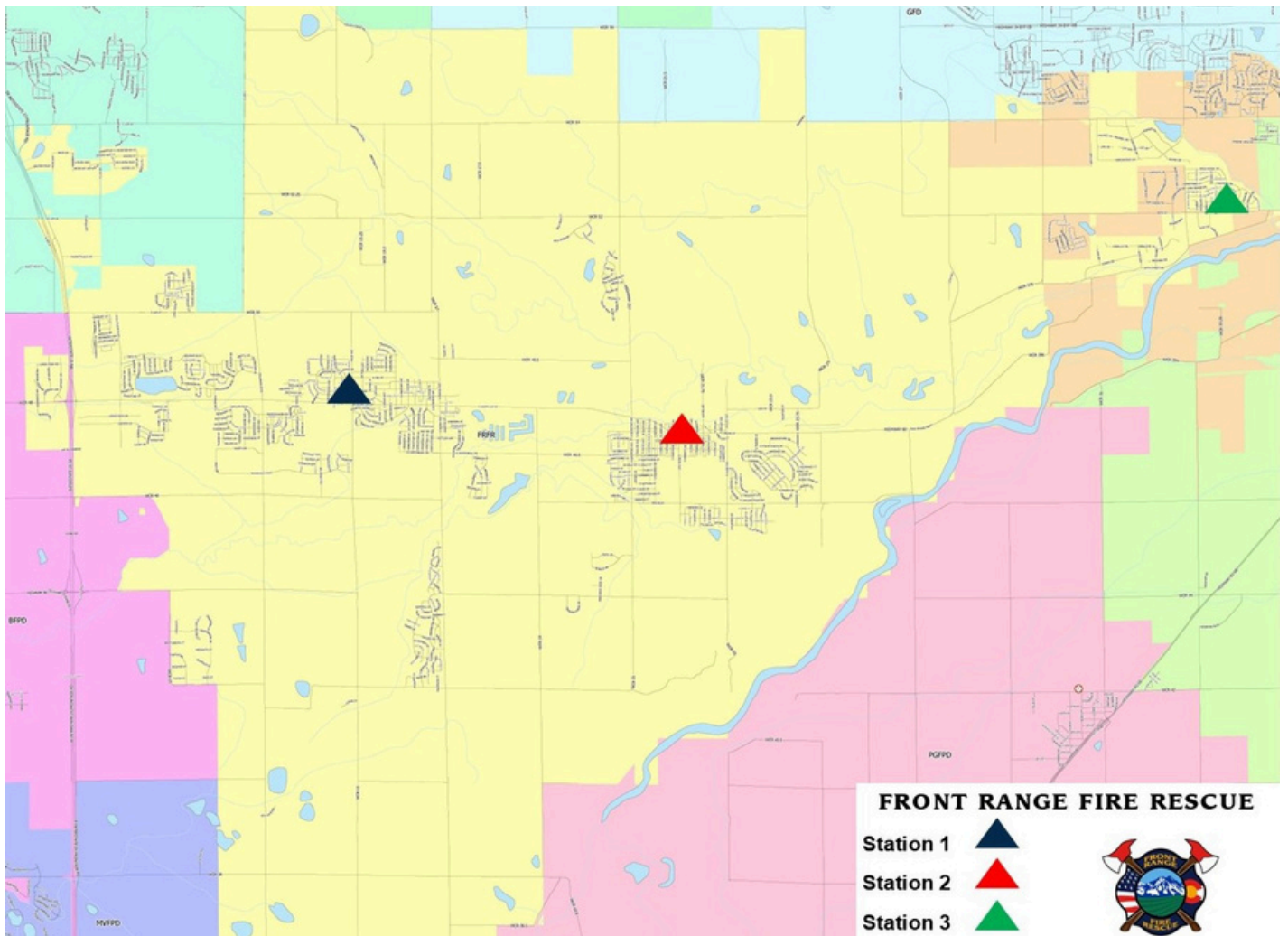
Jim Young
Secretary
West District



Greg Freehling
Director
At Large



The public is welcome to attend all regularly scheduled board meetings, generally held on the second Thursday of each month at 6:00 PM. For more information, go to our website frfr.colorado.gov



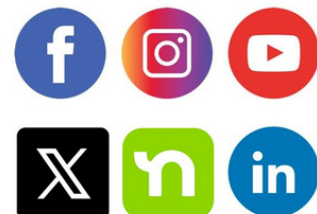
CONTACT INFORMATION

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info@frfr.co

www.frfr.colorado.gov

CONNECT WITH US



JONES MEMORIAL LIBRARY CASH FLOW REPORT - JAN 2026			Y-T-D	2026 BUDGET		Notes
BEGINNING CHECKING BALANCE		\$ 1,082.26	\$ 1,082.26	\$ 20,000.00	To Date	
INFLOWS	Donations/Grants	\$ 517.00	\$ 517.00	\$ 3,500.00		
	Interest	\$ 339.04	\$ 40,800.26	\$ 500,000.00		
	Misc Income	\$ -	\$ -	\$ 10,000.00		
	<i>Investments</i>	\$ 1,000,000.00	\$ 1,000,000.00	\$ -		
	Town of Johnstown	\$ 172,734.61	\$ 172,734.61	\$ 2,072,816.00		
	High Plains Library District	\$ -	\$ -	\$ 1,514,234.00		
INFLOWS TOTAL		\$ 1,173,590.65	\$ 1,214,051.87	\$ -		
TOTAL AVAILABLE FUNDS		\$ 1,174,672.91		\$ 4,120,550.00		Y-T-D
OUTFLOWS	Advertising/Website	\$ 1,801.00	\$ 1,801.00	\$ 50,000.00		
	Books - 231	\$ 3,719.15	\$ 3,719.15	\$ 80,000.00	231	
	DVD/Audio -11	\$ 237.89	\$ 237.89	\$ 10,000.00	11	
	Library of Things	\$ 9.99	\$ 9.99	\$ 15,000.00		
	Collection Fees/Bad Debts	\$ -	\$ -	\$ 2,000.00		
	Computer Expenses	\$ 320.24	\$ 320.24	\$ 10,000.00		
	Equipment/Furniture/Art	\$ 15,600.00	\$ 16,127.25	\$ 100,000.00		MPL - \$15,600
	MakerSpace/BakerSpace	\$ 12,011.94	\$ 12,011.94	\$ 60,000.00		MPL - \$11,391.95
	Gifts Given	\$ 244.91	\$ 244.91	\$ 5,000.00		
	<i>Investments</i>	\$ -	\$ -	\$ 397,550.00		
	Legal Fees/Consulting Fees	\$ 597.00	\$ 597.00	\$ 20,000.00		YH - \$240
	Maintenance/Building Exp.	\$ 3,344.78	\$ 3,344.78	\$ 200,000.00		
	Memberships/Licenses	\$ 183.00	\$ 183.00	\$ 2,500.00		
	Outreach	\$ 364.63	\$ 364.63	\$ 10,000.00		
	Professional/Enrichment	\$ -	\$ -	\$ 10,000.00		
	Programming	\$ 3,675.36	\$ 3,775.36	\$ 200,000.00		
	MakerSpace	\$ 416.29	\$ 416.29	\$ 25,000.00		
	Salaries/Benefits/Perks	\$ 1,823.57	\$ 1,823.57	\$ 1,200,000.00		
	Health Ins./Retirement	\$ -	\$ -	\$ 240,000.00		
	Subscriptions, Periodicals	\$ 342.09	\$ 342.09	\$ 7,500.00		
	Supplies, Janitorial	\$ 16.62	\$ 16.62	\$ 6,000.00		
	Supplies/Expenses, Library	\$ 349.74	\$ 349.74	\$ 30,000.00		
	Telephone	\$ 623.56	\$ 623.56	\$ 15,000.00		
	Utilities	\$ 6,855.59	\$ 6,855.59	\$ 90,000.00		MPL - \$2182.27; YH \$213.62
	Capital Improvements-MPL	\$ 719,272.08	\$ 719,272.08	\$ 1,000,000.00		
	Capital Improvements-JT	\$ -	\$ -	\$ 335,000.00		
	Transfer to petty cash	\$ -	\$ -	\$ -		
OUTFLOWS TOTAL		\$ 771,809.43	\$ 772,436.68	\$ 4,120,550.00		
ENDING CHECKING BALANCE		\$ 402,863.48				
						Notes Page 266 of 273

BEGINNING PETTY CASH BALANCE		\$ 1,261.37			
	Equipment/Furniture/Art	\$ 527.25			
	Programming	\$ 100.00			
ENDING PETTY CASH BALANCE		\$ 634.12			
	COLORADO TRUST INVESTMENT		Y-T-D		
BEGINNING BALANCE		\$ 13,002,577.51			
	Dividend - 3.8318%	\$ 40,461.22	\$ 40,461.22		
	Contribution	\$ -			
	Withdrawal	\$ 1,000,000.00			
ENDING BALANCE		\$ 12,043,038.73		FUNDS IN RESERVE	\$ 1,218,500.00

January 20, 2026

The regular meeting of the Glenn A. Jones, M.D. Memorial Library Board was called to order at 6:35 pm. Chad Young, Debi Sauer, Jenna Hall, Heather Farquhar, Sheryl Ballard and Director Kristi Plumb were in attendance. Averie Parish joined briefly to present her watercolor depiction of the Becker/Dee property. Averie is a 2025 RHS graduate and descendant of Harvey Parish, original homesteader of Johnstown.

The November 2025 minutes were approved. The financial reports for November and December were reviewed, ending with the approval of December 2025 as follows:

December beginning balance	\$ 69,746.19	Petty Cash beginning balance	\$ 1,261.37
Inflow	224,588.59 (40,000 from CO Trust)		-0-
Outflow	293,252.52		-0-
Ending balance	\$ 1,082.26		\$ 1,261.37
CO Trust: \$ 13,002,577.51			

Director's Report:

Artist-in-Residence: December- Marie Clayburn with crochet Amigurumis. January- Rich Kness with model trains.

Collections: 389 pounds to Milliken Food Pantry! 2025 totals: 3582 pounds of food, 113 flags for VFW and 199 eye glasses for Lion's Club.

RHS Outreach: Dylann presented update-opened January 7th, 128 books-80 purchased by us, averaging 5 visitors a day and 2 checkouts a week, RHS student Lily is in charge over the lunch hour. Dylann will be making contact with the English teachers and facilitating advertising on the school wide broadcast.

Documentation: Dylann shared the new 'Hiring Process' document. Delka is updating 'Job Descriptions' and shared Library Assistant's description and duties. Dylann and Delka are doing a thorough job and validating the documents as they continue the process of reviewing applicants for current openings.

Becker/Dee property: Kristi's family discovered treasures in the attic. With assistance from her family, Kristi has turned the house into a training center-removed carpet and tack strips (with grandson Wesley's help), SIL fixed a water leak, she added rugs and an air purifier, and facilitated increased electrical capacity-new equipment designated for Milliken will be set up and tested as the staff readies to populate Milliken Public Library.

Town of Johnstown: Asking for input from Library Board regarding the Public Art Plan-Kristi will attempt to schedule a time. Discussion about how Parish Avenue Corridor Plan may affect Becker/Dee property development. Review of MOU and plan to move forward.

Milliken Public Library: Wember personnel changes impacting our confidence level. Kristi and Heather shared examples from the furniture package they are working on.

Safety Improvement Guidelines: HPLD offering monies for safety--outdoor cameras? ... parking lot lighting?

Staff: New hire Sydney Wagner. Monica Johnson has asked to temporarily continue as part time instead of increasing to full time due to family needs.

Meeting was adjourned at 9:10 pm. Next meeting will be February 17, 2026 at 6:30 pm.

November/December statistics: Johnstown: door count—8176/10127 circulation—8316/8123
(vacated Dec 17) Milliken: door count—310/191 circulation—286/190

Respectfully submitted, Sheryl Ballard - Secretary

January 30, 2026

Special meeting of the Glenn A. Jones, M.D. Memorial Library Board was called to order at 4 pm. Chad Young, Debi Sauer, Jenna Hall, Heather Farquhar, Sheryl Ballard and Director Kristi Plumb were in attendance.

Discussion regarding HPLD Owner's Representative for Milliken Public Library project – logistics of dismissing Wember and finishing the project with Level Five.

Pending review of contract with Wember, Heather made the motion to move forward with Level 5. Jenna seconded the motion and it passed unanimously. Debi and Kristi will find the contract and distribute via email for final approval.

Meeting was adjourned at 5 pm.

Respectfully submitted, Sheryl Ballard - Secretary

		Statemen						
YMCA Of Northern Colorado - Johnstown								
02/01/2026 - 02/28/2026								
		Period 2 February 2026				Year to Date 2026		
	Account Name	Actual	Budget	\$ Variance	% Variance	Actual	Budget	Annual Budget
Revenue								
	Contributions	665	13,125	(12,460)	(94.93%)	1,010	13,125	75,000
	Program Revenue	103,532	110,305	(6,773)	(6.14%)	187,184	201,407	1,303,155
	Membership Revenue	129,828	146,926	(17,098)	(11.64%)	252,693	286,943	1,765,523
	Rental Income	12,581	8,058	4,523	56.13%	21,748	17,317	98,200
	Merchandise/Food Sales	0	0	0	0.00%	0	0	0
	Other Revenue	17	0	17	0.00%	17	0	0
	Total Unrestricted Revenue	246,623	278,414	(31,791)	-11.42%	462,652	518,792	3,241,878
	Total Restricted Revenue	0	0	0	0.00%	0	0	0
	Total Revenue	246,623	278,414	(31,791)	(11.42%)	462,652	518,792	3,241,878
Expenses								
	Salaries & Wages	128,925	128,394	531	0.41%	236,324	247,900	1,766,777
	Employee Benefits	9,706	7,726	1,980	25.63%	16,815	15,341	97,938
	Payroll Taxes	7,708	13,332	(5,624)	(42.18%)	14,441	26,025	168,120
	Program Supplies	8,365	3,053	5,312	173.99%	14,188	5,587	39,620
	Occupancy	36,083	66,335	(30,252)	(45.60%)	103,650	122,827	771,483
	Office Expenses	2,220	1,824	396	21.71%	4,706	3,648	21,887
	Transportation	850	925	(75)	(8.11%)	1,700	1,850	11,100
	Conferences & Training	155	183	(28)	(15.30%)	155	367	3,700
	Organizational Dues	0	875	(875)	(100.00%)	0	1,750	10,500
	Miscellaneous Expense	595	117	478	408.55%	595	233	1,400
	Depreciation	1,229	1,229	0	0.00%	2,459	2,459	14,753
	Intra Y Allocation	30,058	34,271	(4,213)	-12.29%	60,440	65,483	444,814
	Total Expenses	225,894	258,264	(32,370)	-12.53%	455,473	493,470	3,352,094
	Change in Net Assets	20,729	20,150	579	2.87%	7,179	25,322	(110,216)
	Johnstown Subsidy Received	41,666.67				83,333.34	83,333.34	500,000.00
	Notes - Budget Variance Overview:							
	1) Contributions are \$12,460 below budget due to timing - fully expect this to be rectified in coming months.							
	2) Program variance of \$6,773 is also timing. New CRM / Operating System properly accounts for deferred revenue as opposed to old system.							
	3) Membership revenue is lower than budget due to higher than anticipated financial assistance and lower family memberships.							
	4) Occupancy expense is \$30,252 lower than budget - some timing and some significant savings.							

IN THIS NEWSLETTER

What's Moving On US 34

- The Ranch Master Plan Update: New EV Charging Stations Now Open
- TMO partners with NoCo works to enhance employer resources
- Special Olympics Polar Plunge taking place on April 18

Your TMO in Action

- TMO partners with Drivers Cooperative Colorado to strengthen community engagement
- Winter Bike to Work Day Recap
- GoNoCo34 Introduces new CAP Program

What's Moving Along the US 34 Corridor

ALL THE UPDATES YOU NEED FROM THE CITIES WE SERVE.

Plug in, Enjoy the Show: New EV charging Stations Now Open at the Ranch



Eight new Level 2 EV charging ports are now open to the public at The Ranch in the front row of Lot B, located between the Pedersen Toyota Center and Blue Arena, and available 24/7.

As of December 3, 2025, eight Level 2 EV charging ports at The Ranch are open to the public, giving visitors a convenient way to charge up while they're already parked for an event, practice, meeting, or weekend outing.

The chargers are located in the front row of Lot B, between the Pedersen Toyota Center and Blue Arena, and are available 24/7. These chargers support Larimer County's commitment to cleaner transportation solutions, helping promote cleaner air and reduce greenhouse gas emissions. All chargers are part of the ChargePoint network and are partially funded by a Charge Ahead Colorado grant.

EV charging isn't just a "nice-to-have." It's one more step toward a transportation system that works better for everyone along the corridor. It also supports Larimer County's commitment to cleaner transportation solutions by helping reduce greenhouse gas emissions and improve air quality over time. And because charging happens while you're already parked, it's a smart use of time that makes "charge time" feel like no time at all.

For upcoming events, Phase II master plan information, and more, visit The Ranch Master Plan website: <https://www.treventscomplex.com/>

NoCo Works Partnership



Improving access to workforce resources across Northern Colorado—together.

NoCo Works was created to make workforce resources easier to find across Northern Colorado, especially for people and organizations navigating a complex system of support.

Many valuable programs exist, but they are often spread out, making access and awareness a challenge for communities and employers alike.

By organizing these resources in one regional platform, NoCo Works helps close that gap. Partnering with GoNoCo34 strengthens this effort along the US 34 corridor by improving visibility, coordination, and connection for the communities that rely on shared workforce solutions.

Special Olympics Polar Plunge

Join the fun at one of Windsor’s coolest community events! Whether you’re cheering from the sidelines or taking the plunge yourself, this action-packed day brings the community together in support of Special Olympics Colorado athletes.



Join the TMO and Windsor Polar Plunge on April 18, 2026
Are YOU ready to take a plunge for inclusion? Register and donate today to show your support!

The GoNoCo34 TMO is a proud sponsor of this community event. If you are onsite whether as a spectator or a plunger, stop by our table to learn about all the transportation programming, education and resources the TMO has to offer!

Want full event details or to register? Click [here](#) to visit the event website to learn more.

Your TMO in Action



TMO AND DRIVERS COOPERATIVE PARTNERSHIP

The Drivers Cooperative Colorado aims to generate social mobility through a worker co-op owned, driven, and anchored by CO rideshare drivers. We are committed to:

- Closing the wealth gap by offering just and equitable wages
- Providing inclusive, reliable, safe, and affordable transport to CO’s underserved communities
- Drive broader social transformation by delivering a locally owned, competitive rideshare alternative for Coloradans
- For more information, visit <https://www.coloradodrivers.coop/>

WINTER BIKE TO WORK DAY RECAP

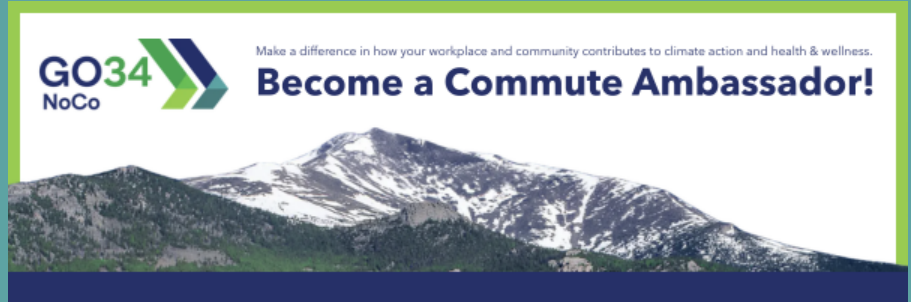
The TMO partnered with the City of Loveland, Visit Loveland and received sponsorship from the Loveland Economic Development team to host the first annual Winter Bike to Work Day breakfast station on February 13, 2026. Located in downtown Loveland and joined by partners such as Blend Nutrition, Pulse, Breakaway Cycles, and the City of Loveland Volunteer Police, we were out there celebrating winter biking, fueling riders with breakfast burritos, fruit, granola bars, coffee, and water. Regardless of weather, the TMO is passionate about championing biking as a year-round, alternative mode of transportation for commuting and fun! This event gave us the opportunity to come together, celebrate our participating riders and build community for the City of Loveland.



GONOCO34 INTRODUCES NEW CAP PROGRAM

The GoNoCo34 TMO is excited to introduce the Commute Ambassador Program (CAP), a new initiative designed for employees along the US-34 corridor who are interested in promoting more sustainable and accessible transportation options in the Northern Colorado region.

Commute Ambassadors serve as a bridge between their company and the GoNoCo34 TMO, helping share resources, information, and opportunities that make it easier for employees to access more shared and active transportation options like transit, carpooling, vanpooling, biking, and walking. Ambassadors will receive support, tools, and additional access to resources to help improve mobility, and strengthen sustainability efforts within their workplace.



The Commute Ambassador Program supports employers in addressing the corridor's growing transportation challenges by focusing on:

- Expanding access to reliable commute options
- Reducing air pollution and company carbon footprints
- Decreasing traffic congestion and parking demand
- Improving employee retention and overall commute satisfaction
- Enhancing affordability, flexibility, and mobility for the local workforce
- Contributing to regional economic growth and environmental sustainability

Commuter Toolbox



[MARK YOUR
CALENDARS](#)



[KNOW YOUR
OPTIONS](#)



[LEARN ABOUT
MEMBERSHIP](#)

The one-stop-shop for all your transportation needs along the US 34 Corridor.

GoNoCo34 TMO is here to help employees, residents, and visitors with sustainable transportation options to help **reduce congestion, improve air quality, enhance safety, and make it easier for people to get around.**

Stay Connected!

