



Town of Johnstown

TOWN COUNCIL REGULAR MEETING

450 S. Parish, Johnstown, CO

Monday, June 20, 2022 at 7:00 PM

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

AGENDA

CALL TO ORDER

Pledge of Allegiance

ROLL CALL

AGENDA APPROVAL

PUBLIC COMMENT

Members of the audience are invited to speak at the Council meeting. Public Comment is reserved for citizen comments on items not contained on the printed agenda. Citizen comments are limited to three (3) minutes per speaker. When several people wish to speak on the same position on a given item, they are requested to select a spokesperson to state that position.

CONSENT AGENDA

The Consent Agenda is a group of routine matters to be acted on with a single motion and vote. Council or staff may request an item be removed from the Consent Agenda and placed on the Regular Agenda for discussion.

- [1.](#) June 6, 2022 Minutes
- [2.](#) May 2022 Financial Statements
- [3.](#) List of Bills - June 2022
- [4.](#) Resolution 2022-26 A Resolution Authorizing The Deposit of Town Funds At Banks Designated by the Banking Board As Eligible Public Depositories
- [5.](#) Resolution 2022-27 Finding Substantial Compliance for Initiating Annexation Proceedings and Setting a Public Hearing Date for the SunCatcher Annexation
- [6.](#) First Amendment to Agreement Concerning Purchase and Sale of Real Property for Ledge Rock Center Commercial

TOWN MANAGER REPORT

TOWN ATTORNEY REPORT

PUBLIC HEARING

- [7.](#) Ordinance No. 2022-232 Approving a Change of Zone for Property known as North Ledge Rock Center to PUD-MU

COUNCIL REPORTS AND COMMENTS

MAYOR'S COMMENTS

EXECUTIVE SESSION

8. For the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(e). Economic Development

ADJOURN

AMERICANS WITH DISABILITIES ACT NOTICE

In accordance with the Americans with Disabilities Act, persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at (970) 587-4664 within 48 hours prior to the meeting in order to request such assistance.

The Community That Cares

www.TownofJohnstown.com

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



Town of Johnstown

TOWN COUNCIL REGULAR MEETING
450 S. Parish, Johnstown, CO
Monday, June 6, 2022 at 7:00 PM

MINUTES

CALL TO ORDER

Mayor Lebsack called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

ROLL CALL

Present

Mayor Gary Lebsack

Councilmember Damien Berg

Councilmember Troy Mellon

Councilmember Jesse Molinar Jr.

Councilmember Dianne Morris

Councilmember Chad Young

Absent

Councilmember Vanessa Dominguez

AGENDA APPROVAL

Motion made by Councilmember Berg, seconded by Councilmember Mellon to approve the agenda. Motion carried with a unanimous vote.

SPECIAL PRESENTATIONS

Ace Hardware was honored as June Business of the Month

PUBLIC COMMENT

Robin Denman of 601 N. 1st Street shared concerns about the noise and dust caused from the construction on her street, also expressed concerns about the rooster that constantly crows and can be heard in her neighborhood.

Pam Douglas of 5 Lindenwood shared her concerns about the current growth in the town, decline in the quality of homes and neighborhoods that are currently under construction.

CONSENT AGENDA

Motion made by Councilmember Molinar Jr., seconded by Councilmember Berg to approve the consent agenda. Motion carried with a unanimous vote.

- May 16, 2022 minutes
- Subdivision Development and Improvement Agreement Whitehall Subdivision Filing No. 1
- Subdivision Development and Improvement Agreement Thompson River Ranch Filing No. 15

June 6, 2022

Page 2

PUBLIC HEARING

1. Resolution 2022-20 Approving Amendments to the Iron Horse Design Guidelines – Mayor Lebsack opened the public hearing at 7:15 and heard from staff. This is a request from Centerra Commercial, LLC to amend some minor items and address a number of additional issues. Representatives from the developer was present to answer questions. Having no public comments, the hearing closed at 7:48 p.m. Motion made by Councilmember Mellon the conditional use for motor vehicle sales be removed and returned to the list of non-permitted uses. The motion died due to a lack of a second. Motion made by Councilmember Molinar Jr., seconded by Councilmember Morris to approve Resolution 2022-20. Motion carried with 5 votes in favor, Councilmember Mellon voted no.

Councilmember Mellon excused himself from the rest of the meeting.

Councilmember Morris recused herself from the meeting as her home is in close proximity of the Purvis Farm development.

2. Resolution 2022-21, Approving the Preliminary/Final Subdivision Plat and Final Development Plan for Purvis Farm – Mayor Lebsack opened the public hearing at 7:59 p.m. and heard from staff. The developer 6037 Johnstown, LLC is requesting consideration of the Preliminary and Final Subdivision Plat and Development Plan for 109.8 acres. The development will be a mixed use of residential and commercial. Representatives from the development were present to answer questions. Numerous neighbors of the development spoke against the project. Concerns where drainage, devaluation of their homes, not quality development, traffic concerns, and the developer not being a good neighbor in reference to not maintaining the weeds growing in the development. Having no further comments, the hearing closed at 9:46 p.m. Based upon findings and analysis presented at this hearing, motion made by Councilmember Berg, seconded by Councilmember Molinar Jr. to approve Resolution 2022-21. Motion carried with 3 votes in favor, Councilmember Young voted no.

Mayor Lebsack recessed the meeting for 5 minutes at 9:46 p.m.

3. Resolution 2022-22 Approving the Preliminary/Final Subdivision Plat and Preliminary/Final Development Plan for Pautler Farms Estates – Mayor Lebsack opened the public hearing at 10:06 p.m. and heard from staff. The developer PFI Properties, is requesting consideration of the Preliminary and Final Subdivision Plat and Development Plan for approximately 12 acres adjacent to the Pioneer Ridge subdivision for 11 single-family homes. Having no public comments, the hearing closed at 10:10 p.m. Based upon findings and analysis presented at this hearing, motion made by Councilmember Morris, seconded by Councilmember Young to approve Resolution 2022-22. Motion carried with a unanimous vote.

4. Resolution 2022-23 Approving the Amended and Restated Service Plan for Ledge Rock Center Residential Metropolitan District No. 1 – Mayor Lebsack opened the public hearing at 10:11 p.m. and heard from staff. A Service Plan for the Ledge Rock Center Residential Metropolitan District No. 1 was previously approved by Town Council, with a provision the district was not entitled to issue debt until the Town Council approves an Amended and Restated Service Plan. Having no comments, the public hearing closed at 10:21 p.m. Motion made by Councilmember Young, seconded by Councilmember Molinar Jr. to approve Resolution No. 2022-23, a Resolution Approving the Amended and Restated Service Plan for Ledge Rock Center Residential Metropolitan District No. 1 and authorize the Town Attorney and Town Manager to make minor modifications to the service plan. Motion carried with a unanimous vote.

June 6, 2022

Page 3

5. Resolution 2022-24 Approving the Amended and Restated Service Plan for Ledge Rock Center Residential Metropolitan District No. 2 – Mayor Lebsack opened the public hearing at 10:22 p.m. Having no public comments, the hearing closed at 10:26 p.m. A Service Plan for the Ledge Rock Center Residential Metropolitan District No. 2 was previously approved by Town Council, with a provision the district was not entitled to issue debt until the Town Council approves an Amended and Restated Service Plan. Having no public comments, the hearing closed at 10:26 p.m. Motion made by Councilmember Berg, seconded by Councilmember Young, to approve Resolution 2022-24, a Resolution Approving the Amended and Restated Service Plan for Ledge Rock Center Residential Metropolitan District No. 2 and authorize the Town Attorney and Town Manager to make minor modifications to the service plan. Motion carried with a unanimous vote.

6. Resolution 2022-25 Approving the Amended and Restated Service Plan for Ledge Rock Center Commercial Metropolitan District – Mayor Lebsack opened the public hearing at 10:27 p.m. and heard from staff. A Service Plan for the Ledge Rock Center Commercial Metropolitan District was previously approved by Town Council, with a provision the district was not entitled to issue debt until the Town Council approves an Amended and Restated Service Plan. Having no public comments, the hearing closed at 10:37 p.m. Motion made by Councilmember Berg, seconded by Councilmember Morris, to approve Resolution 2022-25, a Resolution Approving the Amended and Restated Service Plan for Ledge Rock Center Commercial Metropolitan District and authorize the Town Attorney and Town Manager to make minor modifications to the service plan. Motion carried with a unanimous vote.

NEW BUSINESS

1. Subdivision Development and Improvement Agreement for Ledge Rock Center Commercial, with Ledge Rock Center, LLC and the Ledge Rock Center Commercial Metropolitan District – This agreement addresses obligations related to specific public improvements which directly impact the commercial areas of Ledge Rock Center. Motion made by Councilmember Molinar Jr., seconded by Councilmember Young to approve the Subdivision Development and Improvement Agreement for Ledge Rock Center Commercial, with Ledge Rock Center, LLC, and Ledge Rock Center Commercial Metropolitan District. Motion carried with a unanimous vote.

2. Escrow Agreement (2022 Special Revenue Series A and Series B Bonds Ledge Rock Center Commercial Metropolitan District) The Escrow Agreement directs how the bond funds will be released to the Ledge Rock Center Commercial Metropolitan District and the developer. Motion made by Councilmember Young, seconded by Councilmember Berg to approve the Escrow Agreement for Ledge Rock Center Commercial, authorize the Town Manager and Town Attorney to revise the Escrow Agreement, if warranted, after the issuance of bonds by the Ledge Rock Center Commercial Metropolitan District to modify the allocation of bond proceeds between the Bond Proceeds Account and Developer Funds Account, and thereafter authorize the mayor to execute the Escrow Agreements. Motion carried with a unanimous vote.

3. Operations and Maintenance Intergovernmental Agreement for Ledge Rock Center Commercial – This agreement sets forth the Ledge Rock Center Commercial Metropolitan District's obligations regarding the public improvements at the Ledge Center commercial development. Motion made by Councilmember Molinar Jr., seconded by Councilmember Morris to approve the Operations and Maintenance Intergovernmental Agreement for Ledge Rock Center Commercial and authorize the mayor to execute both agreements. Motion carried with a unanimous vote.

June 6, 2022

Page 4

4. Subdivision Improvement and Development Agreement with Pautler LLC for Pautler Farms Estates Subdivision – The agreement is the Town’s standard agreement and requires payment of fees and taxes, and construction of all improvements in accordance with Town-approved development plans and construction plans. Motion made by Councilmember Berg, seconded by Councilmember Young to approve the Subdivision Development and Improvement Agreement for Pautler Farms Estates. Motion carried with a unanimous vote.

5. Water and Sewer Service Agreement with Pautler LLC for Pautler Farms Estates Subdivision – Motion made by Councilmember Young, seconded by Councilmember Molinar Jr. to approve the Water and Sewer Service Agreement for Pautler Farms Estates. Motion carried with a unanimous vote.

Councilmember Dianne Morris recused herself from the meeting.

6. Subdivision Development and Improvement Agreement for Purvis Farm – 6037 Johnstown LLC – The agreement is the Town’s standard agreement and requires payment of required fees and taxes, and construction of all improvements in accordance with Town- approved development plans and construction plans. Motion made by Councilmember Berg, seconded by Councilmember Molinar Jr. to approve the Subdivision Development and Improvement Agreement for Purvis Farm. Motion carried with 3 votes in favor, Councilmember Young voted no.

7. Water and Sewer Service Agreement – Purvis Farm 6037 Johnstown, LLC – Motion made by Councilmember Molinar Jr., seconded by Councilmember Berg to approve the Water & Sewer Service Agreement for Purvis Farm. Motion carried with a unanimous vote.

EXECUTIVE SESSION

Motion made by Councilmember Berg, seconded by Councilmember Young to convene into Executive Session at 11:19 p.m. to discuss the purchase, of real property interest under C.R.S. Section 24-6-402(4)(a). Motion carried with a unanimous vote.

Mayor Lebsack reopened the meeting at 11:28 p.m. and stated the only item discussed is what was stated in the motion.

ADJOURN

The meeting adjourned at 11:28 p.m.

Mayor

Town Clerk

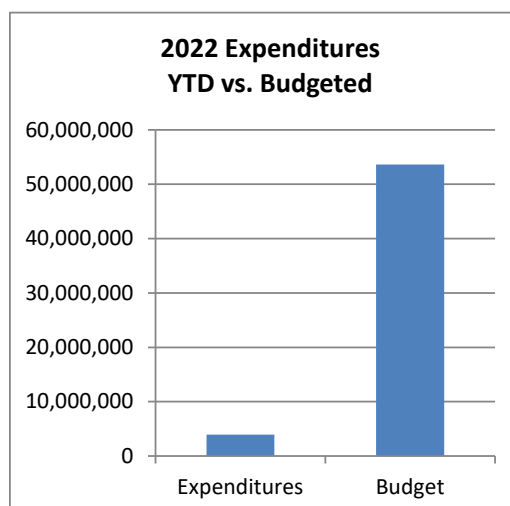
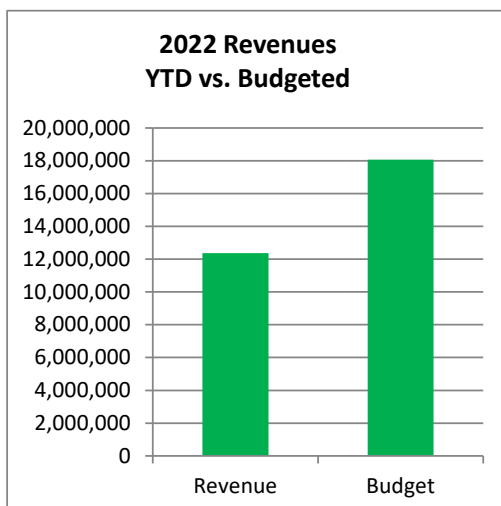
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - General Fund
Period Ending May 31, 2022
Unaudited

Item #2.

General Fund	2022 Actuals May	2022 Adopted Budget	% Complete
Beginning Fund Balance*	68,782,344	68,782,344	
<u>Revenues:</u>			
Taxes & Fees	9,237,994	16,413,716	56.3%
Licenses & Permits	2,410,301	1,156,650	208.4%
Fines & Forfeitures	90,963	160,500	56.7%
Intergovernmental	30,151	25,000	120.6%
Earnings on Investment	39,186	52,500	74.6%
Miscellaneous Revenue	552,936	253,000	218.6%
<i>Transfers In</i>	-	-	
Total Operating Revenues	12,361,532	18,061,366	68.4%
<u>Expenditures:</u>			
Legislative	510,617	932,500	54.8%
Town Manager	272,770	1,644,593	16.6%
Town Clerk	168,287	509,750	33.0%
Finance	182,923	417,510	43.8%
Planning	178,060	759,878	23.4%
Reimbursements	214,561	300,000	71.5%
Building Inspections	92,831	271,400	34.2%
Police	1,614,346	4,878,580	33.1%
Public Works	156,947	761,200	20.6%
Buildings	82,119	293,250	28.0%
<i>Transfers Out</i>	474,081	42,837,000	1.1%
Total Expenditures	3,947,542	53,605,661	7.4%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	8,413,990	(35,544,295)	
Prior Period Adjustment			
Ending Fund Balance*	77,196,334	33,238,049	

* - Unaudited

41% of the fiscal year has elapsed



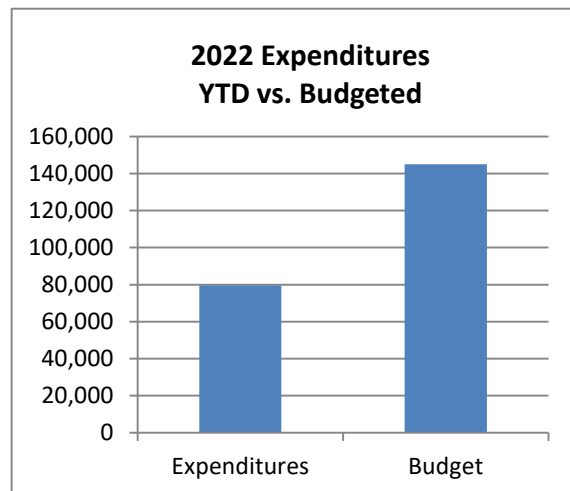
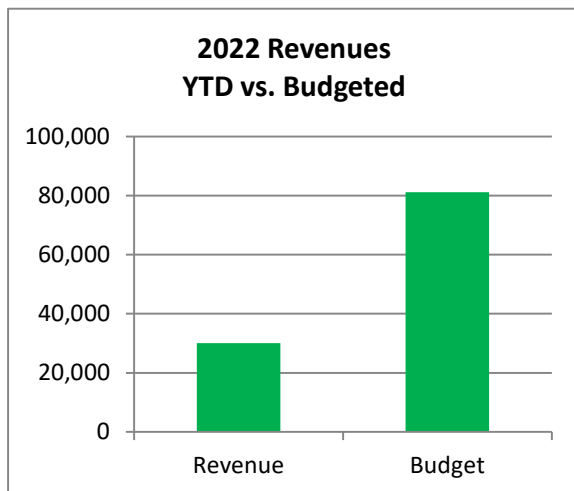
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Conservation Trust Fund
Period Ending May 31, 2022
Unaudited

Item #2.

Conservation Trust Fund	2022 Actuals May	2022 Adopted Budget	% Complete
Beginning Fund Balance*	100,051	100,051	
Revenues:			
Intergovernmental	30,004	81,100	37.0%
Earnings on Investment	22	50	44.1%
Total Operating Revenues	30,026	81,150	37.0%
Expenditures:			
Operations	-	-	
Capital Outlay	79,593	145,000	54.9%
Total Expenditures	79,593	145,000	54.9%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	(49,567)	(63,850)	
Ending Fund Balance*	50,484	36,201	

* - Unaudited

41% of the fiscal year has elapsed



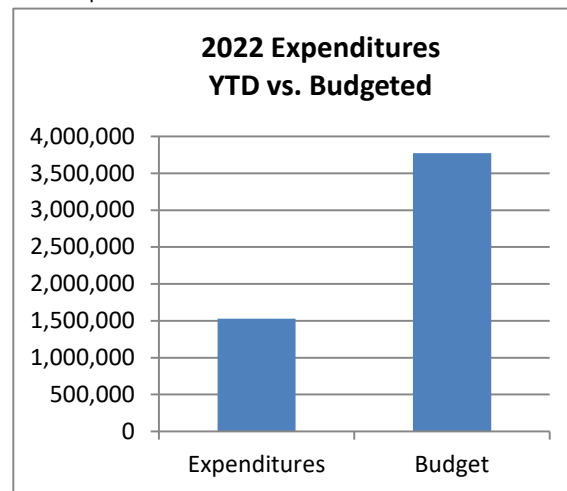
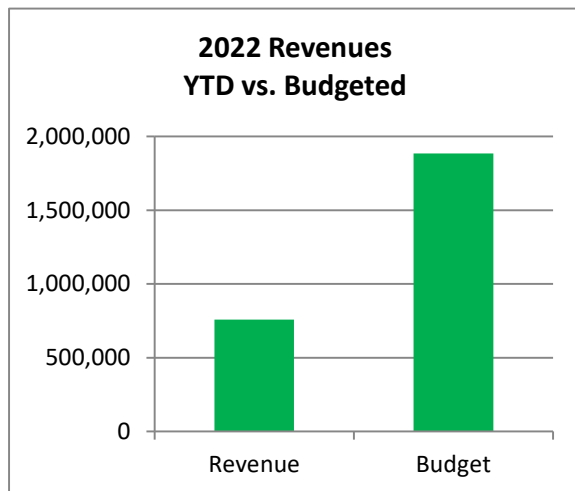
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Parks and Open Space Fund
Period Ending May 31, 2022
Unaudited

Item #2.

	2022 Actuals May	2022 Adopted Budget	% Complete
Parks and Open Space Fund			
Beginning Fund Balance*	7,672,201	7,672,201	
<u>Revenues:</u>			
Taxes & Fees	723,511	498,150	145.2%
Miscellaneous Revenue	31,071	222,000	14.0%
Transfers In	0	1,162,000	0.0%
Total Operating Revenues	757,742	1,884,650	40.2%
<u>Expenditures:</u>			
Operations	143,054	1,037,550	13.8%
Capital Outlay	1,386,400	2,737,000	50.7%
Transfers Out	-	-	
Total Expenditures	1,529,454	3,774,550	40.5%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	(771,711)	(1,889,900)	
Ending Fund Balance*	6,900,490	5,782,301	

* - Unaudited

41% of the fiscal year has elapsed



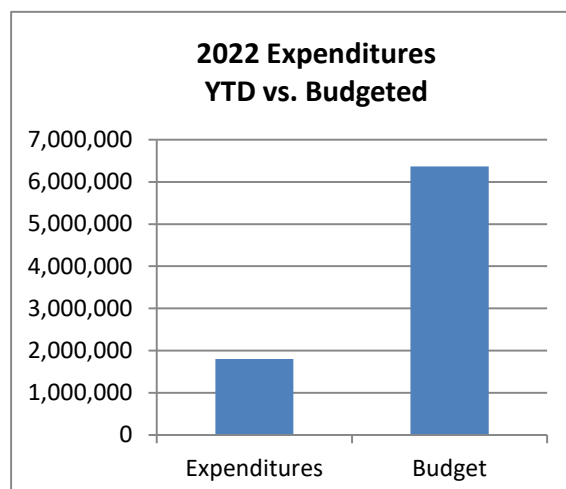
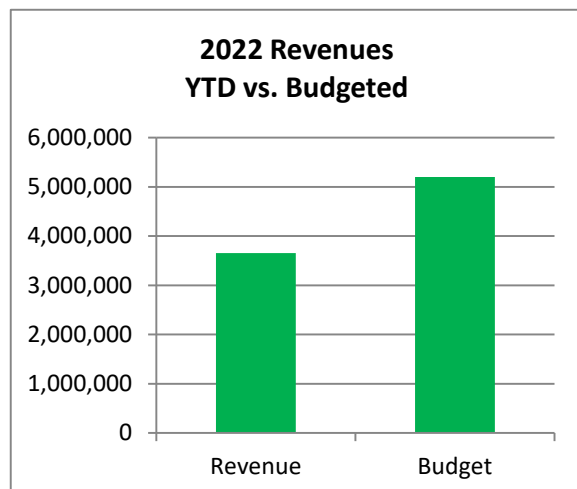
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Street and Alley Fund
Period Ending May 31, 2022
Unaudited

Item #2.

Street and Alley Fund	2022 Actuals May	2022 Adopted Budget	% Complete
Beginning Fund Balance*	14,843,709	14,843,709	
<u>Revenues:</u>			
Taxes & Fees	1,780,372	3,191,400	55.8%
Intergovernmental	72,504	707,667	10.2%
Charges for Services	392,781	881,000	44.6%
Capital Investment Fees	1,335,458	420,550	317.6%
Earnings on Investment	7,451	2,000	372.5%
Miscellaneous Revenues	67,881	-	0.0%
Total Operating Revenues	<u>3,656,447</u>	<u>5,202,617</u>	70.3%
<u>Expenditures:</u>			
Operations & Maintenance	629,030	3,599,400	17.5%
Capital	<u>1,173,065</u>	<u>2,769,000</u>	42.4%
Total Expenditures	<u>1,802,095</u>	<u>6,368,400</u>	28.3%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	<u>1,854,353</u>	<u>(1,165,783)</u>	
Ending Fund Balance*	<u>16,698,062</u>	<u>13,677,926</u>	

* - Unaudited

41% of the fiscal year has elapsed



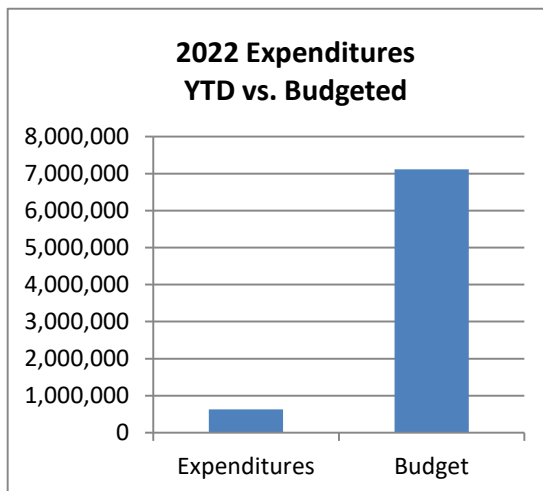
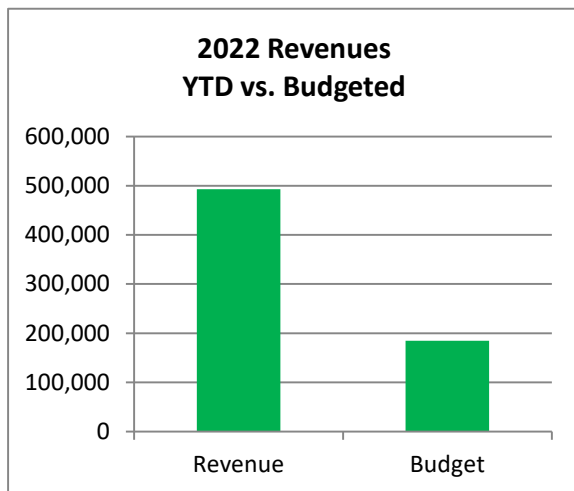
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Capital Projects Fund
Period Ending May 31, 2022
Unaudited

Item #2.

	2022 Actuals May	2022 Adopted Budget	% Complete
Capital Projects Fund			
Beginning Fund Balance*	14,413,606	14,413,606	
<u>Revenues:</u>			
Taxes and Fees	479,316	240,000	199.7%
Miscellaneous Revenue	-	-	
Interest	13,464	4,500	299.2%
Transfers In	-	(60,000)	0.0%
Total Operating Revenues	492,780	184,500	267.1%
<u>Expenditures:</u>			
Capital Outlay	626,279	7,111,500	0.0%
Transfers Out	-	-	0.0%
Total Expenditures	626,279	7,111,500	8.8%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	(133,499)	(6,927,000)	
Ending Fund Balance*	14,280,107	7,486,606	

* - Unaudited

41% of the fiscal year has elapsed



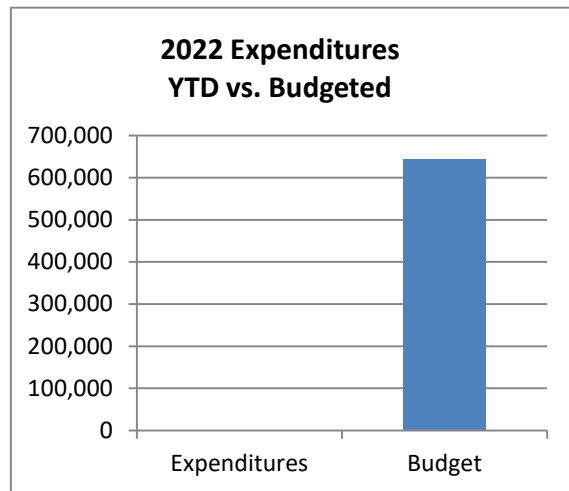
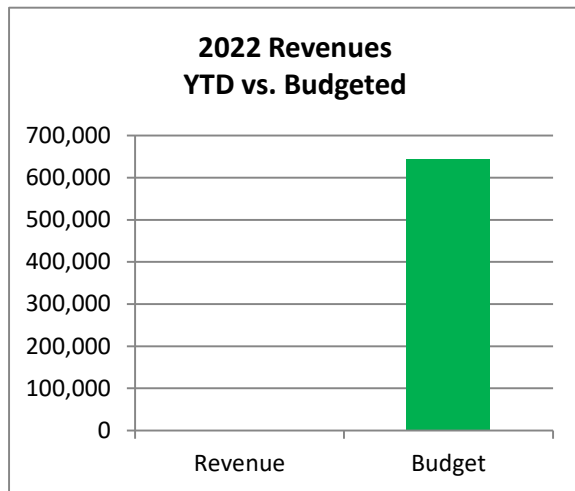
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Tax Allocation Fund
Period Ending May 31, 2022
Unaudited

Item #2.

Tax Allocation Fund	2022 Actuals May	2022 Adopted Budget	% Complete
Beginning Fund Balance*	95,951	95,951	
<u>Revenues:</u>			
Taxes & Fees	-	645,000	0.0%
Earnings on Investment	-	50	0.0%
Total Operating Revenues	-	645,050	0.0%
<u>Expenditures:</u>			
Miscellaneous	-	645,050	0.0%
Total Expenditures	-	645,050	0.0%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	-	-	
Ending Fund Balance*	95,951	95,951	

* - Unaudited

41% of the fiscal year has elapsed



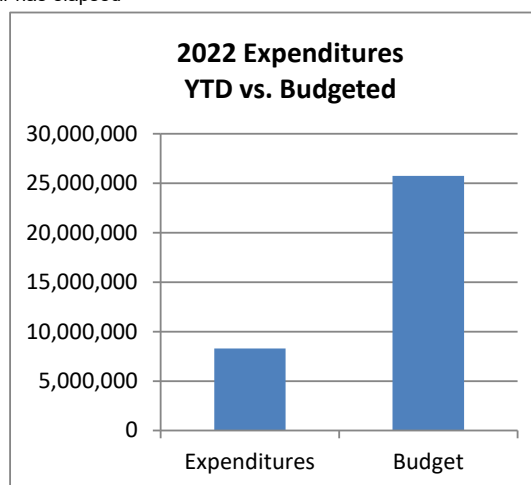
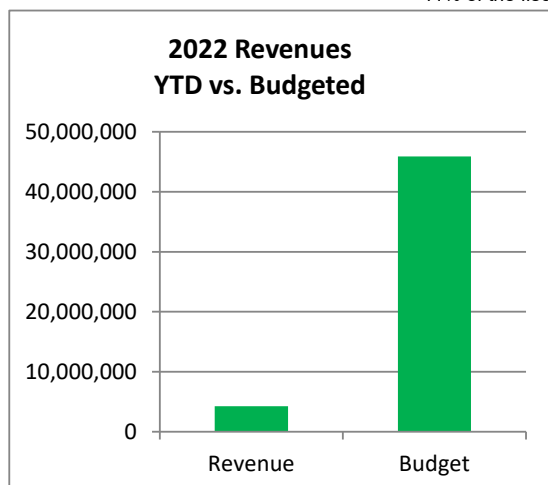
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Water Fund
Period Ending May 31, 2022
Unaudited

Item #2.

Water Fund	2022 Actuals May	2022 Adopted Budget	% Complete
Beginning Cash Balance*	21,559,607	21,559,607	
<u>Revenues:</u>			
Charges for Services	1,552,892	3,838,700	40.5%
Total Operating Revenues	1,552,892	3,838,700	40.5%
<u>Expenses:</u>			
Administration	79,204	428,650	18.5%
Operations	1,087,917	3,968,650	27.4%
Capital Outlay	6,942,265	20,910,280	33.2%
Depreciation	181,162	425,000	42.6%
Transfers Out	-	-	
Total Operating Expenses	8,290,547	25,732,580	32.2%
Operating Income (Loss)	(6,737,655)	(21,893,880)	
<u>Non-Operating Revenues (Expenses)</u>			
Tap Fees	1,125,218	1,006,050	111.8%
Capital Investment Fees	1,304,676	850,650	153.4%
Misc. Revenues	243,535	40,179,550	0.6%
Interest Expense	23,682	6,900	343.2%
Total Non-Operating Revenues (Expenses)	2,697,111	42,043,150	6.4%
Excess (Deficiency) of Revenues and Other Sources over Expenses	(4,040,544)	20,149,270	
Ending Cash Balance*	17,519,063	41,708,877	

* - Unaudited

41% of the fiscal year has elapsed



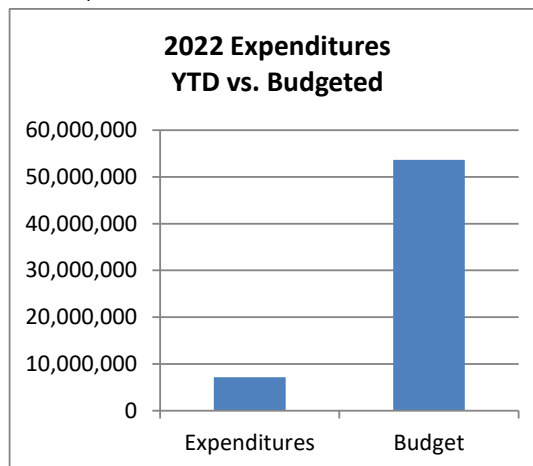
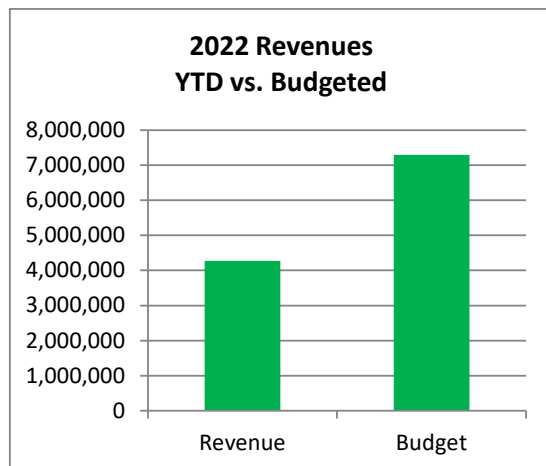
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Sewer Fund
Period Ending May 31, 2022
Unaudited

Item #2.

Sewer Fund	2022 Actuals May	2022 Adopted Budget	% Complete
Beginning Cash Balance*	5,341,829	5,341,829	
<u>Revenues:</u>			
Charges for Services	1,217,304	2,984,000	40.8%
Total Operating Revenues	1,217,304	2,984,000	40.8%
<u>Expenses:</u>			
Administration	75,464	244,050	30.9%
Operations	527,966	1,991,800	26.5%
Capital Outlay	5,506,333	49,189,000	11.2%
Depreciation	95,632	245,000	39.0%
Debt Service	976,575	1,953,150	50.0%
Total Operating Expenses	7,181,969	53,623,000	13.4%
Operating Income (Loss)	(5,964,665)	(50,639,000)	
<u>Non-Operating Revenues (Expenses)</u>			
Capital Improvement Fees	2,974,910	2,396,740	124.1%
Misc. Revenues	18,900	1,915,000	1.0%
Interest Expense	62,349	1,200	5195.7%
Debt Proceeds	-	-	
Total Non-Operating Revenues (Expenses)	3,056,159	4,312,940	70.9%
Excess (Deficiency) of Revenues and Other Sources over Expenses	(2,908,507)	(46,326,060)	
Ending Cash Balance*	2,433,322	(40,984,231)	

* - Unaudited

41% of the fiscal year has elapsed



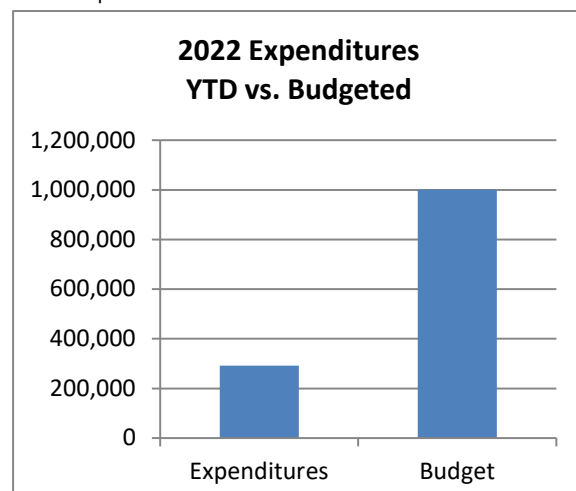
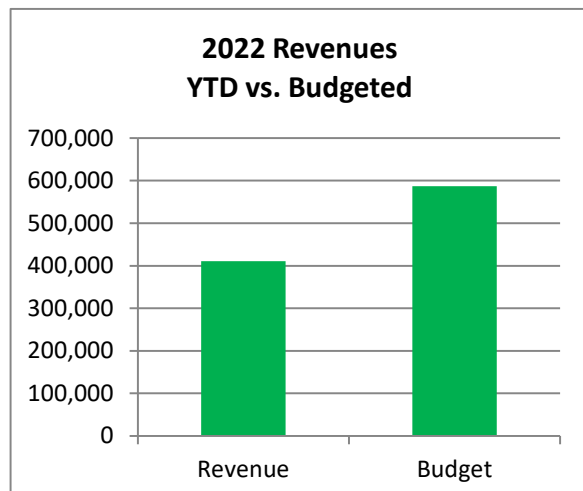
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Drainage Fund
Period Ending May 31, 2022
Unaudited

Item #2.

Drainage Fund	2022 Actuals May	2022 Adopted Budget	% Complete
Beginning Cash Balance*	3,732,384	3,732,384	
<u>Revenues:</u>			
Charges for Services	204,433	475,900	43.0%
Total Operating Revenues	204,433	475,900	43.0%
<u>Expenses:</u>			
Administration	50,674	156,765	32.3%
Operations	53,126	364,100	14.6%
Capital Improvements	188,293	480,000	39.2%
Transfer Out	-	-	
Total Operating Expenses	292,093	1,000,865	29.2%
Operating Income (Loss)	(87,660)	(524,965)	
<u>Non-Operating Revenues (Expenses)</u>			
Capital Revenues	203,522	110,000	185.0%
Misc. Revenues	-	-	
Interest Expense	2,616	1,000	261.6%
Total Non-Operating Revenues (Expenses)	206,138	111,000	185.7%
Excess (Deficiency) of Revenues and Other Sources over Expenses	118,478	(413,965)	
Ending Cash Balance*	3,850,862	3,318,419	

* - Unaudited

41% of the fiscal year has elapsed



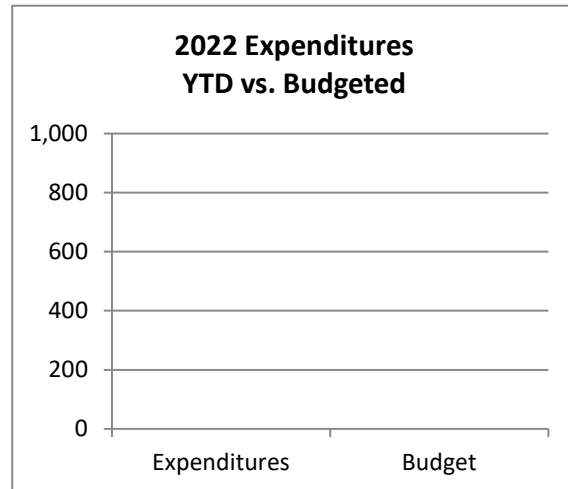
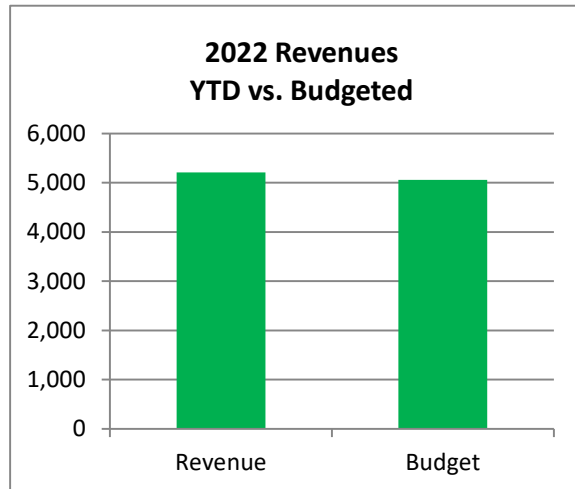
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Cemetery Perpetual Fund
Period Ending May 31, 2022
Unaudited

Item #2.

Cemetery Perpetual Fund	2022 Actuals May	2022 Adopted Budget	%
Beginning Fund Balance*	153,817	153,817	Complete
<u>Revenues:</u>			
Miscellaneous Revenue	5,085	5,000	101.7%
Earnings on Investment	123	60	205.2%
Total Operating Revenues	5,208	5,060	102.9%
<u>Expenditures:</u>			
Operations & Maintenance	-	-	
Capital Outlay	-	-	
Transfers Out	-	-	
Total Expenditures	-	-	
Excess (Deficiency) of Revenues and Other Sources over Expenditures	5,208	5,060	
Ending Fund Balance*	159,025	158,877	

* - Unaudited

41% of the fiscal year has elapsed



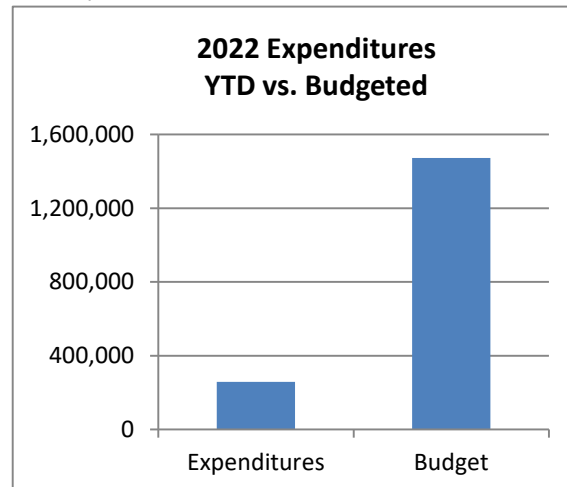
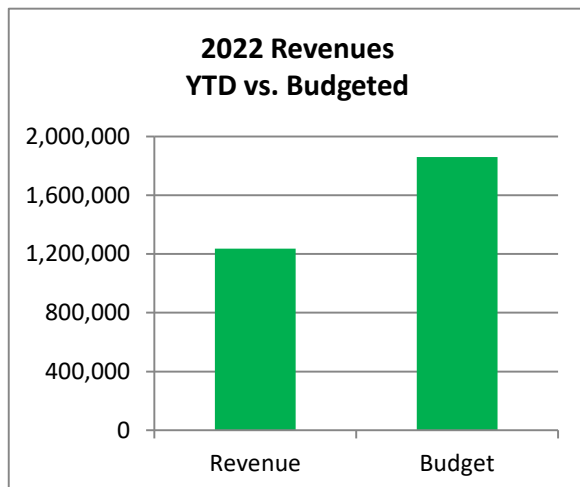
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Library Fund
Period Ending May 31, 2022
Unaudited

Item #2.

Library Fund	2022 Actuals May	2022 Adopted Budget	% Complete
Beginning Fund Balance*	6,613,408	6,613,408	
<u>Revenues:</u>			
Intergovernmental	106,091	488,959	21.7%
Miscellaneous Revenue	110	11,000	1.0%
Capital Investment Fees	485,325	215,000	225.7%
Interest	4,537	5,000	90.7%
<i>Transfers In</i>	639,597	1,140,000	56.1%
Total Operating Revenues	1,235,661	1,859,959	66.4%
<u>Expenditures:</u>			
Operations	257,424	1,472,000	17.5%
Capital Outlay	-	-	0.0%
Total Expenditures	257,424	1,472,000	17.5%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	978,237	387,959	
Ending Fund Balance*	7,591,645	7,001,367	

* - Unaudited

41% of the fiscal year has elapsed



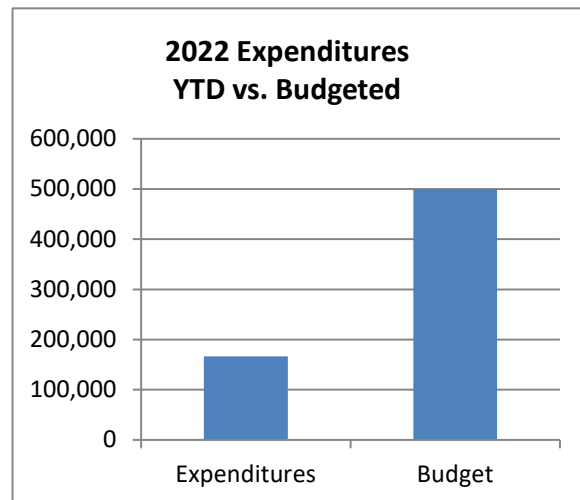
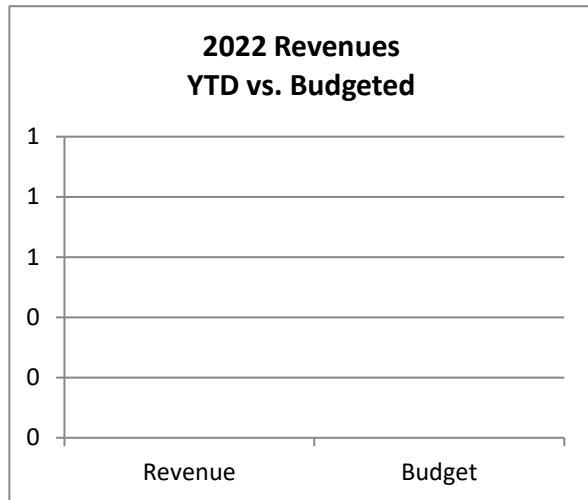
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Recreation Center Fund
Period Ending May 31, 2022
Unaudited

Item #2.

Recreation Center Fund	2022 Actuals May	2022 Adopted Budget	% Complete
Beginning Fund Balance*	922,738	922,738	
<u>Revenues:</u>			
Transfers In	-	-	
Earnings on Investment	-	-	
Total Operating Revenues	-	-	
<u>Expenditures:</u>			
Operations & Maintenance	166,667	500,000	0.0%
Capital Outlay	-	-	
Total Expenditures	166,667	500,000	33.3%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	(166,667)	(500,000)	
Ending Fund Balance*	756,071	422,738	

* - Unaudited

41% of the fiscal year has elapsed



Town of Johnstown
List of Bills - May 6 - June 10, 2022

<u>Vendor</u>	<u>Description</u>	<u>Dept.</u>	<u>Amount</u>
2534 Retail Phase 1, LLC	Reimbursement agreement	ADM	67,535.42
4990 Ronald Reagan LLC	Police substation lease	PD	1,519.75
A Concrete Inc	Garage at water treatment plant	PW	8,600.00
Ace Hardware	Supplies	PW	2,424.13
Adamson Police Products	Uniforms	PD	530.03
Adolfson & Peterson Construction	Hydrant meter deposit refund	ADM	1,500.00
AJ'S Backflow Testing LLC	Backflow testing	PW	1,375.00
All Copy Products, Inc	Copier supplies	ADM/PD	193.15
Allsafe/High Sierra Elevator Inspections	Elevator inspection	PW	135.00
Arnette McCrae	Refund fees	ADM	95.33
Aqua Backflow, Inc.	Supplies	PW	10.00
Aqua Engineering, Inc	Design- Cemetary irrigation	PW	3,500.00
Arapahoe Rental	Supplies	PW	45.65
Bell Gould Linder & Scott, P.C.	Legal services	ADM	1,873.32
BHA Design Incorporated	Design - SH 60	PW	2,275.00
Blayne Banghart	Reimbursement - certification	PW	150.00
Bludot Technologies Inc.	CRM software	ADM	390.00
Brad Dickerson	Reimbursement - uniform	PD	212.00
Browns Hill Engineering & Controls	Scada	PW	9,012.76
Burns & McDonnell Engineering Co Inc.	WTP expansion	PW	293,149.71
Calibre Press	Training	PD	189.00
Canyon Systems, Inc.	Lift station repairs	PW	3,395.12
Card Services	Travel/training/supplies	ALL	31,450.41
Carrot-Top Industries	Supplies	PD	759.52
Caselle, Inc	Software license	ALL	2,000.00
CB&I Group Storage Tanks Solutions LLC	South Tank construction	PW	251,257.99
Central Weld County Water District	Interconnects	PW	1,908.56
CenturyLink	Telephone	PW	249.41
Churchich Recreation LLC	Playground repair	PW	1,741.78
Cintas	Mat supplies/service	ALL	730.64
City of Greeley	Victim advocate	PW	2,000.00
City of Loveland	Meter testing	PW	43.00
CMC Tire	Vehicle supplies	PW	540.00
CMS Mechanical Services	Building maintenance	PW	1,575.00
Colorado Analytical Labs	Lab testing	PW	2,207.60
Colorado Dept of Agriculture	Radar calibration	PD	144.00
Colorado Dept of Public Health	Evidence supplies/permits	PD/PW	2,480.53
Colorado Greenbelt Management	Grounds maintenance	PW	3,220.00
Community Center refunds	Refund of deposits	ADM	1,070.00
Connell Resources, Inc.	SH 60 patching & Central Ph 2 Const.	PW	1,735,740.08
Consolidated Hillsborough Ditch Co	South Tank agreement	PW	25,000.00
Consolidated Home Supply Ditch &	Water legal	ADM	5,368.65
Core & Main	Water meters	PW	7,210.50
D&S Hydroseeding	Supplies	PW	1,307.50

Town of Johnstown
List of Bills - May 6 - June 10, 2022

<u>Vendor</u>	<u>Description</u>	<u>Dept.</u>	<u>Amount</u>
Dana Kepner Co.	Supplies	PW	2,545.00
DBC Irrigation Supply	Supplies	PW	1,603.28
DC Frost Associates, Inc	Equipment maintenance	PW	8,346.50
DeFALCO Construction Co	Old Town project	PW	322,569.91
Denali Water Solutions LLC	Sludge removal	PW	4,288.13
DES Pipeline Maintenance, LLC	Maintenance	PW	900.00
Doug Slocum	Reimbursement - supplies	PD	293.14
DPC Industries Inc	Chemicals	PW	52,172.45
E-470 Public Highway Authority	Travel	PD	18.40
Elevated Cloud Services	Computer software	PD	180.00
Entenmann-Rovin Co.	Uniforms	PD	1,385.30
Envirotech Services, Inc	Chemicals	PW	4,993.92
Ergomed	Employment screening	ADM	865.00
Evergreen Industrial LTD	Water line design	PW	3,950.00
Evoqua Water Technologies LLC	GAC chemicals	PW	95,570.00
FedEx	Shipping	PD	23.88
Ferguson Waterworks	Supplies	PW	173.95
Firestone Complete Auto Care	Vehicle maintenance	PD	2,156.00
First Class Security Systems	Fire system monitoring	PW	257.60
First National Bank	Custodial services	ALL	1,023.09
Frontier Business Products	Supplies	ADM/PD	379.46
Frontier Fertilizer & Chemical	Chemicals	PW	200.00
Gen-Tech of Colorado LLC	Building maintenance	PW	446.75
Glenn A. Jones Library	Library support	ADM	189,632.24
GLH Construction LLC	Hydrant meter deposit refund	ADM	1,500.00
Go Play Inc.	Playground equipment	PW	43,428.80
Gopher Excavation, Inc.	Repair services	PW	7,689.50
Grainger, Inc.	Supplies	PW	2,106.24
Great Western Railway of CO	Crossing agreement	ADM	2,310.00
Greeley Lock and Key	Camera repair & supplies	PW	184.70
Greeley Monument Works Inc	Cemetery maintenance	ADM	800.00
Green Valley Turf Co	Sod	PW	487.20
Gregory Vesta	Travel expenses	ADM	1,153.21
Ground Engineering Consultants, Inc.	Sewer plant materials testing	PW	4,661.50
Hach Company	Lab supplies	PW	35,698.59
Hays Market Inc	Supplies	ADM/PW	302.17
Helton & Williamsen, P.C.	Billback - Engineering services	ADM	5,741.25
Helton & Williamsen, P.C.	Engineering services	ADM	10,903.44
Heritage Window Restoration LLC	JHS reimbursement	ADM	14,882.50
Hill & Robbins, PC	Billback - Legal services	ADM	3,091.50
Hill & Robbins, PC	Legal services	ADM/PW	3,102.00
Horrocks Engineers	Engineering services	PW	1,354.50
IACA	Training	PD	395.00
IMEG Corp	Engineering services	ADM	76,730.01

Town of Johnstown
List of Bills - May 6 - June 10, 2022

<u>Vendor</u>	<u>Description</u>	<u>Dept.</u>	<u>Amount</u>
IMEG Corp	Billback -Engineering services	ADM	34,905.00
Infosend, Inc.	Utility bill printing/newsletter	ADM	3,417.80
Insight North America, LLC	Investment services	ADM	3,013.88
Interstate Battery of the Rockies	Supplies	PW/PD	269.90
Invictus K9, LLC	K9 training	PD	1,400.00
Iron Mountain Towing LTD	Vehicle maintenance	PD	240.00
J&D Creations	Uniforms	PW	836.38
J&T Consulting, Inc.	Johnstown Reservoir dam repair	PW	22,724.85
J-2 Contracting Co.	Johnstown Reservoir dam repair	PW	289,317.74
John Cutler & Associates	Audit	ADM	7,000.00
John Deere Financial	Supplies	PW	1,317.15
Johnstown Breeze	Publications	ADM	1,897.61
Johnstown Clothing & Embroidery	Supplies	ADM	265.94
J-U-B Engineers, Inc.	Engineering services south tank	PW	97,204.87
Kangaroo Express of Longmont, Inc	Lab testing	PW	150.00
Kelly Supply Co	Pipe/supplies	PW	2,748.87
Kinsco, LLC	Uniforms	PD	516.22
Larimer County Sales Tax Administrator	Use Tax - Reimbursement	ADM	15,182.39
Law Office of Avi Rocklin LLC	Legal services	ADM	5,986.30
Law Office of Avi Rocklin LLC	Bill Back - Legal Services	ADM	13,144.70
Lazar, Michael	Municipal Court Judge	ADM	6,375.00
Lefthand Printworks	Supplies	ADM	4,814.00
LG Sonic US, LLC	Equipment maintenance	PW	3,550.00
Little Thompson Water District	Interconnect	PW	4,838.40
Loveland Barricade LLC	Supplies	PW	890.00
Mac Equipment, Inc	Supplies	PW	578.44
Mallory Safety and Supply LLC	Safety supplies	PW	2,247.32
Mares Auto Inc.	Vehicle maintenance	PW/PD	980.80
McGeady Becher P.C.	Billback - Legal	ADM	21,996.00
Milliken Johnstown Electric	Equipment maintenance	PW	1,730.29
Mission Communications, LLC	Equipment maintenance	PW	359.40
Modstreet Co.	CDOT Grant- Parklet	ADM	29,230.00
Moltz Construction Inc.	Low Point construction	PW	471,051.82
Morning Star Elevator	Elevator inspection	PW	800.00
Mountain States Pipe & Supply	Water meters	PW	16,341.23
Mountain West Vegetation Management Inc	Weed control	PD	1,385.00
Napa Auto Parts, Inc	Vehicle supplies	PW/PD	844.05
Norman's Memorials, Inc.	Cemetery maintenance	ADM	950.00
Northern Engineering	Billback - Engineering services	ADM	5,985.50
Northern Water	Water shares	ADM	147.30
O.J. Watson Company Inc	Supplies	PW	150.69
Office Depot Business Credit	Supplies	ALL	685.10
Otak	Design - Little T Trail	PW	14,342.25
Pilar Products	Drug disposal	PD	5,146.00

Town of Johnstown
List of Bills - May 6 - June 10, 2022

<u>Vendor</u>	<u>Description</u>	<u>Dept.</u>	<u>Amount</u>
Pitney Bowes Inc	Postage meter	PD/ADM	379.69
Post Modern Development, LLC	Easement	ADM	2,493.00
Poudre Valley REA	Utilities	ALL	11,744.90
Prairie Mountain Media	Publications	ADM	174.24
ProCode Inc.	Inspection services	ADM	15,750.00
Ramey Environmental Compliance Inc.	OCR services	PW	99,659.44
Redi Services, LLC	Port o lets	PW	800.00
Restaurant Furniture Plus	CDOT Grant- Parklet furniture	ADM	6,960.73
Rhinehart Oil Co., Inc.	Fuel	ALL	18,410.15
Rock Soft Chenille & Embroider	Supplies	PW	72.45
Royal-T	Jet services	PW	105.00
Sam's Club MC/SYNCB	Supplies	PD	417.72
Secor	Equipment maintenance	PW	1,799.10
Security Central, Inc	Alarm monitoring	ALL	509.49
Simmons Planning	Planning services	ADM	337.50
Sirchie	Lab supplies	PD	27.08
SMH West, LLC	South Tank construction	PW	790,907.38
Streetscapes Inc.	CDOT Grant- Parklet furniture	ADM	6,434.59
Survival Armor	Supplies	PD	3,761.92
T Case Construction and Excavating	Johnstown Reservoir dam repair	PW	6,800.00
Tait & Associates, Inc.	Charlotte St & Old Town design	PW	5,705.00
TDS	Telephone	ALL	3,031.41
TechMedia, LLC	Supplies	ADM	3,687.50
The Home Depot/GECE	Supplies	PW	965.90
The Tree Guys LLC	Tree removal	PW	2,500.00
Thompson Ranch Development	Reimbursement agreement	ADM	37,044.77
Tier One Networking, LLC	Supplies	ADM	4,217.00
TimberLAN	IT services	ALL	4,000.00
T-Mobile	Telephone	PD	0.24
Town & Country Fence Co.	Building maintenance	PW	150.00
Town of Mead	Broadband expenses	ADM	889.62
Traffic Signal Controls Inc	Supplies	PW	120.00
Trinity SCS, Inc.	Supplies	PW	120.00
TruGreen Chemlawn	Chemicals	PW	5,269.97
UC Health Medical Group	Medical services	PD	947.54
UGSI Chemical Feed, Inc.	Supplies	PW	102.27
United Power, Inc	Utilities	ALL	776.90
USA Bluebook	Supplies	PW	3,733.86
Utility Notification Center of Colorado	Locates	PW	2,271.10
Utility Refunds	Utility Refunds	ADM	4,240.06
VCA Veterinary Specialists of	K9 medical services	PD	35.87
Vector Disease Control	Mosquito spraying	PW	7,049.40
Verizon Wireless	Cell phones	PW/PD	7,537.82
Waste Connections of Colorado Inc.	Trash services	PW	74,943.71

Town of Johnstown
List of Bills - May 6 - June 10, 2022

<u>Vendor</u>	<u>Description</u>	<u>Dept.</u>	<u>Amount</u>
Weld County	South Tank permit	PW	11,925.00
Weld County Clerk & Recorder	Recording deposit	ADM	600.00
Weld County Dept of Public	Lab services	PW	672.00
Weld County Sheriff	Jail fees/training	PD	114.86
Weld RE-5J Education Foundation	Sponsor - Education Foundation	ADM	900.00
Western Fire Extinguisher	Supplies	PW	70.00
Whispir	Newsletter and courtesy calls	ADM	327.90
Whiteside's	Uniforms	PW	954.93
Windstream	Telephone/internet	ALL	2,168.67
Winters, Hughes & Laue, LLC	Prosecuting attorney services	ADM	3,240.00
Workplace Partners	Equipment	PW	8,871.00
Workwell Occupational Medicine	Screening	ADM	85.00
World Water Works, Inc.	Supplies	PW	385.09
Xcel Energy	Utilities	ALL	98,737.70
YMCA of Northern Colorado	Operating subsidy	ADM	41,666.67
Yost Cleaning	Monthly cleaning service	PW	5,608.00
			<hr/> 5,796,780.98



Town of Johnstown

TOWN COUNCIL CONSENT AGENDA COMMUNICATIONS

AGENDA DATE: June 20, 2022

SUBJECT: Authorized Signatures for Bank Accounts

ATTACHMENTS: 1. Resolution 2022-26

PRESENTED BY: Devon McCarty, Interim Finance Director

AGENDA ITEM DESCRIPTION:

As the officers for the Town have recently changed, signers for the Town's bank accounts should be updated. Those signers include the following: Mayor, Mayor Pro Tem, Town Manager, Assistant Town Manager, and Finance Director. We are requesting that all persons who hold the titles designated as signers be added to all Town bank accounts.

LEGAL ADVICE:

Resolution was reviewed by legal counsel.

FINANCIAL ADVICE:

Not Applicable.

RECOMMENDED ACTION:

Approve Resolution 2022-26 updating the Change in Authorized Signers

Reviewed and Approved for Presentation,

Town Manager

The Community That Cares

www.TownofJohnstown.com

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

**TOWN OF JOHNSTOWN, COLORADO
RESOLUTION NO. 2022-26**

**A RESOLUTION AUTHORIZING THE DEPOSIT OF TOWN FUNDS AT
BANKS DESIGNATED BY THE BANKING BOARD AS ELIGIBLE PUBLIC
DEPOSITORIES**

WHEREAS, the Town of Johnstown, Colorado (the “Town”) wishes to designate certain banks as depositories for Town Savings funds; and

WHEREAS, the Public Deposit Protection Act, C.R.S. 11-10.5-101. Et seq., provides that public funds may only be deposited at banks designated by the banking board as eligible public depositories; and

WHEREAS, from time to time, the Town may request a bank, by written order, telephone, telegraph, or computer communication device, to transfer funds to other financial institutions or to another account at the bank for the benefit of and in the name of the Town, and the bank must have standing instructions upon which to act pursuant to such requests for the transfer of funds.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, THAT: the funds of the Town of Johnstown be, and the same are hereby, authorized to be added to or paid into accounts in banks designated by the banking board as eligible public depositories pursuant to C.R.S. 11-10.5-101, et seq., the Public Deposit Protection Act, and that said institutions be and are hereby authorized to pay withdrawals until further written notice to it signed in the name of the Town as indicated below by any two persons whose names appear below. Said institutions are authorized to supply any endorsement for the undersigned on any check or other instrument tendered for such accounts and are hereby relieved of any liability in connection with collection of such items which are handled by them without negligence. Withdrawals may not be made on account of such items until collected, and any amount not collected may be charged back to the account including expense incurred, and any other outside expense incurred relative to the account, including expense incurred, and relative to the account may be charged to it.

BE IT FURTHER RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, that any two of the officers of the Town listed below are hereby authorized to deposit, withdraw, and transfer funds of the Town and to execute account agreements on behalf of the Town with the bank. Checks in the amount of less than Five Thousand (\$5,000.00) may be executed by one authorized signer without a second signature.

The authority conferred herein may be exercised by any two officers and shall continue in full force and effect until written notice of modification or revocation shall be received by the bank and the bank shall be protected in acting upon any form of notice which it in good faith believes to be genuine and what it proposes to be. Those persons designated are as follows:

<u>Title</u>	<u>Name</u>
Mayor	Gary Lebsack
Mayor Pro Tem	Troy Mellon
Town Manager	Matthew LeCerf
Assistant Town Manager	Mitzi McCoy
Interim Finance Director	Devon McCarty

Resolution 2019-04 is hereby repealed.

PASSED, SIGNED, APPROVED, AND ADOPTED this ____ day of _____, 2022.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Diana Seele, Town Clerk

By: _____
Gary Lebsack, Mayor



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: June 9, 2022

SUBJECT: Resolution 2022-27 regarding Finding Substantial Compliance for Initiating Annexation Proceedings and Setting a public hearing date for the SunCatcher Annexation

ACTION PROPOSED: Approve Resolution 2022-27 Finding Substantial Compliance for Initiating Annexation Proceedings and Setting a Public Hearing Date for the SunCatcher Annexation

ATTACHMENTS:

1. Resolution 2022-27
2. Vicinity Map
3. Annexation Plat

PRESENTED BY: Kim Meyer, Planning & Development Director

AGENDA ITEM DESCRIPTION:

An annexation petition and application materials were received by the Town to annex approximately 125 acres in Weld County, located south of Weld County Rd 46, west of Weld County Road 15, including a section of the Little Thompson River and floodplain area. Both adjoining road rights-of-way have already been annexed into Johnstotwn with prior land use action.

These materials have been reviewed and found by Town Staff and the Town Attorney to be in substantial compliance with C.R.S. §31-12-107(1), and a public hearing should be held.

Review referrals were emailed to Weld County in March 2022. State-required referral packets will be sent to the Weld County BOCC and Attorney and applicable special districts prior to the proposed hearing date.

This resolution sets the hearing date for this annexation request for Monday, August 1, 2022.

LEGAL ADVICE:

Resolution was prepared by the Town Attorney.

The Community That Cares

johnstown.colorado.gov

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO 80534 | F: 970.587.0141

FINANCIAL ADVICE:

No additional rights-of-way or bridges will be included with this proposed annexation. No adverse financial obligations or impacts are anticipated with this proposed annexation.

RECOMMENDED ACTION:

Approve Resolution 2022-27 regarding Finding Substantial Compliance for Initiating Annexation Proceedings and Setting a public hearing date for the SunCatcher Annexation.

SUGGESTED MOTIONS:**For Approval**

I move to approve Resolution 2022-27 regarding Finding Substantial Compliance for Initiating Annexation Proceedings and Setting a public hearing date for the SunCatcher Annexation.

For Denial

Based on information presented in this hearing, I move to deny Resolution 2022-27.

Reviewed and Approved for Presentation,



Town Manager

TOWN OF JOHNSTOWN, COLORADO
RESOLUTION NO. 2022-27

**A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE FOR
INITIATING ANNEXATION PROCEEDINGS AND SETTING A
PUBLIC HEARING DATE FOR THE SUNCATCHER ANNEXATION**

WHEREAS, Sauer South, LLC, a Colorado limited liability company, submitted a Petition for Annexation; and

WHEREAS, the Town Council of the Town of Johnstown has reviewed the Petition for Annexation, and, finding substantial compliance as set forth below, desires to initiate annexation proceedings in accordance with the law and set a public hearing.

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

Section 1. The Town Council of the Town of Johnstown finds that a Petition for Annexation of certain property situated in a Portion of Lot A of Recorded Exemption No. 1059-18-1-RE 1008, located in Northeast Quarter of Section 18, Township 4 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado, consisting of approximately 125.158 acres more or less, being more particularly described on Exhibit A, which is attached hereto and incorporated herein by this reference, filed with the Town Clerk on or about June, 9, 2022, to be known as the “Suncatcher Annexation,” is in substantial compliance with §31-12-107(1), and that a public hearing should be held to determine if the proposed annexation complies with §§31-12-104 and 31-12-105, C.R.S., or such parts thereof as may be required to establish eligibility pursuant to §31-12-101, *et seq.*

Section 2. The Town Council hereby sets a public hearing for such purposes on August 1, 2022, at 7:00 p.m., at 450 South Parish Avenue, Johnstown, Colorado.

Section 3. The Town Clerk shall publish notice of the hearing once per week for four (4) consecutive weeks in the *Johnstown Breeze*, with the first publication at least thirty (30) days prior to the date of the hearing. The Town Clerk shall also send a copy of the published notice, together with a copy of this Resolution and the Petition for Annexation, by registered mail to the Weld County Board of County Commissioners and to the Weld County Attorney and to any special district or school district having territory within the area to be annexed at least twenty-five (25) days prior to the date fixed for such hearing.

Section 4. This Resolution shall be effective on the date hereof.

PASSED, SIGNED, APPROVED, AND ADOPTED THIS ____ day of _____, 2022.

ATTEST:

TOWN OF JOHNSTOWN, COLORADO

By: _____
Diana Seele, Town Clerk

By: _____
Gary Lebsack, Mayor

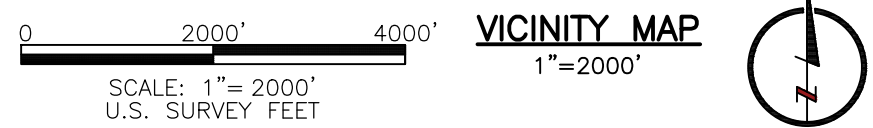
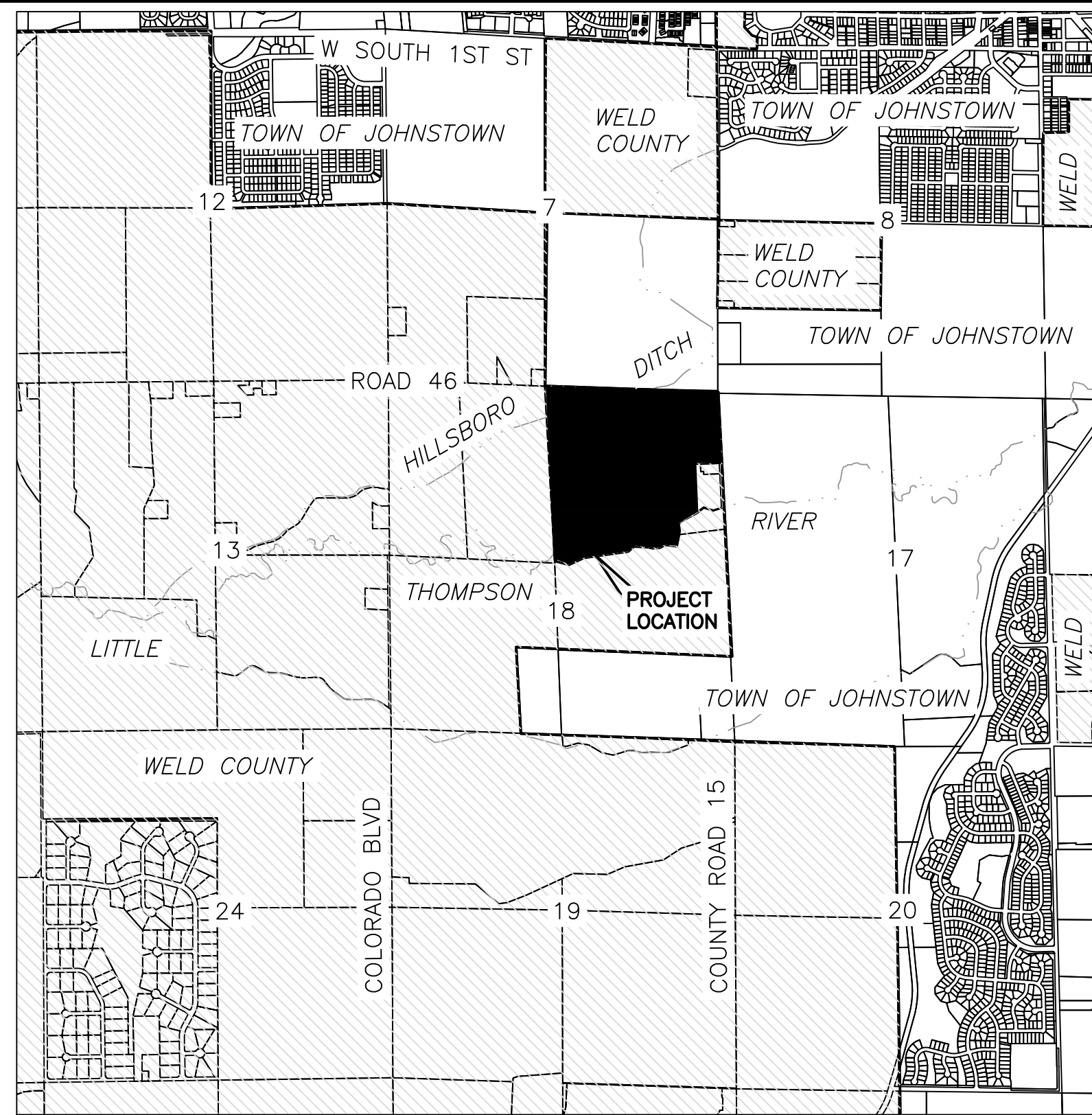
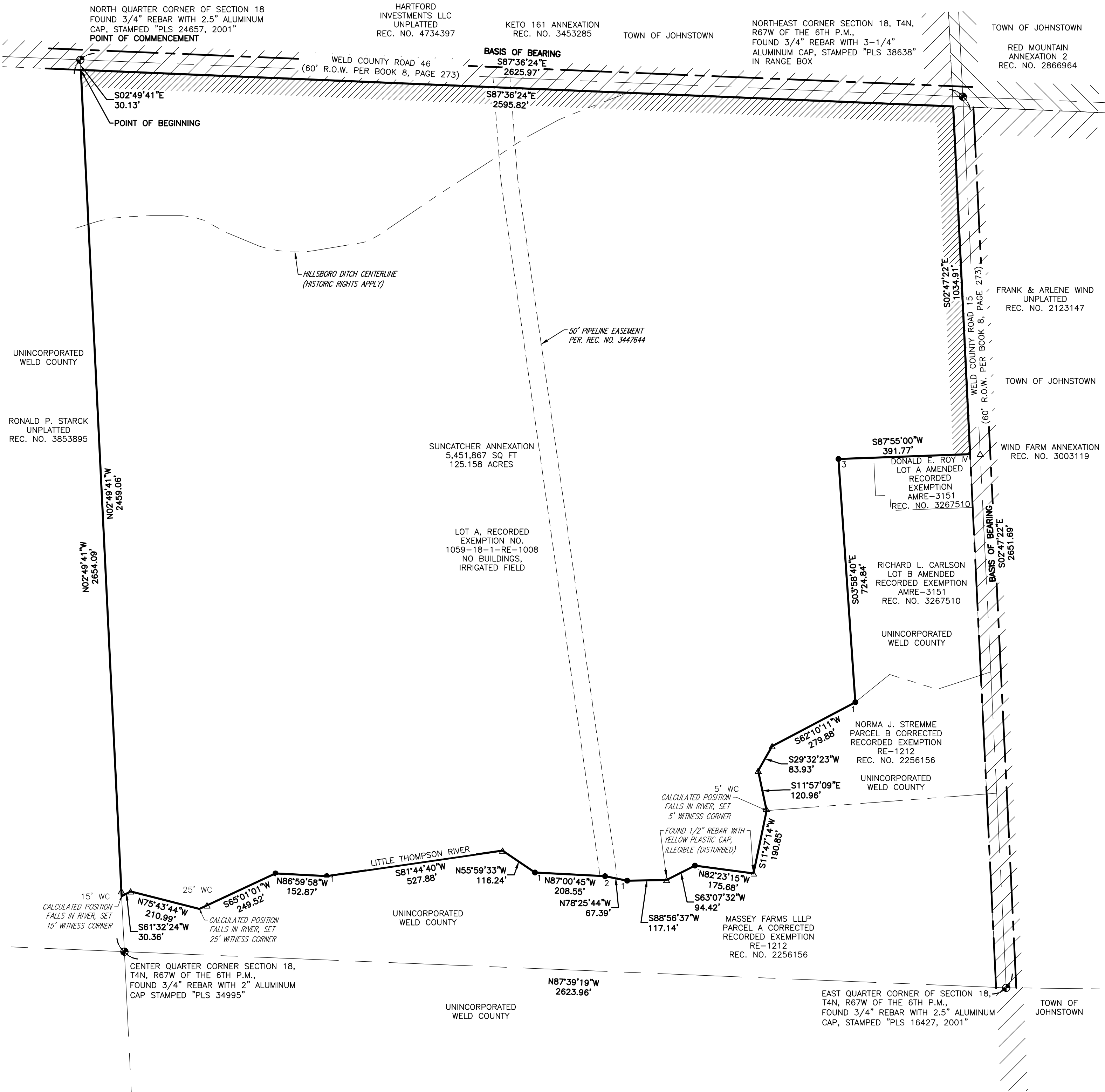
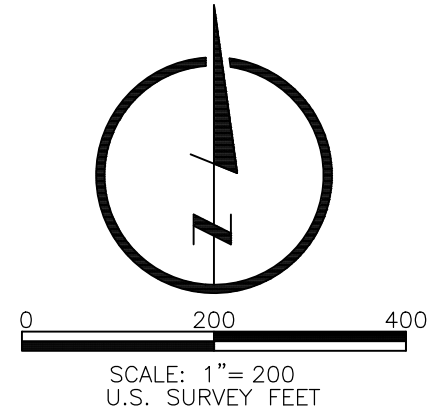


© OpenStreetMap contributors www.opendatacommons.org

VICINITY MAP
NOT TO SCALE

SUNCATCHER ANNEXATION TO THE TOWN OF JOHNSTOWN

OF A PORTION OF LOT A OF RECORDED EXEMPTION NO. 1059-18-1-RE 1008, LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO



LEGEND

- | | | | |
|--|----------------------------------|--|---|
| | SUBJECT PROPERTY LINE | | MONUMENT SET (5/8" REBAR W/ 1 1/4" YPC STAMPED LS-31159) |
| | LOT LINE | | MONUMENT SET (2-1/2" ALUMINUM CAP STAMPED "X" WITNESS CORNER, PLS 31159") |
| | ANNEXATION/JOHNSTOWN TOWN LIMITS | | FOUND 1/2" REBAR WITH 1-1/4" YELLOW PLASTIC CAP, ILLEGIBLE |
| | CONTIGUOUS PERIMETER | | FOUND 1/2" REBAR WITH 1-1/4" YELLOW PLASTIC CAP, LS 12374 |
| | SECTION LINE | | FOUND 1/2" REBAR WITH 1" RED PLASTIC CAP, ILLEGIBLE |
| | RIGHT OF WAY | | SECTION CORNER, AS DESCRIBED |
| | EASEMENT | | |

ANNEXATION PERIMETER DESCRIPTION:

LOT A, RECORDED EXEMPTION NO. 1059-18-1-RE-1008, EXCEPT THE EAST 30 FEET AND THE NORTH 30 FEET THEREOF, THE PERIMETER OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.; THENCE SOUTH 02°49'41" EAST ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18 FOR 30.13 FEET TO THE SOUTH RIGHT-OF-WAY OF WELD COUNTY ROAD 46, ALSO BEING THE SOUTH LINE OF THE KETO 161 ANNEXATION, REC. NO. 3453285, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 87°36'24" EAST ON THE SOUTH RIGHT-OF-WAY OF WELD COUNTY ROAD 46, ALSO BEING THE SOUTH LINE OF THE KETO 161 ANNEXATION, REC. NO. 3453285, FOR 2595.82 FEET TO THE WEST RIGHT OF WAY OF WELD COUNTY ROAD 15, ALSO THE WEST LINE OF THE WIND FARM ANNEXATION, REC. NO. 3003119; THENCE SOUTH 02°47'22" EAST ON THE WEST LINE OF SAID WEST RIGHT OF WAY, ALSO THE WEST LINE OF SAID WIND FARM ANNEXATION FOR 1034.91 FEET TO THE NORTH LINE OF LOT A OF AMENDED RECORDED EXEMPTION AMRE-3151, REC. NO. 3267510;

THENCE SOUTH 87°55'00" WEST ON THE NORTH LINES OF LOTS A AND B OF AMENDED RECORDED EXEMPTION AMRE-3151, REC. NO. 3267510, FOR 391.77 FEET; THENCE SOUTH 03°58'40" EAST ON THE WEST LINE OF LOT B OF SAID AMENDED RECORDED EXEMPTION AMRE-3151 FOR 724.84 FEET; THENCE ALONG THE NORTHERLY BOUNDARY OF PARCELS A AND B OF CORRECTED RECORDED EXEMPTION RE-1212, REC. NO. 2256165 FOR THE FOLLOWING 15 COURSES:

THENCE SOUTH 62°10'11" WEST FOR 279.88 FEET; THENCE SOUTH 29°32'23" WEST FOR 83.93 FEET; THENCE SOUTH 11°57'09" EAST FOR 120.96 FEET; THENCE SOUTH 11°47'14" WEST FOR 190.85 FEET; THENCE NORTH 82°23'15" WEST FOR 175.68 FEET; THENCE SOUTH 63°07'32" WEST FOR 94.42 FEET; THENCE SOUTH 88°56'37" WEST FOR 117.14 FEET; THENCE NORTH 78°25'44" WEST FOR 67.39 FEET; THENCE NORTH 87°00'45" WEST FOR 208.55 FEET; THENCE NORTH 55°59'33" WEST FOR 116.24 FEET; THENCE SOUTH 81°44'40" WEST FOR 527.88 FEET; THENCE NORTH 86°59'58" WEST FOR 152.87 FEET; THENCE SOUTH 65°01'01" WEST FOR 249.52 FEET; THENCE NORTH 75°43'44" WEST FOR 210.99 FEET; THENCE SOUTH 61°32'24" WEST FOR 30.36 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18; THENCE NORTH 02°49'41" WEST ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18 FOR 2459.06 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5,451,867 SQUARE FEET, 125.158 ACRES MORE OR LESS.

OWNERS: SAUER SOUTH, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: (PRINT NAME)

STATE OF COLORADO)
COUNTY OF WELD)

THE FOREGOING DEDICATION OF PLAT WAS ACKNOWLEDGED BEFORE ME BY _____ ON THIS _____ DAY OF _____, 20____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

GENERAL NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- TOTAL PERIMETER 9,833.07 FEET, 1/6TH TOTAL PERIMETER IS 1,638.85 FEET. CONTIGUOUS > 1/6 3,630.74 > 1,638.85
- ALL EASEMENTS AND RIGHT-OF-WAYS ARE REFERENCED FROM: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER FCIF25180842, WITH AN EFFECTIVE DATE OF OCTOBER 07, 2020 AT 5:00 P.M.
- BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., BEARS SOUTH 02°47'22" EAST FOR 2651.69 FEET, BEING MONUMENTED AT THE NORTHEAST CORNER BY A 3/4" REBAR WITH A 3-1/4" ALUMINUM CAP, STAMPED "PLS 38638" AND AT THE EAST QUARTER CORNER BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "PLS 16427, 2001", BASED ON THE COLORADO STATE PLANE NORTH COORDINATE SYSTEM, NAD83 (2011), WITH ALL OTHER BEARINGS SHOWN HEREON BEING RELATIVE THERETO.
- AN ADDITIONAL 30' RIGHT OF WAY WILL BE DEDICATED BY THE PLAT OF SUNCATCHER SUBDIVISION FOR RIGHT OF WAY ALONG COUNTY ROAD 46 AND COUNTY ROAD 15.

TOWN COUNCIL APPROVAL:

THE PLAT, TO BE KNOWN AS THE _____ ANNEXATION, IS HEREBY APPROVED AND ACCEPTED TO THE TOWN OF JOHNSTOWN, COLORADO, BY ORDINANCE

NO. _____ PASSED AND ADOPTED ON THE FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, HELD ON _____ DAY OF _____, 20____.

MAYOR — GARY LEBSACK

DATE

ATTEST:

TOWN CLERK

DATE

LAND SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS ANNEXATION PLAT IS BASED UPON A FIELD SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF COLORADO, AND THAT AT LEAST 1/6 OF THE PERIMETER OF THE ABOVE-DESCRIBED PROPERTY IS CONTIGUOUS TO THE CURRENT BOUNDARY OF THE TOWN OF JOHNSTOWN, COLORADO

LAINE A. LANDAU, COLORADO PLS 31159
LAMP RYNEARSON
LAINE.LANDAU@LAMPRYNEARSON.COM
DATE OF SIGNATURE: _____

LAMP RYNEARSON

LAMPRYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD., STE. 100 (402)496.2498
FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970)228.0342
KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816)351.0440

SUNCATCHER ANNEXATION
LOT A RECORDED EXEMPTION NO. 1059-18-1-RE 1008
A PORTION OF THE NORTHEAST 1/4 OF SECTION 18
TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.

PIVOT JOHNSTOWN
JOHNSTOWN, COLORADO



Know what's below.
Call before you dig.

REVISIONS

8/23/2021 FIRST SUBMITTAL

10/25/2021 REVISE PER TOWN COMMENTS

1/24/2022 LAL REVISE PER TOWN COMMENTS

5/5/2022 LAL REVISE PER TOWN COMMENTS

DESIGNER / DRAFTER

LAINE LANDAU/JOSH CROAK

DATE

5/5/2022

PROJECT NUMBER

0221008.01

BOOK AND PAGE

SHEET

1 OF 1



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: June 20, 2022

SUBJECT: First Amendment to Agreement Concerning Purchase and Sale of Real Property for Ledge Rock Center Commercial

ACTION PROPOSED: Consider First Amendment to Agreement Concerning Purchase and Sale of Real Property for Ledge Rock Center Commercial

ATTACHMENTS: 1. First Amendment to Agreement Concerning Purchase and Sale of Real Property for Ledge Rock Center Commercial

PRESENTED BY: Avi Rocklin, Town Attorney
Matt LeCerf, Town Manager

AGENDA ITEM DESCRIPTION: On or about February 23, 2022, the Town entered into the Agreement Concerning Purchase and Sale of Real Property for Ledge Rock Center Commercial (“Agreement”), wherein the Town agreed, upon the terms and conditions stated therein, to convey 33 acres of land located at the southeast corner of Interstate 25 and State Highway 60 (“Property”) to Ledge Rock Center, LLC (“Developer”) for development of a commercial retail center. The Agreement provides that, if the Ledge Rock Center Commercial Metropolitan District (“District”) has not issued Bonds by June 30, 2022, then, unless the Town consents to an extension of time, the Agreement will terminate and the Town will not be obligated to convey the Property to the District. The District is not in a position to issue bonds by June 30, 2022, and seeks a three-month extension of time for the issuance of bonds. The Developer and the District seek a corresponding extension of the Agreement.

LEGAL ADVICE:

The Town Attorney prepared the First Amendment to Agreement Concerning Purchase and Sale of Real Property for Ledge Rock Center Commercial.

FINANCIAL ADVICE:

N/A

RECOMMENDED ACTION: Approve First Amendment to Agreement Concerning Purchase and Sale of Real Property for Ledge Rock Center Commercial.

SUGGESTED MOTIONS:

The Community That Cares

www.TownofJohnstown.com

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

For Approval: I move to approve First Amendment to Agreement Concerning Purchase and Sale of Real Property for Ledge Rock Center Commercial, and authorize the Mayor to sign it.

For Denial: I move to deny approval of First Amendment to Agreement Concerning Purchase and Sale of Real Property for Ledge Rock Center Commercial.

Reviewed and Approved for Presentation,



Town Manager

FIRST AMENDMENT TO AGREEMENT CONCERNING PURCHASE AND SALE OF REAL PROPERTY FOR LEDGE ROCK CENTER COMMERCIAL

THIS FIRST AMENDMENT TO AGREEMENT CONCERNING PURCHASE AND SALE OF REAL PROPERTY FOR LEDGE ROCK CENTER COMMERCIAL (“First Amendment”) is made and entered into on this ____ day of _____, 2022, by and among THE TOWN OF JOHNSTOWN, COLORADO, a home-rule municipality of the Counties of Larimer and Weld, State of Colorado (“Town”), LEDGE ROCK CENTER, LLC, a Kansas limited liability company (“Developer”), and LEDGE ROCK CENTER COMMERCIAL METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the state of Colorado (“District”) (collectively, the “Parties”).

RECITALS

WHEREAS, on or about February 23, 2022, the Parties entered into that certain Agreement Concerning Purchase and Sale of Real Property for Ledge Rock Center Commercial (“Agreement”), wherein, upon terms and conditions stated therein, the Town agreed to convey the Property to the Developer to facilitate development of the Project; and

WHEREAS, the Agreement provides that, if the District does not issue bonds by June 30, 2022, then, unless the Town consents to an extension of time, the Agreement will terminate and the Town will not be obligated to convey the Property to the Developer; and

WHEREAS, the District will not be in a position to issue bonds by June 30, 2022, and seeks additional time in which to issue such bonds; and

WHEREAS, the Developer and the District seek a corresponding extension of the validity of the Agreement and the time in which the Town is obligated to convey the Property to the Developer; and

WHEREAS, the Town desires to provide the requested extension of time; and

WHEREAS, capitalized terms used herein not otherwise defined shall have the meaning set forth in the Agreement; and

WHEREAS, to effectuate the foregoing, the Parties desire to enter into this First Amendment to Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the terms, conditions and covenants set forth in this First Amendment and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Recitals. The Recitals set forth above are incorporated herein by reference.

2. Amendment. Paragraph 2 of the Agreement is hereby deleted in its entirety and in its place inserted the following:

2. Conveyance. Based upon the terms and conditions set forth herein, within three (3) business days of the District's first issuance of Bonds, the Town shall convey the Property to the Developer by special warranty deed, in substantially the same form as attached hereto and incorporated herein by reference as Exhibit A ("Conveyance Date"). If the District has not issued Bonds by September 30, 2022, then, unless the Town consents to an extension of time, this Agreement shall terminate and the Town shall not be obligated to convey the Property to the District.

3. Effect of Amendment. Except as expressly provided in this First Amendment, the Agreement has not been amended, supplemented or altered in any way by this First Amendment and the Agreement shall remain in full force and effect in accordance with its terms. If there is any inconsistency between the terms of the Agreement and the terms of this First Amendment, the provisions of this First Amendment will govern and control.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, the Parties have executed this First Amendment as of the set forth above.

LEDGE ROCK CENTER, LLC, a Kansas
limited liability company

By: _____
Name: _____
Title: _____
Date: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing First Amendment to Agreement Concerning Purchase and Sale of Real Property for Ledge Rock Center Commercial was acknowledged before me this ____ day of _____, 2022, by _____, as _____ of Ledge Rock Center, LLC, a Kansas limited liability company.

Witness my hand and official seal.

My commission expires: _____

Notary Public

**LEDGE ROCK CENTER COMMERCIAL
METROPOLITAN DISTRICT**, a quasi-
municipal corporation and political subdivision
of the state of Colorado

By: _____
Name: _____
Title: _____
Date: _____

Attest:

Secretary

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing First Amendment to Agreement Concerning Purchase and Sale of Real Property for Ledge Rock Center Commercial was acknowledged before me this ____ day of _____, 2022, by _____, as President and Secretary Ledge Rock Center Metropolitan District, a quasi-municipal corporation of the state of Colorado.

Witness my hand and official seal.

My commission expires: _____

Notary Public

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

Date: _____ By: _____
Gary Lebsack, Mayor

ATTEST:

Diana Seele, Town Clerk



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: June 20, 2022

SUBJECT: Public Hearing – First Reading Ordinance 2022-232 Approving a Change of Zone for Property known as North Ledge Rock Center to PUD-MU

ACTION PROPOSED: Consider First Reading of Ordinance 2022-232

ATTACHMENTS:

1. Ordinance 2022-232
2. Vicinity Map
3. Zoning Map
4. PZC Staff Report

PRESENTED BY: Kim Meyer, Planning & Development Director

AGENDA ITEM DESCRIPTION:

The Applicant has requested a change of zone (rezoning) to the Planned Unit Development – Mixed Use (PUD-MU) Zone District to clarify the intent to develop this property as a Mixed-Use development with commercial and mixed density residential areas. Current zoning on the property is Planned Unit Development – Residential (PUD-R), which was put in place with 2008 Annexation of Ridgeview Ranch.

This property has recently been purchased by the Developer of the adjacent lands, Ledge Rock Center, LLC, and is intended to be integrated into the overall development for Ledge Rock Center. Minor modifications to the Ledge Rock Center Outline Development Plan may be approved administratively, so Staff is working with the Applicant for updates to include this parcel into the plan set, as well as the area encompassed and subject to the development's Design Guidelines.

The Planning & Zoning Commission held a public hearing on June 8, 2022. No public comment was received. The Commission voted unanimously to recommend approval of the North Ledge Rock Center Change of Zone to the Town Council, with the findings that are contained in the attached PZC staff report (Attachment 4).

The Community That Cares

www.TownofJohnstown.com

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

LEGAL ADVICE:

The ordinance was drafted by the Town Attorney in consultation with Staff.

FINANCIAL ADVICE:

None.

RECOMMENDED ACTION:

Approve Ordinance 2022-232 upon first reading.

SUGGESTED MOTIONS:

For Approval: I move to approve Ordinance No. 2022-232, an ordinance Approving a Change of Zone for Property known as North Ledge Rock Center to PUD-MU upon first reading.

For Denial: I move to deny Ordinance No. 2022-232.

Reviewed and Approved for Presentation,



Town Manager

TOWN OF JOHNSTOWN, COLORADO
ORDINANCE NO. 2022-232

APPROVING A CHANGE OF ZONE FOR THE PROPERTY KNOWN AS NORTH LEDGE ROCK CENTER, SUBDIVISION EXEMPTION NO. 665, LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, CONSISTING OF APPROXIMATELY 3.436 ACRES, TO PLANNED UNIT DEVELOPMENT – MIXED USE (PUD-MU)

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, Ledge Rock Center, LLC, a Kansas limited liability company, the property owner (“Owner”), applied to rezone the property known as North Ledge Rock Center, Subdivision Exemption No. 665, located in the Northeast Quarter of Section 11, Township 4 North, Range 68 West of the 6th Principal Meridian, Town of Johnstown, County of Weld, State of Colorado, excepting therefrom a parcel of land conveyed to the Department of Highways, State of Colorado by instrument recorded May 10, 1957, in Book 1477 at Page 290, consisting of approximately 3.436 acres, being more particularly described on Exhibit A, which is attached hereto and incorporated herein by this reference (“Property”), from Planned Unit Development – Residential (PUD-R) to Planned Unit Development - Mixed Use (PUD-MU); and

WHEREAS, the Owner requests a change of zone the Property to PUD-MU because the proposed development of the Property is anticipated to include commercial uses; and

WHEREAS, on June 8, 2022, the Town’s Planning and Zoning Commission held a public hearing and recommended approval of PUD-MU zoning for the Property; and

WHEREAS, on June 20, 2022, the Town Council held a public hearing to determine appropriate zoning for the Property and, based upon the evidence received at the hearing, finds that the requested rezoning of the Property to PUD-MU conforms to the *Johnstown Area Comprehensive Plan* and should be approved; and

WHEREAS, upon the rezoning of the Property to PUD-MU, the Owner anticipates seeking administrative approval to amend the P.U.D. Outline Development Plan for Ledge Rock Center, approved by the Town Council by Ordinance No. 2022-23, to include the Property.

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

1. Zoning of the Property known as North Ledge Rock Center and more particularly described on the attached Exhibit A shall hereby and hereinafter be designated as PUD-MU.
2. 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.
3. Upon its effective date, the Town Clerk is hereby directed to file this Ordinance with the real estate records of the Weld County Clerk and Recorder.

INTRODUCED AND APPROVED on first reading by the Town Council of the Town of Johnstown, Colorado, this ___ day of _____, 2022.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Diana Seele, Town Clerk

By: _____
Gary Lebsack, Mayor

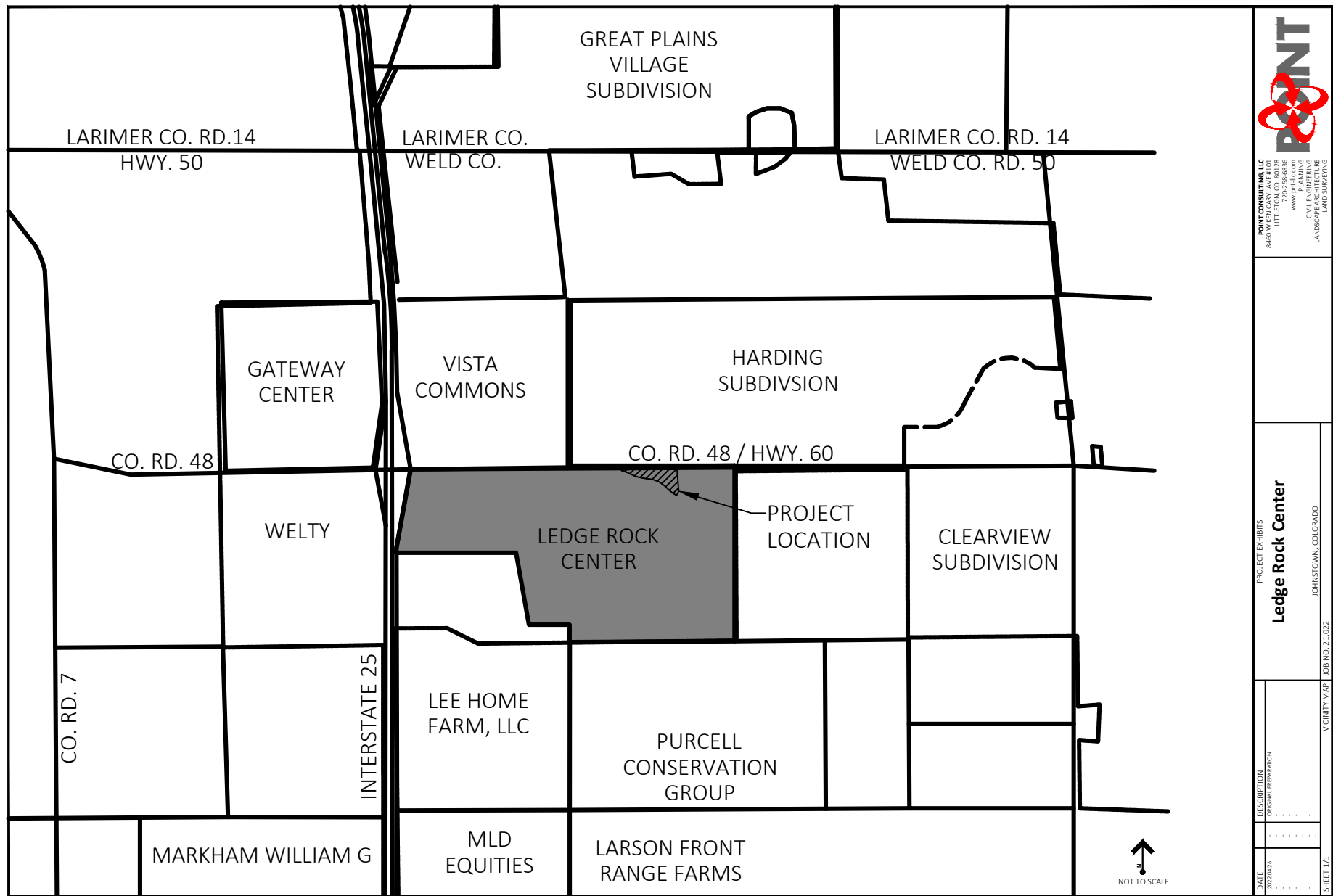
PASSED UPON FINAL APPROVAL AND ADOPTED on second reading by the Town Council of the Town of Johnstown, Colorado, this _____ day of _____, 2022.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Diana Seele, Town Clerk

By: _____
Gary Lebsack, Mayor



POINT CONSULTING LLC
 8460 W. 11TH AVE. SUITE 100
 LITTLETON, CO. 80120
 720.258.6836
www.pnt-llc.com
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 LAND SURVEYING

PROJECT EXHIBITS

Ledge Rock Center


JOHNSTOWN, COLORADO

VICINITY MAP

JOB NO. 21.022

DATE	DESCRIPTION	SHEET 1/1
2022/04/24	ORIGINAL PREPARATION	

Item #7.



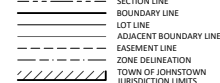
POINT CONSULTING, LLC
4440 W KEN CARYL AVE #101
LITTLETON, CO 80128
720-268-6836
www.pnt-llc.com
PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING



1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOUR FIRST DISCOVERY OF SUCH DEFECT AND THE COUNCIL HAS NO COMMENCEMENT OF ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POINT CONSULTING, LLC. FOR INFORMATION REGARDING BOUNDARIES, EASEMENTS AND TITLE CONSULTING, LLC RELIES ON THE COUNCIL'S REPRESENTATION OF THE INFORMATION PROVIDED BY CHICAGO TITLE OF COLORADO.
3. ORDER NO. C2070545-100-1EM-CPP, EFFECTIVE DATE OF MARCH 18, 2022.
4. ZONING INFORMATION DERIVED FROM:
PARCELS OUTSIDE SECTION 14, 15 AND 16 OF JOHNSTOWN, COLORADO - ZONING MAP WITH A DATA CURRENT AS OF DATE OF DECISION, 11/20/20;
PARCELS WITHIN SECTION 11, ENCOMPASSES AN ONGOING PROJECT WHERE AS OTHER DOCUMENTS ARE CHANGING THE CURRENT ZONING.
5. THE SUBJECT PROPERTY IS WITHIN THE TOWN OF JOHNSTOWN.
6. PUBLISHED PROPERTY ADDRESS: 4822 W. SOUTH 15T, JOHNSTOWN, CO 80534
7. THE SUBJECT PROPERTY CONTAINS 149,661 SQUARE FEET OR 3.436 ACRES, MORE OR LESS.
8. UNIT OF MEASURE: DISTANCES SHOWN HEREON ARE U.S. SURVEY FOOT.
9. BASIS OF BEARINGS: BEARING: BETWEEN THE NORTH SECTION LINE OF THE NORTHEAST ONE-QUARTER SECTION 11, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN AS MEASURED BETWEEN THE MONUMENT SHOWN AND SHOWN HEREON.



- 1 SET 24" #5 REBAR & ALUMINUM CAP "SURVEY LS 38570"
- 2 SET NAIL & ALUMINUM TAG "SURVEY LS 38570"
- 3 FOUND GOVERNMENT CORNER
- 4 FOUND IRON PIPE
- 5 FOUND REBAR



ABBREVIATIONS:

- | | |
|---------|--|
| SEC. | SECTION |
| COR. | CORNER |
| R.O.W. | RIGHT OF WAY |
| N. | NORTH |
| E. | EAST |
| S. | SOUTH |
| W. | WEST |
| FT. | U.S. SURVEY FOOT |
| SQ. FT. | SQUARE FOOT |
| AC. | ACRE |
| TYP. | TYPICAL |
| ALTA | AMERICAN LAND TITLE ASSOCIATION |
| NSPS | NATION SOCIETY OF PROFESSIONAL SURVEYORS |
| FEMA | FEDERAL EMERGENCY MANAGEMENT AGENCY |

LINE TABLE		
TAG #	LENGTH	DIRECTION
L.1	12.82'	N00°09'4"
L.2	65.45'	N65°14'36"
L.3	65.78'	N76°41'48"
L.4	72.95'	N82°18'05"
L.5	40.88'	N70°19'40"
L.6	65.46'	N47°51'00"
L.7	39.49'	N60°31'04"

CURVE TABLE					
TAG #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C 1	50.21	350.79	81°2'05"	N74°01'29"W	50.18
C 2	86.39	888.38	53°14'19"	N67°31'38"W	86.38
C 3	55.86	300.68	101°38'40"	N69°44'24"W	55.75
C 4	52.35	406.56	72°23'37"	N80°33'27"W	52.35
C 5	81.41	456.82	101°12'37"	N76°56'40"W	81.38
C 6	75.19	275.76	157°37'23"	N59°44'23"W	74.99
C 7	72.05	926.26	47°27'24"	N50°31'47"W	72.05



LEGAL DESCRIPTION:

SUBDIVISION EXEMPTION NO. 665 RECORDED DECEMBER 18, 1997 IN BOOK 1638 AT RECEPTION NO. 2585001, BEING A PART OF THE NE 1/4 OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO,

EXCEPTING THEREFROM A PARCEL OF LAND CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO BY INSTRUMENT RECORDED MAY 10, 1957 IN BOOK 1477 AT PAGE 290,

COUNTY OF WELD, STATE OF COLORADO.

PURPOSE STATEMENT:

THIS ZONING MAP EXHIBIT DEPICTS A ZONING CHANGE UPON THE
ENTIRETY OF SUBDIVISION EXEMPTION 665, RECEPTION NUMBER 2585001

TOWN COUNCIL APPROVAL:

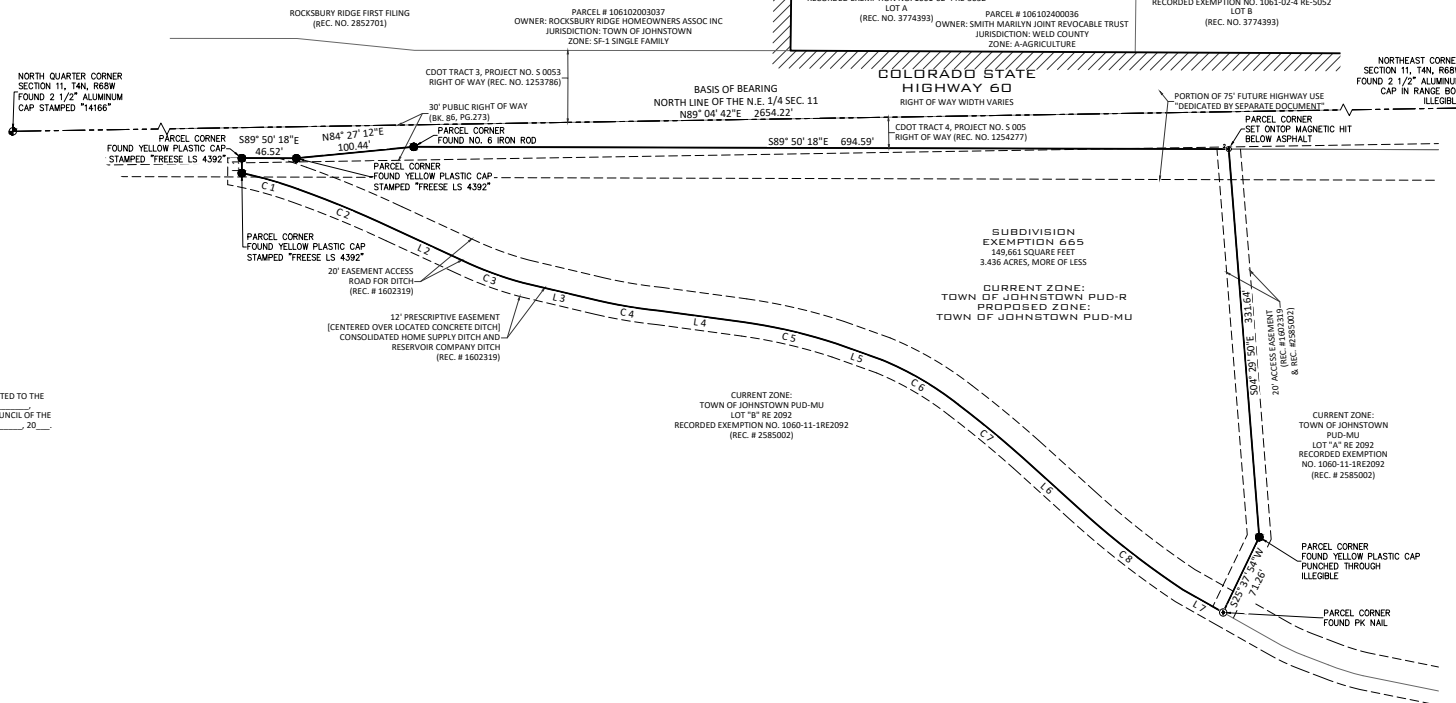
THIS MAP TO BE KNOWN AS _____ IS APPROVED AND ACCEPTED TO THE
TOWN OF JOHNSTOWN, COLORADO BY ORDINANCE NUMBER _____,
PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE
TOWN OF JOHNSTOWN, COLORADO, HELD ON THE _____ DAY OF _____, 20____.

BY: _____ ATTEST: _____
MAYOR TOWN CLERK

CERTIFICATION:

I, ADAM R. ZETTMAYER, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, 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 CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTIES OR THE SUCCESSOR AND/OR ASSIGNS.

ADAM R. ZETTMAYER, PLS
COLORADO LICENSE NUMBER 38570
FOR AND ON BEHALF OF
POINT CONSULTING, LLC
8460 W KEN CARYL AVE
LITTLETON, CO 80128
(702) 258-6836
azettmayer@pnt-llc.com

NORTH LEDGE ROCK CENTER
ZONING MAPJOB NO. 21,022
TOW

DATE	-	DESCRIPTION
04.11.2022	-	ORIGINAL PREPARATION
04.26.2022	-	TOWN COMMENTS

SHEET 1/1



Town of Johnstown

PLANNING & ZONING COMMISSION AGENDA MEMORANDUM

DESCRIPTION: North Ledge Rock Change of Zone (3.4 acres) from PUD-R to PUD-MU
PROJECT #: ZON22-0004
LOCATION: South of Hwy 60, East of High Plains Blvd.
APPLICANT: Ledge Rock Center, LLC
STAFF: Kim Meyer, Planning and Development Director *Km*
HEARING DATE: June 8, 2022

ATTACHMENTS

- 1- Vicinity Map
- 2- Zoning Map

BACKGROUND & SUMMARY

The applicant/owner, Ledge Rock Center, LLC, requests a change of zoning district for approximately 3.436 acres of land, located south of Highway 60 east of High Plains Boulevard.

The subject property was annexed into the town in 2003, as part of the "Ridgeview Ranch," and was zoned PUD-R (Residential) at that time. Historically, this property has been used for rural residential.

SURROUNDING ZONING & LAND USE

North: SF-1 Single-family residential (Rocksbury Ridge) & Weld County Ag (undeveloped)
South: PUD-MU – Ledge Rock Center PUD – undeveloped, planned for multi-family and commercial uses
East: PUD-MU - Ledge Rock Center PUD – undeveloped, planned for commercial uses
West: PUD-MU - Ledge Rock Center PUD – undeveloped, planned for commercial uses

PUBLIC NOTICE & AGENCY REFERRALS

Notice for the Planning & Zoning Commission hearing was published in the local paper of widest circulation, the Johnstown Breeze, on Thursday, May 19, 2022. This notice provided the date,

The Community That Cares

johnstown.colorado.gov

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO 80534 | F: 970.587.0141

time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notices including PZC and Council hearings were mailed to all property owners within 500 feet of the subject property. This notice included a map of the proposed zoning.

NEIGHBORHOOD MEETING & PUBLIC COMMENT

A neighborhood meeting was not held for this requested change of zone. No public comments or questions have been forthcoming to Town Staff, as of the publication date of this memorandum.

ANALYSIS

This property is located along a main activity corridor for the Town, with expectations of higher intensity and densities of development. The highway and future major arterial are anticipated to accommodate this level of development, with right of way dedications and road improvements required to be constructed with that development. There are either existing infrastructure in place, or water and sewer can be extended as future development occurs, with adequate capacities to serve the property. This property will be integrated as part of the overall Ledge Rock Center development, as delineated in the Outline Development Plan, and the Design Guidelines for that PUD will apply with proposed development on this site. The proposed intent and application of the mixed-use zoning aligns well with the Comprehensive Plan designation as an area of High Density/Intensity.

RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS

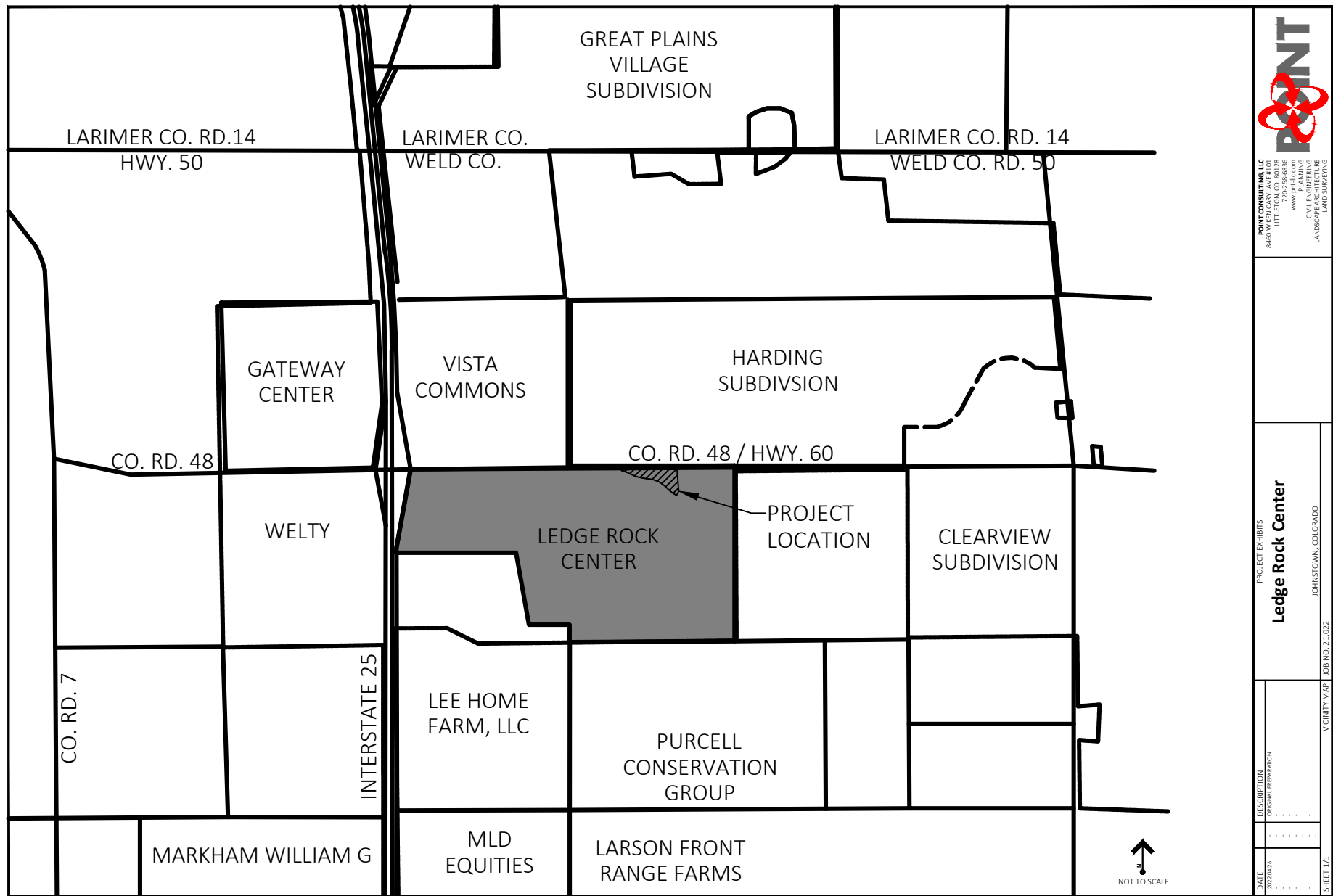
It is recommended that Planning and Zoning Commission send a recommendation for Approval to Town Council that the requested zoning of PUD-MU for the North Ledge Rock Center Change of Zone parcel be approved based upon the finding that the proposed zoning will allow appropriate levels of development to occur, with greater design flexibility, in alignment with the Town's Comprehensive Plan.

Motion

Based on the application materials received and analysis and presentation at the hearing, the Planning & Zoning Commission finds that the request for PUD-MU zoning for the North Ledge Rock Center site furthers the *Johnstown Area Comprehensive Plan*, and is compatible with surrounding neighborhoods, and therefore moves to recommend to the Town Council approval of the request for PUD-MU zoning for this area based upon the finding as stated above.


Alternate Motion

to Deny: "I move that the Commission recommend to the Town Council denial of the request for PUD-MU zoning for the property included in the North Ledge Rock Center Change of Zone."



		POINT CONSULTING LLC 8460 W. 11TH AVE. SUITE 100 LITTLETON, CO. 80120 720.258.6836 www.pnt-llc.com CIVIL ENGINEERING LANDSCAPE ARCHITECTURE LAND SURVEYING	
PROJECT EXHIBITS		Ledge Rock Center	
DESCRIPTION		JOHNSTOWN, COLORADO	
DATE		VICINITY MAP	
2022/04/24		JOB NO. 21.022	
ORIGINAL PREPARATION		SHEET 1/1	

Item #7.



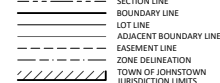
POINT CONSULTING, LLC
4440 W KEN CARYL AVE #101
LITTLETON, CO 80128
720-268-6836
www.pnt-llc.com
PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING



1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOUR FIRST DISCOVERY OF SUCH DEFECT AND THE COUNCIL HAS NO COMMENCEMENT OF ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POINT CONSULTING, LLC. FOR INFORMATION REGARDING BOUNDARIES, EASEMENTS AND TITLE CONSULTING, LLC RELIES ON THE COUNCIL'S TITLE COMMITMENT FOR THE SURVEY BY CHICAGO TITLE OF COLORADO.
3. ORDER NO. C2070545-100-1EM-CP, EFFECTIVE DATE OF MARCH 18, 2022.
4. ZONING INFORMATION DERIVED FROM:
PARCELS OUTSIDE SECTION 14, 15 AND 16 OF JOHNSTOWN, COLORADO - ZONING MAP WITH A DATA CURRENT AS OF DATE OF DECISION, 11/20/20;
PARCELS WITHIN SECTION 11, ENCOMPASSES AN ONGOING PROJECT WHERE AS OTHER DOCUMENTS ARE CHANGING THE CURRENT ZONING.
5. THE SUBJECT PROPERTY IS WITHIN THE TOWN OF JOHNSTOWN.
6. PUBLISHED PROPERTY ADDRESS: 4822 W. SOUTH 15T, JOHNSTOWN, CO 80534
7. THE SUBJECT PROPERTY CONTAINS 149,661 SQUARE FEET OR 3.436 ACRES, MORE OR LESS.
8. UNIT OF MEASURE: DISTANCES SHOWN HEREON ARE U.S. SURVEY FOOT.
9. BASIS OF BEARINGS: BEARING: BETWEEN THE NORTH SECTION LINE OF THE NORTHEAST ONE-QUARTER SECTION 11, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN AS MEASURED BETWEEN THE MONUMENTS SHOWN AND SHOWN HEREON.



- 1 SET 24" #5 REBAR & ALUMINUM CAP "SURVEY LS 38570"
- 2 SET NAIL & ALUMINUM TAG "SURVEY LS 38570"
- 3 FOUND GOVERNMENT CORNER
- 4 FOUND IRON PIPE
- 5 FOUND REBAR



ABBREVIATIONS:

- | | |
|---------|--|
| SEC. | SECTION |
| COR. | CORNER |
| R.O.W. | RIGHT OF WAY |
| N. | NORTH |
| E. | EAST |
| S. | SOUTH |
| W. | WEST |
| FT. | U.S. SURVEY FOOT |
| SQ. FT. | SQUARE FOOT |
| AC. | ACRE |
| TYP. | TYPICAL |
| ALTA | AMERICAN LAND TITLE ASSOCIATION |
| NSPS | NATION SOCIETY OF PROFESSIONAL SURVEYORS |
| FEMA | FEDERAL EMERGENCY MANAGEMENT AGENCY |

LINE TABLE		
TAG #	LENGTH	DIRECTION
L.1	12.82'	N00°09'4"
L.2	65.45'	N65°14'36"
L.3	65.78'	N76°41'48"
L.4	72.95'	N82°18'05"
L.5	40.88'	N70°19'40"
L.6	65.46'	N47°51'00"
L.7	39.49'	N60°31'04"

CURVE TABLE					
TAG #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C 1	50.21	350.79	81°2'05"	N74°01'29"W	50.18
C 2	86.39	888.38	53°14'19"	N67°31'38"W	86.38
C 3	55.86	300.68	101°38'40"	N69°44'24"W	55.75
C 4	52.35	406.56	72°23'37"	N80°33'27"W	52.38
C 5	81.41	456.82	101°12'37"	N76°56'40"W	81.38
C 6	75.19	275.76	155°37'23"	N59°44'23"W	74.99
C 7	72.05	926.26	42°27'24"	N50°31'47"W	72.08



LEGAL DESCRIPTION:

SUBDIVISION EXEMPTION NO. 665 RECORDED DECEMBER 18, 1997 IN BOOK 1638 AT RECEPTION NO. 2585001, BEING A PART OF THE NE 1/4 OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO,

EXCEPTING THEREFROM A PARCEL OF LAND CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO BY INSTRUMENT RECORDED MAY 10, 1957 IN BOOK 1477 AT PAGE 290,

COUNTY OF WELD, STATE OF COLORADO.

PURPOSE STATEMENT:

THIS ZONING MAP EXHIBIT DEPICTS A ZONING CHANGE UPON THE
ENTIRETY OF SUBDIVISION EXEMPTION 665, RECEPTION NUMBER 2585001

TOWN COUNCIL APPROVAL:

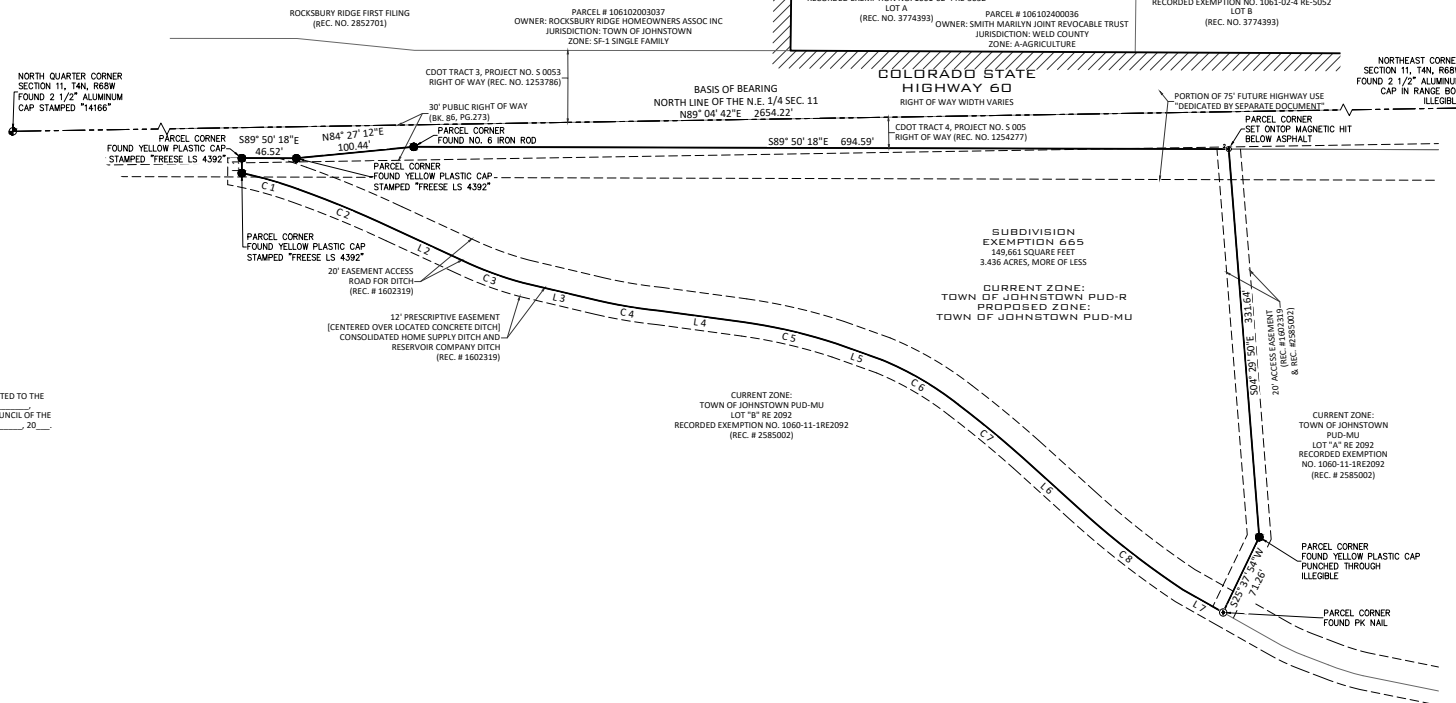
THIS MAP TO BE KNOWN AS _____ IS APPROVED AND ACCEPTED TO THE
TOWN OF JOHNSTOWN, COLORADO BY ORDINANCE NUMBER _____,
PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE
TOWN OF JOHNSTOWN, COLORADO, HELD ON THE _____ DAY OF _____, 20____.

BY: _____ ATTEST: _____
MAYOR TOWN CLERK

CERTIFICATION:

I, ADAM R. ZETTMAYER, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, 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 CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTIES OR THE SUCCESSOR AND/OR ASSIGNS.

ADAM R. ZETTMAYER, PLS
COLORADO LICENSE NUMBER 38570
FOR AND ON BEHALF OF
POINT CONSULTING, LLC
8460 W KEN CARYL AVE
LITTLETON, CO 80128
(702) 258-6836
azettmayer@pnt-llc.com

NORTH LEDGE ROCK CENTER
ZONING MAP

JOB NO. 21,022

DATE	-	DESCRIPTION
04.11.2022	-	ORIGINAL PREPARATION
04.26.2022	-	TOWN COMMENTS

SHEET 1/1