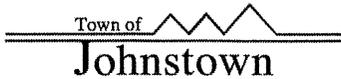


TOWN COUNCIL
MEETING
PACKET

October 16, 2017



Town of Johnstown
Agenda
Monday, October 16, 2017
Town Hall, Council Chambers
450 So. Parish Avenue
7:00 PM



MISSION STATEMENT-*The mission of the government of the Town of Johnstown is to provide leadership based upon trust and integrity, commitment directed toward responsive service delivery, and vision for enhancing the quality of life in our community.*

Members of the audience are invited to speak at the Council meeting. Public Comment (item No. 5) 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. If you wish to speak at the Town Council meeting, please fill out a sign-up sheet and present it to the Town Clerk.

- 1) **CALL TO ORDER**
 - A) Pledge of Allegiance
- 2) **ROLL CALL**
- 3) **AGENDA APPROVAL**
- 4) **RECOGNITIONS AND PROCLAMATION**
 - A) Proclamation – Glenn A. Jones, M.D. Memorial Library Week
- 5) **PUBLIC COMMENT (three-minute limit per speaker)**

*The “Consent Agenda” is a group of routine matters to be acted on with a single motion and vote. The Mayor will ask if any Council member wishes to have an item discussed or if there is public comment on those ordinances marked with an *asterisk. The Council member may then move to have the subject item removed from the Consent Agenda for discussion separately.*

- 6) **CONSENT AGENDA**
 - A) Town Council Meeting Minutes – October 2, 2017
 - B) Payment of Bills
 - C) September Financial Statements
 - D) Second Amendment to Escrow Agreement – Town of Johnstown, Johnstown Metropolitan District, Johnstown Plaza LLC, UMB Bank
- 7) **STAFF REPORTS**
- 8) **OLD BUSINESS**
- 9) **NEW BUSINESS**
 - A) * **Public Hearing** – New Liquor (Hotel and Restaurant) License for Parry’s Pizzeria and Bar
 - B) ***Public Hearing (First Reading)** – Ordinance No. 2017-149, An Ordinance Authorizing the Purchase of Approximately 10.02 Acres of Real Property Located East of Town Hall Along South Parish Avenue from Parish, LLC
- 10) **COUNCIL REPORTS AND COMMENTS**
- 11) **MAYOR’S COMMENTS**
- 12) **ADJOURN**

WORK SESSION

- 1) Presentation by Mr. Mark Tompkins, Principal, Strae Advisory Services, Regarding the Thompson River Ranch Development (Thompson Crossing Metropolitan District Nos. 3-6 and Oakwood Homes)



NOTICE OF ACCOMODATION

If you need special assistance to participate in the meeting, please contact the Town Clerk at (970) 587-4664. Notification at least 72 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to the meeting.

AGENDA ITEM 4A

PROCLAMATION

**(Glenn A. Jones, M.D. Memorial Library
Week)**

Proclamation

Glenn A. Jones, M.D. Memorial Library Week

October 22-28, 2017

WHEREAS, in 1961, Dr. Glenn A. Jones, a beloved local physician, bequeathed funds to establish a library in the Town of Johnstown (“Town”);

WHEREAS, with those funds and a donation from the Johnstown Women’s Club, the Town purchased a lot on the corner of Jay Avenue and Idaho Avenue as the site of the library;

WHEREAS, in 1965, voters approved a mill levy to support the library and the school board voted to provide annual support in the amount of \$500;

WHEREAS, in 1966, to assist in the construction of the library, Dorothy Jones, wife of Dr. Glenn A. Jones, created a trust fund in the amount of \$7,500 along with matching contributions from citizens, the Town received a federal grant in the amount of \$15,110, Great Western Sugar, Teamsters Local 1065, Sarah Ruple and Mrs. Jones made significant monetary contributions, and multiple citizens provided smaller donations;

WHEREAS, on October 22, 1967, the library opened, was dedicated to the Town and was named the “Glenn A. Jones, M.D. Memorial Library;”

WHEREAS, after a successful 35 years of library operations, in 2002, voters approved a sales and use tax increase to support a new library building;

WHEREAS, in 2004, the Town commenced construction of the new library at 400 South Parish Avenue, costing \$1,875,000;

WHEREAS, the grand opening of the new library took place on April 16, 2005;

WHEREAS, the Glenn A. Jones, M.D. Memorial Library has consistently been a friendly and welcoming space, providing quality progressive library services to the citizens of the Towns of Johnstown and Milliken for the past 50 years.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, THAT I, Scott K. James, on behalf of the Town Council of the Town of Johnstown, in observance of the 50th anniversary of the library, do hereby:

PROCLAIM the week of October 22-28, 2017 as the *Glenn A. Jones, M.D. Memorial Library Week*, and urge the citizens of the Towns of Johnstown and Milliken to join me in extending sincere congratulations and thanks to the trustees, staff and volunteers, past and present, for their accomplishments, commitment to good service and dedication to our residents.

PASSED, SIGNED, APPROVED AND ADOPTED this 2nd day of October, 2017.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Diana Seele, Town Clerk

By: _____
Scott K. James, Mayor

AGENDA ITEMS 6A-D

CONSENT

AGENDA

- **Council Minutes – October 2, 2017**
 - **Payment of Bills**
 - **September Financial Statements**
 - **Second Amendment to Escrow Agreement**

TOWN COUNCIL AGENDA COMMUNICATION

AGENDA DATE: October 16, 2017

ITEM NUMBER: A-D

SUBJECT: Consent Agenda

ACTION PROPOSED: Approve Consent Agenda

PRESENTED BY: Town Clerk

AGENDA ITEM DESCRIPTION: The following items are included on the Consent Agenda, which may be approved by a single motion approving the Consent Agenda:

- A) Council Meeting Minutes – October 2, 2017
- B) Payment of Bills
- C) September Financial Statements
- D) *Second Amendment to Escrow Agreement (Town of Johnstown, Johnstown Metropolitan District, Johnstown Plaza, LLC and UMB Bank)

*The Second Amendment to the Escrow Agreement, by and among the Town, the Johnstown Plaza Metropolitan District, Johnstown Plaza, LLC and UMB Bank, creates a separate escrow account using proceeds from the bond funds to serve as a maintenance guarantee for the District-constructed public improvements that are being dedicated to the Town, the water and sewer mains. The escrow account is to be known as the “Maintenance Guarantee Escrow Account” and is in the amount of \$33,750, which is 15% of the cost of the improvements.

LEGAL ADVICE: The entire Consent Agenda may be approved by a motion of the Town Council approving the Consent Agenda, which automatically approves each and every item listed on the Consent Agenda. If a Council member wishes to have a specific discussion on an individual item included with the Consent Agenda, they may move to remove the item from the Consent Agenda for discussion.

FINANCIAL ADVICE: N/A

RECOMMENDED ACTION: Approve Consent Agenda

SUGGESTED MOTION:

For Approval: I move to approve the Consent Agenda.

For Denial:

Reviewed:


Town Manager

**COUNCIL
MINUTES**

The Town Council of the Town of Johnstown met on Monday, October 2, 2017 at 7:00 p.m. in the Council Chambers at 450 S. Parish Avenue, Johnstown.

Mayor James led the Pledge of Allegiance.

Roll Call

Those present were: Councilmembers Davis, Lebsack, Mellon, Molinar Jr., and Young

Those absent were: Councilmember Tallent

Also present: Avi Rocklin, Town Attorney, Roy Lauricello, Town Manager, John Franklin, Town Planner, Brian Phillips, Chief of Police and Diana Seele, Town Clerk/Treasurer

Agenda Approval

Councilmember Mellon made a motion seconded by Councilmember Lebsack to approve the Agenda. Motion carried with a unanimous vote.

Consent Agenda

Councilmember Mellon made a motion seconded by Councilmember Davis to approve the Consent Agenda with the following items included:

- September 18, 2017 Town Council Meeting Minutes
- Resolution No. 2017-09, Amendment to Johnstown Comprehensive Plan (Pratt Technology Campus)

Motion carried with a unanimous vote.

New Business

A. Consider Purchase and Sale Agreement between the Town of Johnstown and Parish LLC, for the Purchase of Real Property for the Community Recreation Center – The Agreement provides that the Town will purchase approximately 10.002 acres located on South Parish Avenue for \$1,000,000. The property description will be fully defined upon approval of the Final Plat. The Town will have 90 days (Contingency Period) from execution of the Agreement to conduct due diligence, including inspecting the property, reviewing title documentation and having an appraisal or comparative sale and analysis conducted. The Town may terminate the agreement for any reason during the Contingency Period. Parish, LLC has agreed to provide a financial guarantee to the Town at the time of approval of the Final Plat, guaranteeing that certain public improvements essential to the construction of the community recreation center will be completed in a timely manner. Councilmember Young made a motion seconded by Councilmember Lebsack to approve the Purchase and Sale Agreement between the Town of Johnstown and Parish, LLC in the amount of \$1,000,000 and authorize the Mayor to sign it. Motion carried with a unanimous vote.

There being no further business to come before the Council the meeting adjourned at 7:12 p.m.

Mayor

Town Clerk/Treasurer

**PAYMENT
OF
BILLS**

BILLS SUBMITTED FOR PAYMENT- OCTOBER 2017		
4RIVERS EQUIPMENT	\$ 1,425.75	
ACE HARDWARE	\$ 724.72	
ADAMSON POLICE PRODUCTS	\$ 77.85	
ALL COPY PRODUCTS	\$ 310.07	
ANCHOR AUTO GLASS	\$ 222.50	
BERENDSEN FLUID POWER, INC.	\$ 1,820.60	
BRANDON COPELAND	\$ 500.32	
BUCKEYE WELDING SUPPLY CO., INC.	\$ 256.31	
BUSINESS INK, CO.	\$ 83.00	
CASELLE, INC	\$ 686.00	
CENTRAL WELD COUNTY WATER DISTRICT	\$ 586.00	
CENTURY LINK	\$ 336.94	
CHEMATOX LABORATORY, INC.	\$ 37.40	
CINTAS	\$ 455.46	
CIRSA	\$ 43,649.75	
COLORADO ANALYTICAL	\$ 900.00	
COLORADO DEPT. OF REVENUE - DIVISION OF MOTOR VEHICLES	\$ 390.00	
COREN PRINTING	\$ 199.50	
DBC IRRIGATION	\$ 132.60	
DPC INDUSTRIES (CHEMICALS)	\$ 12,783.73	
ELITE PRINTING GROUP, LLC	\$ 44.00	
ERGOMED	\$ 200.00	
FACILITY MAINTENANCE BY DESIGN	\$ 537.26	
FELSBURG HOLT & ULLEVIG	\$ 2,694.18	
FERGUSON ENTERPRISES	\$ 1,642.88	
FIRST CLASS SECURITY SYSTEMS, LLC	\$ 78.90	
FIRST NATIONAL BANK OMAHA	\$ 912.94	
GALLS, LLC	\$ 911.31	
G & K SERVICES	\$ 220.25	
GREYSTONE	\$ 1,075.00	
HAYS MARKET	\$ 279.20	
HELTON & WILLIAMSEN	\$ 845.00	
HILL & ROBBINS	\$ 253.00	
HOME DEPOT	\$ 184.51	
IMEG CORP	\$ 1,200.00	
INERTIA AUTOMATION INC.	\$ 521.05	
INTERSTATE BATTERY OF THE ROCKIES	\$ 413.68	
JOHNSTOWN BREEZE	\$ 322.65	
JONES EXCAVATING & PLUMBING	\$ 3,192.50	
KINSCO	\$ 161.76	
KRAV MAGA WORLDWIDE INC.	\$ 2,514.54	
LAW OFFICE OF AVI ROCKLIN	\$ 3,319.00	
LAZAR, MICHAEL A.	\$ 1,320.00	
LG EVERIST INC.	\$ 10,366.71	
LOVELAND BARRICADE LLC	\$ 1,893.26	
LOVELAND BEAR ALIGNMENT	\$ 75.00	
LOWE'S	\$ 175.78	
MAC EQUIPMENT	\$ 15,894.71	
MANENTI LAWN & SPRINKLER INC.	\$ 1,005.00	EST
MARIPOSA	\$ 85.00	
MARTIN MARIETTA MATERIALS	\$ 663.79	
MCDONALD FARMS	\$ 5,040.00	
MILLIKEN ANIMAL CLINIC	\$ 167.50	

**SEPTEMBER
FINANCIAL
STATEMENTS**

EXECUTIVE SUMMARY SEPTEMBER 2017

75.00%

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>%</u>
GENERAL				
<u>Revenues</u>	9,341,682.00	8,115,200.00	(1,226,482.00)	115%
<u>Expenditures</u>				
Legislative	18,816.00	37,800.00	18,984.00	50%
Judicial	38,595.00	42,800.00	4,205.00	90%
Elections	-	10,700.00	10,700.00	0%
Administration	268,707.00	409,400.00	140,693.00	66%
Planning & Zoning	135,236.00	188,600.00	53,364.00	72%
Police	1,396,445.00	2,170,500.00	774,055.00	64%
Protective Inspections	114,772.00	197,800.00	83,028.00	58%
Streets	891,209.00	1,432,700.00	541,491.00	62%
Cemetery	31,300.00	44,500.00	13,200.00	70%
Animal Control	66,343.00	96,600.00	30,257.00	69%
Senior Coordinator	50,589.00	71,100.00	20,511.00	71%
Parks	35,675.00	66,900.00	31,225.00	53%
Community	114,734.00	780,400.00	665,666.00	15%
Transfers	600,742.00	2,057,700.00	1,456,958.00	29%
<u>Total Expenditures</u>	3,763,163.00	7,607,500.00	3,844,337.00	49%
 Excess Revenues over Expenditures	 5,578,519.00			

EXECUTIVE SUMMARY SEPTEMBER 2017

75%

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>%</u>
WATER				
<u>Revenues</u>	3,984,660.00	2,442,700.00	(1,541,960.00)	163%
<u>Expenditures</u>				
Administration	113,514.00	260,100.00	146,586.00	44%
Operations	896,517.00	1,735,000.00	838,483.00	52%
	1,010,031.00	1,995,100.00	985,069.00	51%
 Excess Revenues over Expenditures	 2,974,629.00			

EXECUTIVE SUMMARY SEPTEMBER 2017

75.00%

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>%</u>
WASTEWATER				
<u>Revenues</u>	1,563,920.00	1,775,000.00	211,080.00	88%
<u>Expenditures</u>				
Administration	133,061.00	284,100.00	151,039.00	47%
Operation	622,036.00	1,386,600.00	764,564.00	45%
	755,097.00	1,670,700.00	915,603.00	45%
Excess Revenues over Expenditures	808,823.00			

TOWN OF JOHNSTOWN
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2017

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TAXES</u>					
01-01-4010-00 GEN. PROPERTY ACCOUNTS	16,485.14	4,166,490.42	3,508,400.00	(658,090.42)	118.8
01-01-4020-00 SPECIFIC OWNERSHIP TAXES	33,995.48	250,083.46	210,000.00	(40,083.46)	119.1
01-01-4030-00 FRANCHISE TAXES	36,343.08	322,368.39	390,000.00	67,631.61	82.7
01-01-4040-00 PENALTIES & INTEREST	642.27	1,649.33	4,000.00	2,350.67	41.2
01-01-4070-00 SALES TAX	277,574.73	2,327,778.55	2,350,000.00	22,221.45	99.1
01-01-4075-00 LODGING TAX	23,916.26	85,075.13	17,000.00	(68,075.13)	500.4
01-01-4080-00 SEVERANCE TAX	220,104.76	220,104.76	60,000.00	(160,104.76)	366.8
TOTAL TAXES	609,061.72	7,373,550.04	6,539,400.00	(834,150.04)	112.8
<u>LICENSES & PERMITS</u>					
01-02-4110-00 LIQUOR LICENSE	175.00	2,527.54	700.00	(1,827.54)	361.1
01-02-4120-00 BUS. LIC. & PERMITS - OTHE	180.00	15,242.80	11,500.00	(3,742.80)	132.6
01-02-4130-00 BUILDING PERMITS	150,104.42	584,243.92	280,000.00	(304,243.92)	208.7
01-02-4140-00 DOG LICENSE & PERMITS OTHE	71.00	2,345.00	2,300.00	(45.00)	102.0
01-02-4150-00 FINGERPRINTING	60.00	770.34	200.00	(570.34)	385.2
TOTAL LICENSES & PERMITS	150,590.42	605,129.60	294,700.00	(310,429.60)	205.3
<u>INTERGOVERNMENTAL</u>					
01-03-4210-00 CIGARETTE TAXES	1,762.15	12,228.36	14,000.00	1,771.64	87.4
01-03-4220-00 HIGHWAY USERS TAX	43,073.58	321,141.36	350,000.00	28,858.64	91.8
01-03-4230-00 ADD. VEH. REG. FEE	5,482.50	38,746.00	42,000.00	3,254.00	92.3
01-03-4240-00 COUNTY ROAD & BRIDGE	.00	112,597.85	75,000.00	(37,597.85)	150.1
TOTAL INTERGOVERNMENTAL	50,318.23	484,713.57	481,000.00	(3,713.57)	100.8
<u>CHARGES FOR SERVICES</u>					
01-04-4310-00 CEMETERY LOTS AND CARE	4,417.00	26,951.85	22,000.00	(4,951.85)	122.5
01-04-4320-00 TRASH CHARGES	51,154.11	455,110.26	585,000.00	129,889.74	77.8
01-04-4330-00 OTHER SERVICES	192.70	9,470.18	1,500.00	(7,970.18)	631.4
01-04-4340-00 FISHING PERMITS	30.00	1,024.00	600.00	(424.00)	170.7
TOTAL CHARGES FOR SERVICES	55,793.81	492,556.29	609,100.00	116,543.71	80.9
<u>FINES</u>					
01-05-4315-00 COURT FEES REFUND	.00	(102.00)	.00	102.00	.0
01-05-4410-00 MUNICIPAL COURT FINES & FE	15,714.99	161,958.95	80,000.00	(81,958.95)	202.5
01-05-4420-00 SURCHARGE	2,082.50	28,879.71	12,000.00	(16,879.71)	240.7
TOTAL FINES	17,797.49	190,736.66	92,000.00	(98,736.66)	207.3

TOWN OF JOHNSTOWN
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2017

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>MISCELLANEOUS</u>					
01-06-4510-00 COMM. CENTER RENTAL FEES	3,310.00	15,840.22	10,000.00	(5,840.22)	158.4
01-06-4530-00 REFUND OF EXPENDITURES	2,436.15	15,670.19	5,000.00	(10,670.19)	313.4
01-06-4570-00 SCHOOL DISTRICT	.00	.00	29,000.00	29,000.00	.0
TOTAL MISCELLANEOUS	5,746.15	31,510.41	44,000.00	12,489.59	71.6
<u>EARNINGS ON INVESTMENTS</u>					
01-07-4610-00 EARNINGS ON INVESTMENTS	16,943.21	151,719.25	50,000.00	(101,719.25)	303.4
TOTAL EARNINGS ON INVESTMENTS	16,943.21	151,719.25	50,000.00	(101,719.25)	303.4
<u>SOURCE 08</u>					
01-08-4530-00 DEVELOPERS COST PAYMENT	18,936.28	11,766.14	5,000.00	(6,766.14)	235.3
TOTAL SOURCE 08	18,936.28	11,766.14	5,000.00	(6,766.14)	235.3
TOTAL FUND REVENUE	925,187.31	9,341,681.96	8,115,200.00	(1,226,481.96)	115.1

TOWN OF JOHNSTOWN
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2017

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>LEGISLATIVE</u>					
01-10-5010-00	BOARD MEMBERS COMPENSATION	3,425.00	14,275.00	22,800.00	8,525.00 62.6
01-10-5050-00	PAYROLL TAXES	262.05	1,092.08	1,800.00	707.92 60.7
01-10-5070-00	WORKMEN'S COMPENSATION	77.42	590.99	1,200.00	609.01 49.3
01-10-6511-00	TRAINING	.00	.00	3,000.00	3,000.00 .0
01-10-6522-00	INSURANCE	.00	750.00	1,000.00	250.00 75.0
01-10-6544-03	EQUIPMENT/SOFTWARE - IPADS	89.71	776.18	2,500.00	1,723.82 31.1
01-10-8016-00	PROFESSIONAL SERVICES	106.61	508.61	4,000.00	3,491.39 12.7
01-10-9028-00	COUNCIL OUTREACH	564.37	823.36	1,500.00	676.64 54.9
	TOTAL LEGISLATIVE	4,525.16	18,816.22	37,800.00	18,983.78 49.8
<u>JUDICIAL</u>					
01-15-5011-00	SAL-JUDGE	1,500.00	13,800.00	13,000.00	(800.00) 106.2
01-15-5012-00	SAL-PROS. ATT.	2,020.00	24,310.00	28,700.00	4,390.00 84.7
01-15-6505-00	OFFICE EXPENSES	.00	485.12	1,000.00	514.88 48.5
01-15-8016-00	PROFESSIONAL SERVICES	.00	.00	100.00	100.00 .0
	TOTAL JUDICIAL	3,520.00	38,595.12	42,800.00	4,204.88 90.2
<u>ELECTIONS</u>					
01-20-6413-00	PUBLISHING	.00	.00	700.00	700.00 .0
01-20-8018-00	COORDINATED ELECTION/COUNTY	.00	.00	10,000.00	10,000.00 .0
	TOTAL ELECTIONS	.00	.00	10,700.00	10,700.00 .0

TOWN OF JOHNSTOWN
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2017

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATION</u>					
01-25-5010-00 SALARIES	7,204.35	55,105.23	90,000.00	34,894.77	61.2
01-25-5010-03 OVERTIME	.00	77.98	600.00	522.02	13.0
01-25-5011-00 PART TIME OFFICE	885.95	4,009.21	13,000.00	8,990.79	30.8
01-25-5012-00 HOURLY COMMUNICATIONS STAFF	1,548.65	9,906.55	17,200.00	7,293.45	57.6
01-25-5015-00 CLEANING SALARIES	216.66	1,933.31	3,500.00	1,566.69	55.2
01-25-5025-00 MANAGER	6,351.96	42,235.47	55,100.00	12,864.53	76.7
01-25-5050-00 PAYROLL TAXES	1,209.93	8,388.47	13,500.00	5,111.53	62.1
01-25-5060-00 RETIREMENT FUND	1,102.29	7,348.68	12,100.00	4,751.32	60.7
01-25-5065-00 HEALTH INSURANCE	1,390.00	13,337.48	26,500.00	13,162.52	50.3
01-25-5070-00 WORKMAN'S COMPENSATION	77.42	578.90	1,000.00	421.10	57.9
01-25-6010-00 UTILITIES	457.71	3,553.45	6,000.00	2,446.55	59.2
01-25-6505-00 OFFICE EXPENSE	391.98	3,356.78	7,000.00	3,643.22	48.0
01-25-6506-00 UTILITY BILL MAILING	682.42	5,417.57	8,000.00	2,582.43	67.7
01-25-6510-00 TELEPHONE	149.67	1,202.03	2,300.00	1,097.97	52.3
01-25-6511-00 TRAINING	.00	.00	1,100.00	1,100.00	.0
01-25-6513-00 PUBLISHING	.00	1,488.80	5,500.00	4,011.20	27.1
01-25-6515-00 DUES AND SUBSCRIPTIONS	.00	2,583.56	2,900.00	316.44	89.1
01-25-6518-00 CLEANING SUPPLIES	169.40	905.53	1,700.00	794.47	53.3
01-25-6520-00 MILEAGE & EXPENSES	.00	84.10	2,500.00	2,415.90	3.4
01-25-6522-00 INSURANCE & BONDS	.00	6,975.00	15,700.00	8,725.00	44.4
01-25-6544-05 SOFTWARE	.00	158.11	2,000.00	1,841.89	7.9
01-25-6544-07 MISC. OFFICE EQPT.	.00	218.56	1,100.00	881.44	19.9
01-25-7020-00 MAINTENANCE & REPAIRS	.00	922.35	3,800.00	2,877.65	24.3
01-25-8010-00 AUDIT	.00	2,250.00	3,000.00	750.00	75.0
01-25-8012-00 COMPUTER PROFESSIONAL SERV	382.99	5,341.76	10,500.00	5,158.24	50.9
01-25-8014-00 LEGAL	2,303.00	29,375.76	38,000.00	8,624.24	77.3
01-25-8015-00 TAPING MEETINGS	500.32	4,588.88	7,000.00	2,411.12	65.6
01-25-8016-00 SALARY STUDY FEES	.00	.00	800.00	800.00	.0
01-25-8017-00 PROFESSIONAL SERVICES	.00	.00	2,000.00	2,000.00	.0
01-25-8019-00 TREASURER'S FEES	171.27	57,363.51	55,000.00	(2,363.51)	104.3
01-25-9028-00 COMMUNICATIONS	.00	.00	1,000.00	1,000.00	.0
TOTAL ADMINISTRATION	25,195.97	268,707.03	409,400.00	140,692.97	65.6

TOWN OF JOHNSTOWN
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2017

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PLANNING & ZONING</u>					
01-30-5010-00 SALARIES	13,531.74	90,038.10	117,400.00	27,361.90	76.7
01-30-5050-00 PAYROLL TAXES	1,022.36	6,772.54	9,000.00	2,227.46	75.3
01-30-5060-00 RETIREMENT FUND	1,249.71	8,315.38	10,900.00	2,584.62	76.3
01-30-5065-00 HEALTH INSURANCE	1,337.37	12,300.35	18,500.00	6,199.65	66.5
01-30-5070-00 WORKMENS COMPENSATION	77.42	578.90	1,700.00	1,121.10	34.1
01-30-6010-00 UTILITIES	246.46	1,697.22	3,400.00	1,702.78	49.9
01-30-6505-00 OFFICE SUPPLIES	216.87	798.11	2,500.00	1,701.89	31.9
01-30-6510-00 TELEPHONE	132.46	1,065.63	1,400.00	334.37	76.1
01-30-6511-00 TRAINING	.00	.00	500.00	500.00	.0
01-30-6513-00 PUBLISH/RECORD	.00	92.34	200.00	107.66	46.2
01-30-6515-00 DUES/SUBSCRIPTIONS	.00	461.00	800.00	339.00	57.6
01-30-6520-00 MILEAGE & EXPENSES	27.56	27.56	100.00	72.44	27.6
01-30-6522-00 INSURANCE AND BONDS	.00	1,875.00	2,500.00	625.00	75.0
01-30-6544-04 MACHINERY AND EQPT.	.00	.00	500.00	500.00	.0
01-30-8012-00 COMPUTER PROFESSIONAL SERVICES	144.30	1,484.98	2,000.00	515.02	74.3
01-30-8014-00 LEGAL	.00	31.00	500.00	469.00	6.2
01-30-8016-00 PROFESSIONAL SERVICES	.00	2,945.23	10,000.00	7,054.77	29.5
01-30-8017-00 NORTH FRONT RANGE MPO	.00	6,753.00	6,700.00	(53.00)	100.8
TOTAL PLANNING & ZONING	17,986.25	135,236.34	188,600.00	53,363.66	71.7

TOWN OF JOHNSTOWN
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2017

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>POLICE</u>					
01-35-5010-00 SALARIES	130,639.17	839,400.21	1,234,400.00	394,999.79	68.0
01-35-5010-03 OVERTIME PAY	1,440.23	4,979.89	15,000.00	10,020.11	33.2
01-35-5013-00 CLERICAL SALARIES	4,128.00	26,144.00	35,300.00	9,156.00	74.1
01-35-5015-00 PART-TIME SALARIES	5,571.41	35,552.36	54,000.00	18,447.64	65.8
01-35-5050-00 PAYROLL TAXES	10,797.03	67,634.65	102,500.00	34,865.35	66.0
01-35-5060-00 RETIREMENT	7,474.26	49,067.40	72,000.00	22,932.60	68.2
01-35-5065-00 HEALTH INSURANCE	21,116.05	181,700.83	330,000.00	148,299.17	55.1
01-35-5070-00 WORKMEN'S COMPENSATION	3,561.32	27,185.57	53,600.00	26,414.43	50.7
01-35-6010-00 UTILITIES	1,172.99	8,285.68	16,400.00	8,114.32	50.5
01-35-6505-00 OFFICE EXPENSE	559.29	5,055.18	8,000.00	2,944.82	63.2
01-35-6510-00 TELEPHONE	597.10	5,031.19	7,500.00	2,468.81	67.1
01-35-6511-00 TRAINING	419.13	5,351.83	11,000.00	5,648.17	48.7
01-35-6513-00 PUBLISHING	.00	.00	1,500.00	1,500.00	.0
01-35-6515-00 DUES AND SUBSCRIPTIONS	92.00	442.00	1,200.00	758.00	36.8
01-35-6518-00 CLEANING SERVICES	756.94	6,445.29	8,100.00	1,654.71	79.6
01-35-6522-00 INSURANCE AND BONDS	.00	32,273.00	50,500.00	18,227.00	63.9
01-35-6524-00 GAS AND OIL	2,030.67	15,910.90	38,000.00	22,089.10	41.9
01-35-6526-00 OPERATING SUPPLIES	567.16	5,197.79	7,000.00	1,802.21	74.3
01-35-6527-00 UNIFORMS AND CLEANING	21.99	3,981.56	5,000.00	1,018.44	79.6
01-35-6528-00 WELD COUNTY MAINT. AGREEME	.00	19,083.83	20,000.00	916.17	95.4
01-35-6544-02 COMPUTER SYSTEMS	.00	480.00	2,500.00	2,020.00	19.2
01-35-6544-04 RADAR GUNS	.00	5,017.31	5,000.00	(17.31)	100.4
01-35-6544-05 CELLULAR PHONES	.00	.00	100.00	100.00	.0
01-35-6544-06 VESTS	.00	(2,530.00)	2,500.00	5,030.00	(101.2)
01-35-6544-07 CAMERA & INVESTIGATION EQPT.	1,036.54	2,346.44	2,600.00	253.56	90.3
01-35-6544-09 SHOOTING RANGE SUPPLIES	.00	2,512.47	3,600.00	1,087.53	69.8
01-35-6544-10 OFFICE IMPROVEMENTS	.00	194.23	4,000.00	3,805.77	4.9
01-35-6544-11 POLICE EQUIPMENT	4,039.54	8,166.89	12,500.00	4,333.11	65.3
01-35-7010-00 BLDG. REPAIR & MAINT.	585.00	5,512.28	8,000.00	2,487.72	68.9
01-35-7020-00 REPAIRS AND MAINTENANCE	341.86	10,885.34	11,000.00	114.66	99.0
01-35-8012-00 COMP. PROFESSIONAL SERVICE	1,777.84	4,287.07	10,000.00	5,712.93	42.9
01-35-8014-00 LEGAL	155.00	356.50	3,000.00	2,643.50	11.9
01-35-8016-00 PROFESSIONAL SERVICES	.00	3,107.00	5,000.00	1,893.00	62.1
01-35-8017-00 JUVENILE ASSESSMENT CENTER	.00	5,340.00	5,400.00	60.00	98.9
01-35-8021-00 COMP. LINK TO RECORDS	734.35	5,875.06	10,500.00	4,624.94	56.0
01-35-9022-00 JAIL FEES	53.64	134.10	1,500.00	1,365.90	8.9
01-35-9028-00 COMMUNITY SERVICES	.00	1,350.82	2,000.00	649.18	67.5
01-35-9028-01 TASK FORCE	.00	.00	2,000.00	2,000.00	.0
01-35-9028-02 SRO (SCHOOL RESOURCE OFFICER)	.00	.00	300.00	300.00	.0
01-35-9028-03 RECORDS CONTRACT	.00	4,686.18	8,000.00	3,313.82	58.6
TOTAL POLICE	199,668.51	1,396,444.85	2,170,500.00	774,055.15	64.3

TOWN OF JOHNSTOWN
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2017

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PROTECTIVE INSPECTIONS</u>					
01-40-5010-00 SALARIES	3,696.18	20,153.32	32,300.00	12,146.68	62.4
01-40-5050-00 PAYROLL TAXES	278.12	1,508.03	2,500.00	991.97	60.3
01-40-5060-00 RETIREMENT	156.54	853.52	1,400.00	546.48	61.0
01-40-5065-00 HEALTH INSURANCE	472.79	3,427.65	5,200.00	1,772.35	65.9
01-40-5070-00 WORKMEN'S COMPENSATION	77.00	588.89	1,400.00	811.11	42.1
01-40-6010-00 UTILITIES	299.24	1,976.98	3,900.00	1,923.02	50.7
01-40-6505-00 OFFICE EXPENSE	299.98	1,251.33	3,800.00	2,548.67	32.9
01-40-6510-00 TELEPHONE	132.45	1,065.62	1,600.00	534.38	66.6
01-40-6511-00 TRAINING	.00	.00	500.00	500.00	.0
01-40-6513-00 PUBLISHING	.00	.00	500.00	500.00	.0
01-40-6515-00 DUES & SUBSCRIPTIONS	.00	160.00	200.00	40.00	80.0
01-40-6518-00 CLEANING & SUPPLIES	75.50	643.61	1,000.00	356.39	64.4
01-40-6522-00 INSURANCE AND BONDS	.00	5,174.25	8,500.00	3,325.75	60.9
01-40-6526-00 OPERATING SUPPLIES	.00	199.99	2,000.00	1,800.01	10.0
01-40-7020-00 REPAIR & MAINTENANCE	.00	678.66	2,000.00	1,321.34	33.9
01-40-8012-00 COMP. PROF. SERVICES	198.05	1,889.95	3,500.00	1,610.05	54.0
01-40-8014-00 LEGAL	.00	.00	500.00	500.00	.0
01-40-8016-00 PROFESSIONAL SERVICES	9,400.00	75,200.00	127,000.00	51,800.00	59.2
TOTAL PROTECTIVE INSPECTIONS	15,085.85	114,771.80	197,800.00	83,028.20	58.0

TOWN OF JOHNSTOWN
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2017

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>STREETS</u>					
01-45-5010-00 SALARIES	31,068.06	185,667.29	280,000.00	94,332.71	66.3
01-45-5010-03 OVERTIME	13.37	509.10	7,000.00	6,490.90	7.3
01-45-5015-00 PART-TIME SALARIES	296.05	6,425.56	15,000.00	8,574.44	42.8
01-45-5050-00 PAYROLL TAXES	2,344.19	14,234.90	23,200.00	8,965.10	61.4
01-45-5060-00 RETIREMENT FUND	1,662.09	11,027.17	17,400.00	6,372.83	63.4
01-45-5065-00 HEALTH INSURANCE	5,348.97	47,761.57	82,000.00	34,238.43	58.3
01-45-5070-00 WORKMEN'S COMPENSATION	1,548.40	11,819.81	19,100.00	7,280.19	61.9
01-45-6010-00 UTILITIES	446.62	4,558.24	10,000.00	5,441.76	45.6
01-45-6015-00 UTILITIES - STREET LIGHTIN	15,129.86	126,573.52	243,000.00	116,426.48	52.1
01-45-6505-00 OFFICE EXPENSE	.00	.00	600.00	600.00	.0
01-45-6510-00 TELEPHONE	364.56	2,875.14	3,300.00	424.86	87.1
01-45-6511-00 TRAINING	.00	668.87	1,500.00	831.13	44.6
01-45-6515-00 DUES & SUBSCRIPTIONS	.00	.00	2,000.00	2,000.00	.0
01-45-6518-00 CLEANING SUPPLIES	87.77	957.90	1,600.00	642.10	59.9
01-45-6522-00 INSURANCE AND BONDS	.00	21,000.00	28,000.00	7,000.00	75.0
01-45-6524-00 GAS & OIL	.00	9,345.60	15,500.00	6,154.40	60.3
01-45-6526-00 OPERATING SUPPLIES	657.73	2,989.28	4,500.00	1,510.72	66.4
01-45-6530-00 SNOW AND ICE REMOVAL	.00	9,031.81	30,000.00	20,968.19	30.1
01-45-6532-00 TRASH SERVICE	51,028.11	408,259.89	592,000.00	183,740.11	69.0
01-45-6534-00 WEED CONTROL	.00	804.64	2,500.00	1,695.36	32.2
01-45-6536-00 STREET SIGNS	477.52	1,188.63	4,000.00	2,811.37	29.7
01-45-6544-03 EQUIPMENT	.00	.00	4,000.00	4,000.00	.0
01-45-6544-06 HOLIDAY DECORATIONS	.00	492.20	7,500.00	7,007.80	6.6
01-45-6544-07 TOOLS	268.11	794.87	2,500.00	1,705.13	31.8
01-45-6544-09 SAFETY EQUIPMENT	.00	663.90	4,200.00	3,536.10	15.8
01-45-7020-00 REP & MAINT - EQUIP & BLDG	6,712.15	18,844.45	25,000.00	6,155.55	75.4
01-45-7030-00 REPAIR & MAINT. BLDGS.	.00	1,736.13	3,000.00	1,263.87	57.9
01-45-8012-00 COMPUTER PROFESSIONAL SERVICES	.00	799.60	1,200.00	400.40	66.6
01-45-8016-00 PROFESSIONAL SERVICES	490.90	2,178.73	3,100.00	921.27	70.3
TOTAL STREETS	117,944.46	891,208.80	1,432,700.00	541,491.20	62.2

TOWN OF JOHNSTOWN
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2017

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>CEMETERY</u>					
01-50-5015-00 SALARIES	496.61	6,608.62	12,000.00	5,391.38	55.1
01-50-5050-00 PAYROLL TAXES	38.01	505.61	1,000.00	494.39	50.6
01-50-5070-00 WORKMEN'S COMPENSATION	77.42	590.99	1,500.00	909.01	39.4
01-50-6513-00 PUBLISHING	.00	.00	300.00	300.00	.0
01-50-6522-00 INSURANCE	.00	1,500.00	2,100.00	600.00	71.4
01-50-6524-00 GAS & OIL	.00	740.09	1,800.00	1,059.91	41.1
01-50-6526-00 SUPPLIES	402.08	1,263.03	2,200.00	936.97	57.4
01-50-6533-00 TREE TRIMMING	.00	3,200.00	3,500.00	300.00	91.4
01-50-6534-00 FERTILIZER & WEED CONTROL	1,106.31	2,646.31	4,700.00	2,053.69	56.3
01-50-6544-03 SPINTRIMMER	.00	.00	800.00	800.00	.0
01-50-6544-05 TOOLS	.00	.00	400.00	400.00	.0
01-50-6544-06 TREES	.00	4,200.00	2,000.00	(2,200.00)	210.0
01-50-7020-00 REPAIRS AND MAINTENANCE	.00	7,682.14	8,200.00	517.86	93.7
01-50-7025-00 SPRINKLER REPAIR	456.03	2,363.20	3,500.00	1,136.80	67.5
01-50-8016-00 PROFESSIONAL SERVICES	.00	.00	500.00	500.00	.0
TOTAL CEMETERY	2,576.46	31,299.99	44,500.00	13,200.01	70.3
<u>ANIMAL CONTROL</u>					
01-55-5010-00 SALARIES	5,520.00	36,399.58	47,900.00	11,500.42	76.0
01-55-5010-03 OVERTIME	34.50	155.25	200.00	44.75	77.6
01-55-5050-00 PAYROLL TAXES	417.94	2,669.25	3,700.00	1,030.75	72.1
01-55-5060-00 RET BEN	233.79	1,541.65	2,100.00	558.35	73.4
01-55-5065-00 HEALTH BEN	708.81	12,135.76	19,800.00	7,664.24	61.3
01-55-5070-00 WORKMENS COMPENSATION	77.42	527.83	1,800.00	1,272.17	29.3
01-55-6522-00 INSURANCE	.00	2,925.00	3,900.00	975.00	75.0
01-55-6524-00 GAS AND OIL	112.88	1,211.19	2,000.00	788.81	60.6
01-55-6526-00 SUPPLIES	.00	170.53	1,200.00	1,029.47	14.2
01-55-7020-00 REPAIR & MAINTENANCE	.00	104.60	1,000.00	895.40	10.5
01-55-7030-00 WEED/NUISANCE CONTROL	(934.64)	5,282.85	8,000.00	2,717.15	66.0
01-55-8016-00 PROFESSIONAL SERVICES	.00	3,220.00	5,000.00	1,780.00	64.4
TOTAL ANIMAL CONTROL	6,170.70	66,343.49	96,600.00	30,256.51	68.7
<u>SENIOR COORDINATOR PROGRAM</u>					
01-60-5015-00 PART-TIME SALARIES	4,614.69	30,700.14	40,200.00	9,499.86	76.4
01-60-5050-00 PAYROLL TAXES	346.03	2,285.66	3,100.00	814.34	73.7
01-60-5065-00 HEALTH INSURANCE	649.33	5,843.97	8,400.00	2,556.03	69.6
01-60-5070-00 WORKMEN'S COMPENSATION	77.42	590.99	1,700.00	1,109.01	34.8
01-60-6010-00 UTILITIES	396.33	2,798.51	4,400.00	1,601.49	63.6
01-60-6510-00 TELEPHONE	117.27	943.58	1,400.00	456.42	67.4
01-60-6520-00 MILEAGE	119.72	1,160.41	3,200.00	2,039.59	36.3
01-60-6522-00 INSURANCE	.00	2,250.00	3,000.00	750.00	75.0
01-60-7020-00 REPAIR & MAINTENANCE	379.73	4,016.06	5,700.00	1,683.94	70.5
TOTAL SENIOR COORDINATOR PROGRAM	6,700.52	50,589.32	71,100.00	20,510.68	71.2

TOWN OF JOHNSTOWN
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2017

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT	
<u>PARKS</u>						
01-65-5015-00	PART-TIME SALARIES	774.00	15,181.53	22,000.00	6,818.47	69.0
01-65-5050-00	PAYROLL TAXES	59.20	1,161.28	1,800.00	638.72	64.5
01-65-5070-00	WORKMEN'S COMPENSATION	77.42	590.99	2,000.00	1,409.01	29.6
01-65-6010-00	UTILITIES	238.42	1,880.91	9,200.00	7,319.09	20.4
01-65-6511-00	TRAINING	.00	.00	400.00	400.00	.0
01-65-6522-00	INSURANCE AND BONDS	.00	1,650.00	2,200.00	550.00	75.0
01-65-6524-00	GAS AND OIL	357.98	1,431.19	1,800.00	368.81	79.5
01-65-6526-00	SUPPLIES	121.47	1,368.19	2,000.00	631.81	68.4
01-65-6534-00	FERTILIZER AND WEED CONTROL	149.98	5,862.98	11,500.00	5,637.02	51.0
01-65-6542-00	PORTA-LETS	197.82	1,063.52	2,200.00	1,136.48	48.3
01-65-6544-01	MOWER	.00	.00	1,000.00	1,000.00	.0
01-65-6544-02	SPIN TRIMMER	.00	575.98	800.00	224.02	72.0
01-65-7020-00	REPAIRS AND MAINTENANCE	146.64	1,966.47	5,000.00	3,033.53	39.3
01-65-7025-00	SPRINKLER REPAIRS	.00	2,941.90	5,000.00	2,058.10	58.8
	TOTAL PARKS	2,122.93	35,674.94	66,900.00	31,225.06	53.3
<u>LIBRARY</u>						
01-70-7000-00	TOWN SUPPORT-LIBRARY	34,041.00	306,369.00	408,500.00	102,131.00	75.0
	TOTAL LIBRARY	34,041.00	306,369.00	408,500.00	102,131.00	75.0
<u>DEPARTMENT 75</u>						
01-75-6526-00	COMMUNITY CENTER SUPPLIES	275.18	2,061.04	6,500.00	4,438.96	31.7
01-75-7020-00	COMMUNITY CENTER REPAIR	303.00	4,434.26	10,000.00	5,565.74	44.3
01-75-7025-00	COMMUNITY CENTER UTILITIES	396.32	2,798.52	7,500.00	4,701.48	37.3
01-75-7031-00	DOWNTOWN BEAUTIFICATION	23.38	8,510.56	27,000.00	18,489.44	31.5
01-75-7040-00	ARCHITECT FEES	.00	23,608.96	250,000.00	226,391.04	9.4
01-75-7041-00	GRANT MATCH	.00	.00	5,000.00	5,000.00	.0
01-75-7054-00	TOWN HALL IMPROVEMENTS	.00	1,364.53	10,000.00	8,635.47	13.7
01-75-7055-00	ECONOMIC DEVELOPMENT CONT.	.00	6,000.00	7,000.00	1,000.00	85.7
01-75-7066-00	WEB SITE CONSULTANT	.00	3,616.18	3,700.00	83.82	97.7
01-75-7070-00	BARBEQUE DAYS CONTRIBUTION	.00	29,989.96	30,000.00	10.04	100.0
01-75-7080-00	MOSQUITO SPRAYING	2,976.66	14,883.30	18,500.00	3,616.70	80.5
01-75-7090-00	INSURANCE DEDUCTIBLES	.00	7,222.93	17,000.00	9,777.07	42.5
01-75-7100-00	SEPARATION BENEFITS	.00	.00	343,700.00	343,700.00	.0
01-75-7125-00	GROUNDS MAINTENANCE	1,665.00	6,090.00	15,000.00	8,910.00	40.6
01-75-7129-00	NEWSLETTER/COMMUNICATION	17.96	1,708.22	10,000.00	8,291.78	17.1
01-75-7130-00	TOWN HALL MAINT. AGREEMENT	175.23	2,445.79	5,000.00	2,554.21	48.9
01-75-7131-00	SAFETY AWARD PROGRAM	.00	.00	2,500.00	2,500.00	.0
01-75-7132-00	MUSEUM IMPROVEMENTS	.00	.00	5,000.00	5,000.00	.0
01-75-7133-00	DOWNTOWN FACADE GRANT PROGRAM	.00	.00	7,000.00	7,000.00	.0
	TOTAL DEPARTMENT 75	5,832.73	114,734.25	780,400.00	665,665.75	14.7

TOWN OF JOHNSTOWN
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2017

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>TRANSFERS OUT</u>					
01-80-7040-00 TRANSFER WATER FUND	48,892.69	66,842.07	187,700.00	120,857.93	35.6
01-80-7050-00 TRANSFER - CONTINGENT FUND	.00	.00	225,000.00	225,000.00	.0
01-80-7080-00 TRANSFER TO DEVELOPERS COST	.00	.00	25,000.00	25,000.00	.0
01-80-7081-00 FUNDING I-25 IMPROVEMENTS	.00	15,307.68	11,500.00	(3,807.68)	133.1
01-80-7110-00 SALES TAX REFUND	.00	212,222.52	200,000.00	(12,222.52)	106.1
01-80-7115-00 TRANSFER TO EQPT. REPLACEMENT	.00	.00	1,000,000.00	1,000,000.00	.0
TOTAL TRANSFERS OUT	<u>48,892.69</u>	<u>294,372.27</u>	<u>1,649,200.00</u>	<u>1,354,827.73</u>	<u>17.9</u>
TOTAL FUND EXPENDITURES	<u>490,263.23</u>	<u>3,763,163.42</u>	<u>7,607,500.00</u>	<u>3,844,336.58</u>	<u>49.5</u>
NET REVENUE OVER EXPENDITURES	<u>434,924.08</u>	<u>5,578,518.54</u>	<u>507,700.00</u>	<u>(5,070,818.54)</u>	<u>1098.8</u>

TOWN OF JOHNSTOWN
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2017

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
02-00-4310-00 WATER CHARGES	397,311.02	2,308,120.73	2,100,000.00	(208,120.73)	109.9
02-00-4320-00 WATER TAP FEES	66,200.16	531,351.16	.00	(531,351.16)	.0
02-00-4322-00 RAW WATER DEV. FEE	265,617.76	767,578.08	.00	(767,578.08)	.0
02-00-4325-00 WATER REFUNDS	(2,992.43)	(13,411.98)	.00	13,411.98	.0
02-00-4330-00 MISCELLANEOUS	20,720.14	241,151.88	110,000.00	(131,151.88)	219.2
02-00-4610-00 EARNINGS ON INVESTMENTS	9,983.27	83,028.35	45,000.00	(38,028.35)	184.5
02-00-4830-00 TRANSFER FROM GENERAL FUND	48,892.69	66,842.07	187,700.00	120,857.93	35.6
TOTAL SOURCE 00	805,732.61	3,984,660.29	2,442,700.00	(1,541,960.29)	163.1
TOTAL FUND REVENUE	805,732.61	3,984,660.29	2,442,700.00	(1,541,960.29)	163.1

TOWN OF JOHNSTOWN
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2017

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATION</u>					
02-25-5010-00 SALARIES	3,777.57	27,604.28	56,500.00	28,895.72	48.9
02-25-5010-03 OVERTIME	.00	.00	300.00	300.00	.0
02-25-5015-00 PART-TIME SALARIES	885.95	4,009.21	13,000.00	8,990.79	30.8
02-25-5020-00 JANITORIAL SALARIES	216.67	1,933.36	2,700.00	766.64	71.6
02-25-5025-00 MANAGER	3,272.22	21,757.65	28,500.00	6,742.35	76.3
02-25-5050-00 PAYROLL TAXES	600.03	4,019.23	7,600.00	3,580.77	52.9
02-25-5060-00 RETIREMENT FUND	593.79	3,853.99	7,600.00	3,746.01	50.7
02-25-5065-00 HEALTH INSURANCE	737.97	6,641.75	13,200.00	6,558.25	50.3
02-25-5070-00 WORKMEN'S COMPENSATION	77.42	578.90	900.00	321.10	64.3
02-25-6010-00 UTILITIES	281.67	2,023.42	3,800.00	1,776.58	53.3
02-25-6505-00 OFFICE EXPENSE	.00	1,155.22	5,000.00	3,844.78	23.1
02-25-6506-00 UTILITY BILL MAILING	682.42	5,417.55	8,000.00	2,582.45	67.7
02-25-6507-00 BILL PRESENTMENT	.00	.00	10,000.00	10,000.00	.0
02-25-6510-00 TELEPHONE	132.45	1,065.62	1,800.00	734.38	59.2
02-25-6511-00 TRAINING & MEETINGS	.00	60.00	1,500.00	1,440.00	4.0
02-25-6513-00 PUBLISHING	.00	.00	1,000.00	1,000.00	.0
02-25-6515-00 DUES AND SUBSCRIPTIONS	.00	2,229.00	3,000.00	771.00	74.3
02-25-6518-00 CLEANING SUPPLIES	126.05	761.66	1,000.00	238.34	76.2
02-25-6520-00 MILEAGE & EXPENSES	.00	.00	500.00	500.00	.0
02-25-6522-00 INSURANCE & BONDS	.00	4,200.00	6,800.00	2,600.00	61.8
02-25-6544-02 CAPITAL OUTLAY - COMP. SOFT	.00	.00	2,500.00	2,500.00	.0
02-25-6544-07 MISCELLANEOUS OFFICE	.00	.00	300.00	300.00	.0
02-25-7020-00 REPAIR & MAINT.	.00	222.18	1,000.00	777.82	22.2
02-25-8010-00 AUDIT	.00	2,000.00	4,000.00	2,000.00	50.0
02-25-8011-00 PROF. SERV.-WATER ADJUDICATION	2,622.50	5,676.50	31,500.00	25,823.50	18.0
02-25-8012-00 COMP. PROFESSIONAL SERVICES	382.99	5,476.93	6,400.00	923.07	85.6
02-25-8014-00 LEGAL	170.50	2,162.50	6,000.00	3,837.50	36.0
02-25-8016-00 SALARY STUDY FEES	.00	.00	700.00	700.00	.0
02-25-8017-00 PROFESSIONAL SERVICES	.00	10,664.70	31,500.00	20,835.30	33.9
02-25-9028-00 COMMUNICATIONS	.00	.00	3,500.00	3,500.00	.0
TOTAL ADMINISTRATION	14,560.20	113,513.65	260,100.00	146,586.35	43.6

TOWN OF JOHNSTOWN
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2017

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>OPERATIONS - WATER FUND</u>					
02-70-5010-00 SALARIES	21,958.41	150,932.26	230,000.00	79,067.74	65.6
02-70-5010-03 OVERTIME	1,031.86	4,044.99	10,000.00	5,955.01	40.5
02-70-5015-00 PART TIME SALARIES	496.59	1,647.36	2,600.00	952.64	63.4
02-70-5050-00 PAYROLL TAXES	1,752.94	11,587.99	18,600.00	7,012.01	62.3
02-70-5060-00 RETIREMENT FUND	1,081.91	7,332.13	13,500.00	6,167.87	54.3
02-70-5065-00 HEALTH INSURANCE	4,364.08	38,954.73	64,000.00	25,045.27	60.9
02-70-5070-00 WORKMEN'S COMPENSATION	774.20	5,909.90	8,700.00	2,790.10	67.9
02-70-6010-00 UTILITIES	25,244.66	152,300.90	195,000.00	42,699.10	78.1
02-70-6510-00 TELEPHONE	422.42	4,821.03	8,000.00	3,178.97	60.3
02-70-6511-00 TRAINING	(60.00)	1,065.00	3,100.00	2,035.00	34.4
02-70-6518-00 CLEANING SUPPLIES	87.78	793.10	1,600.00	806.90	49.6
02-70-6522-00 INSURANCE	.00	19,184.50	26,000.00	6,815.50	73.8
02-70-6524-00 GAS AND OIL	888.30	6,394.21	8,500.00	2,105.79	75.2
02-70-6526-00 CHEMICALS	8,421.54	81,940.32	155,000.00	73,059.68	52.9
02-70-6527-00 SUPPLIES-SAFETY EQPT.	.00	424.59	3,400.00	2,975.41	12.5
02-70-6528-00 OPERATING SUPPLIES	28.27	8,912.94	10,000.00	1,087.06	89.1
02-70-6544-01 METER UPGRADE	11,111.17	35,928.66	95,000.00	59,071.34	37.8
02-70-6544-02 TOOLS	212.18	212.18	10,000.00	9,787.82	2.1
02-70-6544-07 TESTING EQUIPMENT	.00	.00	4,200.00	4,200.00	.0
02-70-6544-08 VEHICLE-PURCHASE	.00	.00	33,000.00	33,000.00	.0
02-70-6544-13 WATER PLANT IMPROVEMENTS	6,574.22	6,574.22	85,000.00	78,425.78	7.7
02-70-6544-19 DAF SATURATOR SYSTEM	.00	.00	65,000.00	65,000.00	.0
02-70-6544-22 WATERLINE REPLACEMENT	.00	489.63	31,500.00	31,010.37	1.6
02-70-6544-29 INSTRUMENTATION UPGRADES	19,513.02	39,026.04	65,000.00	25,973.96	60.0
02-70-6544-35 N. 2ND STREET WATERLINE PROJEC	13,600.00	142,060.95	245,000.00	102,939.05	58.0
02-70-6544-36 FIRE HYDRANT REPAIRS	.00	.00	42,000.00	42,000.00	.0
02-70-7015-00 R&M WATERLINES	3,294.44	9,476.44	25,000.00	15,523.56	37.9
02-70-7020-00 REPAIRS & MAINTENANCE	4,328.98	25,236.18	83,000.00	57,763.82	30.4
02-70-7022-00 VEHICLE REPAIRS	.00	1,733.76	3,500.00	1,766.24	49.5
02-70-7030-00 PURCHASED WATER	2,851.28	4,206.18	12,700.00	8,493.82	33.1
02-70-7031-00 CWCWD EMERGENCY CONNECTION	586.00	1,172.00	7,100.00	5,928.00	16.5
02-70-7035-00 WATER ASSESMENT	22,382.65	105,475.25	115,000.00	9,524.75	91.7
02-70-7090-00 INSURANCE DEDUCTIBLES	.00	.00	10,000.00	10,000.00	.0
02-70-8012-00 PROFESSIONAL SERVICES	471.97	28,679.65	63,100.00	34,420.35	45.5
TOTAL OPERATIONS - WATER FUND	151,418.87	896,517.09	1,753,100.00	856,582.91	51.1
TOTAL FUND EXPENDITURES	165,979.07	1,010,030.74	2,013,200.00	1,003,169.26	50.2
NET REVENUE OVER EXPENDITURES	639,753.54	2,974,629.55	429,500.00	(2,545,129.55)	692.6

TOWN OF JOHNSTOWN
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2017

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
03-00-4310-00 SEWER CHARGES	155,518.40	1,363,305.07	1,730,000.00	366,694.93	78.8
03-00-4320-00 SEWER TAP FEES	12,600.00	137,900.00	.00	(137,900.00)	.0
03-00-4330-00 MISCELLANEOUS	4,622.61	21,337.61	10,000.00	(11,337.61)	213.4
03-00-4610-00 EARNINGS ON INVESTMENTS	1,560.47	41,377.41	35,000.00	(6,377.41)	118.2
TOTAL SOURCE 00	174,301.48	1,563,920.09	1,775,000.00	211,079.91	88.1
TOTAL FUND REVENUE	174,301.48	1,563,920.09	1,775,000.00	211,079.91	88.1

TOWN OF JOHNSTOWN
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2017

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PERSONNEL</u>					
03-25-5010-00 SALARIES	4,830.21	34,608.38	73,500.00	38,891.62	47.1
03-25-5010-03 OVERTIME	.00	.00	500.00	500.00	.0
03-25-5015-00 PART-TIME SALARIES	885.95	4,009.21	13,000.00	8,990.79	30.8
03-25-5020-00 JANITORIAL SALARIES	216.67	1,933.33	2,600.00	666.67	74.4
03-25-5025-00 MANAGER SALARIES	6,351.96	42,235.47	55,100.00	12,864.53	76.7
03-25-5050-00 PAYROLL TAXES	912.76	6,091.20	10,900.00	4,808.80	55.9
03-25-5060-00 RETIREMENT FUND	975.42	6,302.13	11,200.00	4,897.87	56.3
03-25-5065-00 HEALTH INSURANCE	1,087.13	9,784.17	28,100.00	18,315.83	34.8
03-25-5070-00 WORKMEN'S COMPENSATION	77.42	578.90	800.00	221.10	72.4
03-25-6010-00 UTILITIES - TOWN HALL	334.48	2,303.39	4,400.00	2,096.61	52.4
03-25-6505-00 OFFICE EXPENSES	101.94	193.35	4,000.00	3,806.65	4.8
03-25-6506-00 UTILITY BILL MAILING	682.42	5,417.54	7,400.00	1,982.46	73.2
03-25-6507-00 ON LINE BILL PRESENTMENT	.00	.00	8,000.00	8,000.00	.0
03-25-6510-00 TELEPHONE	132.45	1,065.61	1,800.00	734.39	59.2
03-25-6511-00 TRAINING & MEETINGS	.00	.00	700.00	700.00	.0
03-25-6515-00 DUES & SUBSCRIPTIONS	.00	.00	500.00	500.00	.0
03-25-6518-00 CLEANING SUPPLIES	75.50	681.00	1,000.00	319.00	68.1
03-25-6520-00 MILEAGE & EXPENSES	.00	.00	800.00	800.00	.0
03-25-6522-00 INSURANCE & BONDS	.00	4,500.00	7,200.00	2,700.00	62.5
03-25-6544-02 COMPUTER SOFTWARE	.00	.00	2,500.00	2,500.00	.0
03-25-6544-04 CAPITAL OUTLAY - COMPUTER	.00	.00	1,500.00	1,500.00	.0
03-25-6544-07 MISCELLANEOUS OFFICE	.00	.00	400.00	400.00	.0
03-25-7020-00 REPAIR & MAINTENANCE	.00	121.20	1,100.00	978.80	11.0
03-25-8010-00 AUDIT	.00	2,000.00	5,000.00	3,000.00	40.0
03-25-8012-00 PROFESSIONAL SERVICES	382.99	5,148.03	6,300.00	1,151.97	81.7
03-25-8014-00 LEGAL	.00	5,465.00	20,000.00	14,535.00	27.3
03-25-8016-00 SALARY STUDY	.00	.00	800.00	800.00	.0
03-25-8017-00 PROFESSIONAL SERVICES - ENG.	.00	623.44	15,000.00	14,376.56	4.2
TOTAL PERSONNEL	17,047.30	133,061.35	284,100.00	151,038.65	46.8

TOWN OF JOHNSTOWN
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2017

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>OPERATIONS - SEWER FUND</u>					
03-70-5010-00 SALARIES	26,837.99	184,472.52	273,000.00	88,527.48	67.6
03-70-5010-03 OVERTIME PAY	1,261.16	4,943.71	10,000.00	5,056.29	49.4
03-70-5050-00 PAYROLL TAXES	2,096.10	14,008.90	21,700.00	7,691.10	64.6
03-70-5060-00 RETIREMENT FUND	1,322.32	8,961.28	16,000.00	7,038.72	56.0
03-70-5065-00 HEALTH INSURANCE	5,333.91	47,611.62	81,000.00	33,388.38	58.8
03-70-5070-00 WORKMEN'S COMPENSATION	696.78	5,318.91	9,000.00	3,681.09	59.1
03-70-6010-00 UTILITIES	18,153.13	130,668.80	230,000.00	99,331.20	56.8
03-70-6510-00 TELEPHONE	550.31	4,771.13	6,000.00	1,228.87	79.5
03-70-6511-00 TRAINING	(60.00)	.00	3,300.00	3,300.00	.0
03-70-6518-00 CLEANING SUPPLIES	87.77	793.10	1,500.00	706.90	52.9
03-70-6522-00 INSURANCE	.00	21,059.50	28,500.00	7,440.50	73.9
03-70-6524-00 GAS AND OIL	888.30	6,394.19	9,100.00	2,705.81	70.3
03-70-6525-00 GIS MAPPING	.00	.00	25,000.00	25,000.00	.0
03-70-6526-00 CHEMICALS	17,369.25	86,018.92	113,500.00	27,481.08	75.8
03-70-6527-00 SUPPLIES-SAFETY EQPT.	.00	.00	3,500.00	3,500.00	.0
03-70-6528-00 OPERATING SUPPLIES	58.03	6,091.03	10,000.00	3,908.97	60.9
03-70-6544-02 TOOLS	4.41	4.41	3,500.00	3,495.59	.1
03-70-6544-03 VEHICLE	.00	.00	33,000.00	33,000.00	.0
03-70-6544-04 MANHOLE INSTALLATION	.00	3,582.25	20,000.00	16,417.75	17.9
03-70-6544-10 SEWERLINE REPLACEMENT	5,400.00	5,760.00	20,000.00	14,240.00	28.8
03-70-6544-16 INSTRUMENTATION UPGRADES	.00	248.00	115,000.00	114,752.00	.2
03-70-6544-23 CENTRAL PLANT GENERATOR	.00	.00	145,000.00	145,000.00	.0
03-70-7015-00 REPAIRS & MAINT - MAINS	.00	11,555.87	20,000.00	8,444.13	57.8
03-70-7020-00 REPAIRS & MAINTENANCE	77.00	51,966.40	90,000.00	38,033.60	57.7
03-70-7022-00 VEHICLE REPAIRS	.00	989.29	3,500.00	2,510.71	28.3
03-70-7023-00 WEED CONTROL/GROUND MAINT.	.00	2,035.00	3,000.00	965.00	67.8
03-70-7025-00 SEWERLINE CLEANING	.00	.00	35,000.00	35,000.00	.0
03-70-7090-00 INSURANCE DEDUCTIBLES	.00	1,000.00	7,500.00	6,500.00	13.3
03-70-8012-00 PROFESSIONAL SERVICES	8,077.87	23,781.61	50,000.00	26,218.39	47.6
TOTAL OPERATIONS - SEWER FUND	88,154.13	622,036.44	1,386,600.00	764,563.56	44.9
TOTAL FUND EXPENDITURES	105,201.43	755,097.79	1,670,700.00	915,602.21	45.2
NET REVENUE OVER EXPENDITURES	69,100.05	808,822.30	104,300.00	(704,522.30)	775.5

TOWN OF JOHNSTOWN
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2017

CONSERVATION TRUST

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
05-00-4070-00 COLORADO LOTTERY	17,966.58	52,984.71	55,000.00	2,015.29	96.3
05-00-4110-00 PARK FEES	7,000.00	58,005.00	62,500.00	4,495.00	92.8
05-00-4130-00 LARIMER COUNTY USE TAX	9,607.89	80,871.07	80,000.00	(871.07)	101.1
05-00-4330-00 OTHER	484.15	4,935.73	1,200.00	(3,735.73)	411.3
05-00-4610-00 CT-EARNINGS ON INVEST.	1,451.85	10,382.53	3,500.00	(6,882.53)	296.6
TOTAL SOURCE 00	36,510.47	207,179.04	202,200.00	(4,979.04)	102.5
TOTAL FUND REVENUE	36,510.47	207,179.04	202,200.00	(4,979.04)	102.5

TOWN OF JOHNSTOWN
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2017

CONSERVATION TRUST

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
05-70-6533-00 TREE TRIMMING	.00	4,000.00	6,000.00	2,000.00	66.7
05-70-6544-01 CAPITAL - TREES	.00	3,353.39	7,000.00	3,646.61	47.9
05-70-6544-04 LAWN MOWER	.00	.00	17,200.00	17,200.00	.0
05-70-6545-00 EDDIE ARAGON PARK	.00	113.60	5,000.00	4,886.40	2.3
05-70-6546-00 SUNRISE PARK	.00	973.37	3,600.00	2,626.63	27.0
05-70-6547-00 PARISH PARK	.00	973.37	3,600.00	2,626.63	27.0
05-70-6548-00 HAYS PARK	.00	973.37	3,600.00	2,626.63	27.0
05-70-6549-00 PIONEER RIDGE PARK	.00	.00	3,600.00	3,600.00	.0
05-70-6550-00 ROLLING HILLS RANCH PARK	.00	75.00	3,600.00	3,525.00	2.1
05-70-6551-00 JOHNSTOWN LAKE PARK	.00	10,487.79	18,500.00	8,012.21	56.7
05-70-6553-00 CLEARVIEW PARK	.00	1,774.00	3,600.00	1,826.00	49.3
05-70-7020-00 REPAIR & MAINT.	2,083.66	3,614.04	6,000.00	2,385.96	60.2
TOTAL DEPARTMENT 70	2,083.66	26,337.93	81,300.00	54,962.07	32.4
TOTAL FUND EXPENDITURES	2,083.66	26,337.93	81,300.00	54,962.07	32.4
NET REVENUE OVER EXPENDITURES	34,426.81	180,841.11	120,900.00	(59,941.11)	149.6

TOWN OF JOHNSTOWN
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2017

CONTINGENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
06-00-4110-00 TRANSFER FROM GENERAL FUND	.00	.00	225,000.00	225,000.00	.0
06-00-4610-00 CF-EARNINGS ON INVESTMENTS	1,323.07	8,953.30	500.00	(8,453.30)	1790.7
TOTAL SOURCE 00	1,323.07	8,953.30	225,500.00	216,546.70	4.0
TOTAL FUND REVENUE	1,323.07	8,953.30	225,500.00	216,546.70	4.0

TOWN OF JOHNSTOWN
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2017

CONTINGENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
06-70-6544-00 TRANSFER TO BANK FUND	.00	.00	1,683,000.00	1,683,000.00	.0
TOTAL DEPARTMENT 70	.00	.00	1,683,000.00	1,683,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	1,683,000.00	1,683,000.00	.0
NET REVENUE OVER EXPENDITURES	1,323.07	8,953.30	(1,457,500.00)	(1,466,453.30)	.6

TOWN OF JOHNSTOWN
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2017

CEMETERY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
07-00-4310-00 CEMETERY LOTS AND CARE	453.00	2,646.15	2,800.00	153.85	94.5
07-00-4610-00 CP-EARNINGS ON INVESTMENTS	112.84	920.52	100.00	(820.52)	920.5
TOTAL SOURCE 00	565.84	3,566.67	2,900.00	(666.67)	123.0
TOTAL FUND REVENUE	565.84	3,566.67	2,900.00	(666.67)	123.0
NET REVENUE OVER EXPENDITURES	565.84	3,566.67	2,900.00	(666.67)	123.0

TOWN OF JOHNSTOWN
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2017

EQUIPMENT REPLACEMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
09-00-4110-00 TRANSFER FROM GENERAL FUND	.00	.00	1,000,000.00	1,000,000.00	.0
09-00-4330-00 MISCELLANEOUS REVENUE	.00	92,853.63	.00	(92,853.63)	.0
09-00-4610-00 EARNINGS ON INVESTMENTS	1,362.57	8,097.96	5,000.00	(3,097.96)	162.0
TOTAL SOURCE 00	1,362.57	100,951.59	1,005,000.00	904,048.41	10.0
TOTAL FUND REVENUE	1,362.57	100,951.59	1,005,000.00	904,048.41	10.0

TOWN OF JOHNSTOWN
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2017

EQUIPMENT REPLACEMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
09-70-6544-02 EQUIPMENT PURCHASE	.00	.00	223,700.00	223,700.00	.0
09-70-6544-04 POLICE VEHICLE	.00	107,611.32	154,200.00	46,588.68	69.8
09-70-6544-06 MOWER FOR CEMETERY	.00	.00	17,400.00	17,400.00	.0
09-70-6544-07 PUBLIC WORKS EQUIPMENT	.00	34,086.00	39,000.00	4,914.00	87.4
09-70-6544-10 COMPUTERS	.00	.00	4,200.00	4,200.00	.0
TOTAL DEPARTMENT 70	.00	141,697.32	438,500.00	296,802.68	32.3
TOTAL FUND EXPENDITURES	.00	141,697.32	438,500.00	296,802.68	32.3
NET REVENUE OVER EXPENDITURES	1,362.57	(40,745.73)	566,500.00	607,245.73	(7.2)

TOWN OF JOHNSTOWN
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2017

DRAINAGE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
11-00-4110-00 DRAINAGE FEES	34,966.00	306,169.22	390,000.00	83,830.78	78.5
11-00-4610-00 EARNINGS ON INVESTMENTS	2,838.63	21,344.88	6,200.00	(15,144.88)	344.3
TOTAL SOURCE 00	37,804.63	327,514.10	396,200.00	68,685.90	82.7
TOTAL FUND REVENUE	37,804.63	327,514.10	396,200.00	68,685.90	82.7

TOWN OF JOHNSTOWN
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2017

DRAINAGE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATION</u>					
11-25-5010-00 CLERICAL SALARIES	1,146.00	10,094.08	37,500.00	27,405.92	26.9
11-25-5010-03 OVERTIME	.00	.00	100.00	100.00	.0
11-25-5011-00 PART TIME OFFICE	885.96	4,009.20	12,600.00	8,590.80	31.8
11-25-5025-00 MANAGER	3,272.22	21,757.65	27,900.00	6,142.35	78.0
11-25-5050-00 PAYROLL TAXES	401.70	2,706.94	6,000.00	3,293.06	45.1
11-25-5060-00 RETIREMENT FUND	350.76	2,236.89	5,700.00	3,463.11	39.2
11-25-5065-00 HEALTH INSURANCE	405.47	3,649.27	10,200.00	6,550.73	35.8
11-25-5070-00 WORKMAN'S COMPENSATION	48.58	434.71	700.00	265.29	62.1
11-25-6010-00 UTILITIES	140.84	969.84	1,700.00	730.16	57.1
11-25-6505-00 OFFICE SUPPLIES	15.07	257.06	1,200.00	942.94	21.4
11-25-6506-00 UTILITY BILL MAILING	682.42	5,417.54	7,600.00	2,182.46	71.3
11-25-6507-00 ON LINE BILL PRESENTMENT	.00	.00	2,000.00	2,000.00	.0
11-25-6510-00 TELEPHONE	.00	.00	800.00	800.00	.0
11-25-6522-00 INSURANCE AND BONDS	.00	2,025.00	2,700.00	675.00	75.0
11-25-6544-04 COMPUTER SOFTWARE	.00	.00	2,500.00	2,500.00	.0
11-25-7020-00 MAINTENANCE AND REPAIRS	.00	203.88	500.00	296.32	40.7
11-25-8010-00 AUDIT	.00	1,500.00	2,500.00	1,000.00	60.0
11-25-8012-00 COMPUTER PROF. SERVICES	346.19	3,035.07	3,500.00	464.93	86.7
11-25-8014-00 LEGAL	.00	1,000.00	2,000.00	1,000.00	50.0
11-25-8017-00 PROFESSIONAL SERVICES	.00	.00	1,500.00	1,500.00	.0
TOTAL ADMINISTRATION	7,695.21	59,296.93	129,200.00	69,903.07	45.9
<u>OPERATIONS</u>					
11-70-5010-00 SALARIES	2,064.00	13,619.50	61,000.00	47,380.50	22.3
11-70-5010-03 OVERTIME	.00	.00	600.00	600.00	.0
11-70-5050-00 PAYROLL TAXES	149.42	971.81	4,800.00	3,828.19	20.3
11-70-5060-00 RETIREMENT FUND	87.42	576.84	4,200.00	3,623.16	13.7
11-70-5065-00 HEALTH INSURANCE	769.04	6,542.14	23,000.00	16,457.86	28.4
11-70-5070-00 WORKMEN'S COMPENSATION	232.26	1,773.00	1,800.00	27.00	98.5
11-70-6510-00 TELEPHONE	17.21	137.47	900.00	762.53	15.3
11-70-6511-00 TRAINING	.00	.00	600.00	600.00	.0
11-70-6522-00 INSURANCE	.00	3,600.00	4,800.00	1,200.00	75.0
11-70-6524-00 GAS & OIL	372.59	1,484.79	2,200.00	715.21	67.5
11-70-6526-00 OPERATING SUPPLIES	29.77	271.08	1,100.00	828.92	24.6
11-70-6544-06 INFRASTRUCTURE REPAIR	.00	13,138.80	20,000.00	6,861.20	65.7
11-70-6544-12 NORTH 2ND STREET PROJECT	33,972.36	260,447.36	364,000.00	103,552.64	71.6
11-70-7020-00 REPAIR & MAINTENANCE	.00	33.95	2,000.00	1,966.05	1.7
11-70-7022-00 VEHICLE REPAIRS	.00	.00	800.00	800.00	.0
11-70-7024-00 INLET REPLACEMENT	.00	.00	20,000.00	20,000.00	.0
11-70-7026-00 CURB/GUTTER REPLACEMENT	.00	38,304.00	35,000.00	(3,304.00)	109.4
TOTAL OPERATIONS	37,694.07	340,900.74	546,800.00	205,899.26	62.3
TOTAL FUND EXPENDITURES	45,389.28	400,197.67	676,000.00	275,802.33	59.2

TOWN OF JOHNSTOWN
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2017

DRAINAGE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
NET REVENUE OVER EXPENDITURES	(7,584.65)	(72,683.57)	(279,800.00)	(207,116.43)	(26.0)

TOWN OF JOHNSTOWN
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2017

LIBRARY

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
14-00-5010-00 LIBRARY- SALARIES	29,870.33	197,428.08	.00	(197,428.08)	.0
14-00-5050-00 LIBRARY-PAYROLL TAXES	2,256.99	14,850.18	.00	(14,850.18)	.0
14-00-5065-00 HEALTH INS.	367.30	3,309.70	.00	(3,309.70)	.0
14-00-5070-00 WORKMENS COMPENSATION	106.68	860.89	.00	(860.89)	.0
14-00-6522-00 INSURANCE AND BONDS	.00	2,775.00	.00	(2,775.00)	.0
14-00-7020-00 MAINTENANCE AND REPAIRS	.00	(48,503.00)	.00	48,503.00	.0
TOTAL DEPARTMENT 00	32,601.30	170,720.85	.00	(170,720.85)	.0
TOTAL FUND EXPENDITURES	32,601.30	170,720.85	.00	(170,720.85)	.0
NET REVENUE OVER EXPENDITURES	(32,601.30)	(170,720.85)	.00	170,720.85	.0

TOWN OF JOHNSTOWN
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2017

CAPITAL PROJECTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
15-00-4060-00 USE TAX	522,960.72	2,292,974.60	850,000.00	(1,442,974.60)	269.8
15-00-4610-00 EARNINGS ON INVESTMENTS	11,939.35	103,211.97	40,000.00	(63,211.97)	258.0
TOTAL SOURCE 00	534,900.07	2,396,186.57	890,000.00	(1,506,186.57)	269.2
TOTAL FUND REVENUE	534,900.07	2,396,186.57	890,000.00	(1,506,186.57)	269.2

TOWN OF JOHNSTOWN
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2017

CAPITAL PROJECTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
15-70-7015-00 ANNUAL OVERLAY	.00	.00	250,000.00	250,000.00	.0
15-70-7020-00 STREET REPAIR & MAINT.	7,050.00	94,317.46	150,000.00	55,682.54	62.9
15-70-7022-00 ALLEY IMPROVEMENTS	.00	1,296.00	2,000.00	704.00	64.8
15-70-7030-00 CEMETERY IMPROVEMENTS	.00	9,367.96	18,000.00	8,632.04	52.0
15-70-7035-00 COMMUNITY CENTER IMPROVEMENTS	.00	.00	5,000.00	5,000.00	.0
15-70-7045-00 STREETLIGHTS	.00	.00	5,000.00	5,000.00	.0
15-70-7047-00 SIGNS	116.00	1,193.72	5,000.00	3,806.28	23.9
15-70-7055-00 ENGINEERING/ARCHITECTURAL	.00	60,550.77	851,500.00	790,949.23	7.1
15-70-7061-00 NORTH 2ND STREET IMPROVEMENTS	443,648.50	833,281.89	1,328,000.00	494,718.11	62.8
15-70-7065-00 SIDEWALK/CURB REPL.	.00	3,030.00	15,000.00	11,970.00	20.2
15-70-7085-00 SHOP IMPROVEMENTS	72.80	382.06	5,500.00	5,117.94	7.0
TOTAL DEPARTMENT 70	450,887.30	1,003,419.86	2,635,000.00	1,631,580.14	38.1
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15-80-7060-00 REBATE	.00	122,193.57	170,000.00	47,806.43	71.9
15-80-7090-00 I-25 GRANT CONTRIBUTION	.00	250,000.00	250,000.00	.00	100.0
TOTAL DEPARTMENT 80	.00	372,193.57	420,000.00	47,806.43	88.6
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TOTAL FUND EXPENDITURES	450,887.30	1,375,613.43	3,055,000.00	1,679,386.57	45.0
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NET REVENUE OVER EXPENDITURES	84,012.77	1,020,573.14	(2,165,000.00)	(3,185,573.14)	47.1

TOWN OF JOHNSTOWN
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2017

JOHNSON'S CORNER IMP. FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
16-00-4070-00 FROM SALES TAX	12,686.67	86,822.36	98,000.00	11,177.64	88.6
16-00-4610-00 EARNINGS ON INVESTMENTS	5.68	14.55	40.00	25.45	36.4
TOTAL SOURCE 00	12,692.35	86,836.91	98,040.00	11,203.09	88.6
TOTAL FUND REVENUE	12,692.35	86,836.91	98,040.00	11,203.09	88.6

TOWN OF JOHNSTOWN
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2017

JOHNSON'S CORNER IMP. FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
16-70-7010-00 CONSTRUCTION	.00	48,800.00	111,640.00	62,840.00	43.7
TOTAL DEPARTMENT 70	.00	48,800.00	111,640.00	62,840.00	43.7
TOTAL FUND EXPENDITURES	.00	48,800.00	111,640.00	62,840.00	43.7
NET REVENUE OVER EXPENDITURES	12,692.35	38,036.91	(13,600.00)	(51,636.91)	279.7

TOWN OF JOHNSTOWN
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2017

IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
17-00-4610-00 EARNINGS ON INVESTMENTS	8,356.36	70,257.71	35,000.00	(35,257.71)	200.7
TOTAL SOURCE 00	8,356.36	70,257.71	35,000.00	(35,257.71)	200.7
<u>SOURCE 01</u>					
17-01-4110-01 TRANSPORATION FAC. DEV. FEE	467,389.93	907,066.82	250,000.00	(657,066.82)	362.8
17-01-4110-02 POLICE FACILTIES DEV. FEE	122,540.93	210,541.05	72,000.00	(138,541.05)	292.4
17-01-4110-03 PUBLIC FACILITIES DEV. FEE	284,914.65	472,960.83	170,000.00	(302,960.83)	278.2
17-01-4110-04 PARKS & OPEN SPACE DEV. FEE	227,646.00	345,534.00	144,000.00	(201,534.00)	240.0
17-01-4110-05 LIBRARY FACILITIES FEE	155,996.00	236,160.00	85,000.00	(151,160.00)	277.8
17-01-4110-06 TRAFFIC SIGNAL	836.58	7,250.36	5,000.00	(2,250.36)	145.0
17-01-4530-00 DEVELOPER REIMBURSEMENT	.00	29,760.00	30,000.00	240.00	99.2
TOTAL SOURCE 01	1,259,324.09	2,209,273.06	756,000.00	(1,453,273.06)	292.2
TOTAL FUND REVENUE	1,267,680.45	2,279,530.77	791,000.00	(1,488,530.77)	288.2

TOWN OF JOHNSTOWN
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2017

IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
17-70-6544-01 POLICE VEHICLE	32,320.00	70,555.80	105,000.00	34,444.20	67.2
17-70-6544-15 POLICE EQUIPMENT	392.00	392.00	38,000.00	37,608.00	1.0
17-70-6544-17 POLICE SUBSTATION OFFICE EQUIP	.00	27,743.24	22,000.00	(5,743.24)	126.1
17-70-6544-18 POLICE SUBSTATION CONST. COSTS	.00	161,032.24	154,000.00	(7,032.24)	104.6
17-70-6544-19 ANNUAL LEASE/UTILITIES	1,710.16	16,233.95	26,500.00	10,266.05	61.3
17-70-7010-00 CONSTRUCTION	.00	(152,847.00)	.00	152,847.00	.0
17-70-8017-00 PARKS & OPEN - PROFESSIONAL	.00	.00	15,000.00	15,000.00	.0
17-70-8018-00 TRANSPORTATION EXPENDITURES	.00	6,304.89	1,965,000.00	1,958,695.11	.3
17-70-8018-02 HWY 34/LARIMER PKWY SIGNAL	.00	240,883.16	500,000.00	259,116.84	48.2
TOTAL DEPARTMENT 70	34,422.16	370,298.28	2,825,500.00	2,455,201.72	13.1
TOTAL FUND EXPENDITURES	34,422.16	370,298.28	2,825,500.00	2,455,201.72	13.1
NET REVENUE OVER EXPENDITURES	1,233,258.29	1,909,232.49	(2,034,500.00)	(3,943,732.49)	93.8

TOWN OF JOHNSTOWN
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2017

FUND 20

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
20-00-4110-00 STREET MAINTENANCE FEES	27,090.17	235,004.27	250,000.00	14,995.73	94.0
20-00-4610-00 EARNINGS ON INVESTMENTS	.00	27.52	200.00	172.48	13.8
TOTAL SOURCE 00	27,090.17	235,031.79	250,200.00	15,168.21	93.9
TOTAL FUND REVENUE	27,090.17	235,031.79	250,200.00	15,168.21	93.9

TOWN OF JOHNSTOWN
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2017

FUND 20

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
20-70-7020-00 STREET MAINTENANCE	.00	78,062.00	150,000.00	71,938.00	52.0
TOTAL DEPARTMENT 70	.00	78,062.00	150,000.00	71,938.00	52.0
TOTAL FUND EXPENDITURES	.00	78,062.00	150,000.00	71,938.00	52.0
NET REVENUE OVER EXPENDITURES	27,090.17	156,969.79	100,200.00	(56,769.79)	156.7

AGREEMENT

SECOND AMENDMENT TO ESCROW AGREEMENT

This **SECOND AMENDMENT TO ESCROW AGREEMENT** is made and entered into as of the ___ day of _____, 2017, by and among the TOWN OF JOHNSTOWN, COLORADO, a home-rule municipality of the Counties of Larimer and Weld, State of Colorado (“**Town**”), JOHNSTOWN PLAZA, LLC, a Kansas Limited Liability Company (“**Developer**”), JOHNSTOWN PLAZA METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the state of Colorado (“**District**”) and UMB BANK, N.A., a national banking association as escrow agent (“**Escrow Agent**”). Town, Developer, District and Escrow Agent are sometimes individually referred to as a “Party” and collectively as the “Parties.”

Capitalized terms used herein that are not otherwise defined shall have the meaning set forth in the Escrow Agreement.

RECITALS

WHEREAS, the District is organized pursuant to and in accordance with the provisions of §§ 32-1-101, *et seq.*, C.R.S. for the purpose of constructing, financing, operating and maintaining certain public improvements for itself, its taxpayers, residents and users; and

WHEREAS, pursuant to the Service Plan for the District, approved by the Town on August 17, 2015 and supplemented by Resolution No. 2015-13 and Resolution No. 2016-08, the District is authorized to finance and provide public improvements needed for the Johnstown Plaza project (the “**Project**”); and

WHEREAS, the Town, the Developer, and the District entered into the Comprehensive Development Agreement, Funding Plan and Intergovernmental Agreement for Johnstown Plaza, Johnstown, Colorado on February 18, 2016 (the “**Development Agreement**”), as approved by the Town Council on January 20, 2016, for the purpose of establishing the terms and conditions of the overall development of the Project; and

WHEREAS, on June 13, 2016, the parties entered into the First Amendment to the Development Agreement which *inter alia* contemplated the establishment of an escrow account for purposes of ensuring the ongoing construction and the completion of construction of the Project; and

WHEREAS, on or about July 6, 2016, the Parties entered into an Escrow Agreement related to, among other matters, the disbursement of funds from the District’s Special Revenue Bonds Series 2016A and the District’s Taxable Special Revenue Bonds Series 2016B (collectively, “Johnstown 2016 Bond Proceeds Accounts”), for payment of the Verified Eligible Costs associated with construction of the Public Improvements; and

WHEREAS, the Development Agreement provides, among other provisions, that the Town Public Improvements, as defined therein, shall be dedicated pursuant to the Johnstown Municipal Code and the Town’s policies, procedures and regulations; and

WHEREAS, pursuant to the Johnstown Municipal Code and the Town's policies, procedures and regulations, as a part of the dedication of the Town Public Improvements, the District agrees to provide a maintenance guarantee to the Town upon initial acceptance by the Town of the Town Public Improvements to warrant and guarantee all expenses and costs for maintenance, repairs and replacements of the Town Public Improvements ("**Maintenance Guarantee**"), which Maintenance Guarantee shall remain in effect until final acceptance by the Town of the Town Public Improvements (generally anticipated to occur two years after initial acceptance); and

WHEREAS, the Maintenance Guarantee shall equal fifteen percent (15%) of the total certified cost of the Town Public Improvements, in the amount of \$225,000.00; and

WHEREAS, the District desires to use funds held by the Escrow Agent in the Johnstown 2016 Bond Proceeds Accounts for the Maintenance Guarantee; and

WHEREAS, the District proposes to transfer funds from the Johnstown 2016 Taxable Bond Proceeds Account in an amount equal to the Maintenance Guarantee and desires that the funds be held in a separate escrow account for the purpose of satisfying the District's requirement to provide a Maintenance Guarantee to the Town; and

WHEREAS, the Developer represents and agrees that it has sufficient funds to finalize the construction of the Private Improvements; and

WHEREAS, the Parties hereto desire to amend the Escrow Agreement to provide for an additional escrow account to be held by the Escrow Agent as set forth herein.

NOW THEREFORE, in consideration of the mutual covenants and promises expressed herein, the parties hereby agree as follows:

COVENANTS AND AGREEMENTS

(Capitalized terms used but not defined herein shall have the meaning set forth in the Indenture and the Development Agreement, as amended)

1. **Recitals**. The recitals are incorporated as if fully set forth herein.
2. **Maintenance Guarantee Escrow Account**.

A. **Establishment**. There is hereby established an escrow account to be held by the Escrow Agent and known as the Maintenance Guarantee Escrow Account. The Maintenance Guarantee Escrow Account shall be in the amount of \$33,750, including interest earned thereon.

B. **Funding**. To fund the Maintenance Guarantee Escrow Account, the District shall cause the funds to be transferred from the Johnstown 2016 Taxable Bond Proceeds

Account to the Maintenance Guarantee Escrow Account and disbursed, if at all, as set forth herein.

C. Right to Disbursements. The Town shall be entitled to disbursement of funds from the Maintenance Guarantee Escrow Account from the Escrow Agent. The Town shall be entitled to a full draw or partial draws of the funds and shall be entitled multiple drawings until the termination of the Maintenance Guarantee. The Town shall not be required to obtain approval from the District, the Developer or any third party with respect to the demand and disbursement of funds from the Maintenance Guarantee Escrow Account.

To obtain funds from the Maintenance Guarantee Escrow Account, the Town shall provide a letter on the Town's stationery, signed by the Town Manager, to the Escrow Agent, stating that "the Town of Johnstown demands funds from the Maintenance Guarantee Escrow Account" and setting forth the amount of the demand. The Escrow Agent agrees, upon presentation of a demand, to honor the demand and promptly provide payment of the funds demanded therein to the Town.

D. Termination. Upon final acceptance of the Town Public Improvements and written notification of the termination of the Maintenance Guarantee by the Town Manager to the Escrow Agent, the Maintenance Guarantee Escrow Account shall terminate. At that time, the funds remaining in the Maintenance Guarantee Escrow Account, if any, shall be transferred to the Developer Funds Account.

3. Validity of Escrow Agreement. Except as expressly modified herein, the Escrow Agreement, including all amendments executed prior to the date hereof, shall remain in full force and effect.

[Remainder of page intentionally left blank. Signature pages follow].

TOWN:

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

Date: _____

By: _____
Scott James, Mayor

ATTEST:

Diana Seele, Town Clerk

ESCROW AGENT:

UMB BANK, N.A., a national banking association,
having an office and corporate trust offices in
Denver, Colorado

Name: John M. Wahl
Title: V.P.

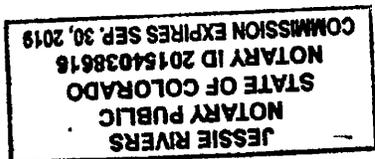
STATE OF COLORADO)
COUNTY OF Denver) ss.

The foregoing instrument was acknowledged before me this 27 day of Sept,
2017, by John Wahl, as the Vice president
of UMB Bank, n.a., Escrow Agent.

WITNESS my hand and official seal.

My commission expires: Sep 30 2019

(S E A L)



Notary Public

AGENDA ITEM 9A

**NEW
HOTEL/RESTAURANT
LIQUOR
LICENSE
(Parry's Pizzeria & Bar)
(*Public Hearing)**

*NEW LIQUOR LICENSE PUBLIC HEARING PROCEDURE –

1. Open public hearing.
2. Receive information from staff.
3. Receive information from applicant.
4. Receive information from “parties in interest.” Parties in interest may also cross-examine the applicant.

(Parties in interest include adult residents of the designated neighborhood, the owner or manager of any business located within the designated neighborhood and the representative of any school within 500 feet of the proposed license. The representative of any organized neighborhood group within the designated neighborhood may present evidence, but may not cross-examine witnesses.)

5. Discretionary: Receive information from “others.” *(Only if the testimony would aid Council in considering the application.)*
6. Additional questions from Council, if any.
6. Close the public hearing. *(No more questions from Council.)*
7. Discussion and deliberation among Council.
8. Make a decision and/or motion from Council.

SUGGESTED MOTIONS

For Approval: I move to approve the Application for a Hotel & Restaurant License for Parry’s Pizzeria & Bar.

For Denial: I move to deny approval of the Application for a Hotel & Restaurant License for Parry’s Pizzeria & Bar.

TOWN COUNCIL AGENDA COMMUNICATION

AGENDA DATE: October 16, 2017

ITEM NUMBER: 9A

SUBJECT: *Public Hearing – Parry’s Pizzeria & Bar -New Liquor (Hotel and Restaurant) License

ACTION PROPOSED: Consider issuance of a new liquor (Hotel and Restaurant) license.

PRESENTED BY: Town Attorney, Town Clerk

AGENDA ITEM DESCRIPTION: This item is a public hearing to receive comments regarding the proposed liquor (Hotel and Restaurant) license for Parry’s Pizzeria & Bar, located at 4874 Thompson Parkway, Johnstown, CO. When approving or denying an application, the Council acts as the local licensing authority and must consider if the reasonable requirements of the defined neighborhood are not presently being met by existing establishments, the desires of the adult inhabitants, and the number, type and availability of other similar liquor establishments located in or near the petitioned neighborhood as well as the moral character of the applicants.

LEGAL ADVICE: The Town Attorney has reviewed the documents submitted and will be available at the meeting to answer questions.

FINANCIAL ADVICE: The applicant has paid all applicable fees for both the State and the Town.

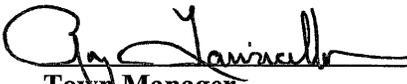
RECOMMENDED ACTION: Consider issuance of a new liquor (Hotel and Restaurant) license for Parry’s Pizzeria & Bar.

SUGGESTED MOTION:

For Approval: I move we approve the issuance of a new liquor (Hotel and Restaurant) license for Parry’s Pizzeria & Bar.

For Denial: I move we deny the issuance of a new liquor (Hotel and Restaurant) license for Parry’s Pizzeria & Bar.

Reviewed:


Town Manager

APPLICATION

7. Is the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers under the age of twenty-one years?	Yes	No			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. Has the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers ever (in Colorado or any other state):					
(a) Been denied an alcohol beverage license?	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
(b) Had an alcohol beverage license suspended or revoked?	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
(c) Had interest in another entity that had an alcohol beverage license suspended or revoked?	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
If you answered yes to 8a, b or c, explain in detail on a separate sheet. See attached.					
9. Has a liquor license application (same license class), that was located within 500 feet of the proposed premises, been denied within the preceding two years? If "yes", explain in detail.	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
10. Are the premises to be licensed within 500 feet, of any public or private school that meets compulsory education requirements of Colorado law, or the principal campus of any college, university or seminary?	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	or				
Waiver by local ordinance?	<input type="checkbox"/>	<input type="checkbox"/>			
Other: _____					
11. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of greater than (>) 10,000? NOTE: The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS.	<input type="checkbox"/>	<input type="checkbox"/>			
	N/A				
12. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of less than (<) 10,000? NOTE: The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS.	<input type="checkbox"/>	<input type="checkbox"/>			
	N/A				
13a. For additional Retail Liquor Store only, Was your Retail Liquor Store License issued on or before January 1, 2016?	N/A	<input type="checkbox"/>			
13b. Are you a Colorado resident?	N/A	<input type="checkbox"/>			
14. Has a liquor or beer license ever been issued to the applicant (including any of the partners, if a partnership; members or manager if a Limited Liability Company; or officers, stockholders or directors if a corporation)? If yes, identify the name of the business and list any current financial interest in said business including any loans to or from a licensee.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
	See attached.				
15. Does the applicant, as listed on line 2 of this application, have legal possession of the premises by ownership, lease or other arrangement?	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/> Ownership <input checked="" type="checkbox"/> Lease <input type="checkbox"/> Other (Explain in Detail) _____					
a. If leased, list name of landlord and tenant, and date of expiration, exactly as they appear on the lease:					
Landlord Johnstown Plaza, LLC	Tenant Parry's Pizza VII, LLC	Expires 10 Years			
b. Is a percentage of alcohol sales included as compensation to the landlord? If yes, complete question 16.	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
c. Attach a diagram designates the area to be licensed in black bold outline (including dimensions) which shows the bars, brewery, walls, partitions, entrances, exits and what each room shall be utilized for in this business. This diagram should be no larger than 8 1/2" X 11".					
16. Who, besides the owners listed in this application (including persons, firms, partnerships, corporations, limited liability companies) will loan or give money, inventory, furniture or equipment to or for use in this business; or who will receive money from this business? Attach a separate sheet if necessary.					
Last Name None	First Name	Date of Birth	FEIN or SSN	Interest/Percentage	
Last Name	First Name	Date of Birth	FEIN or SSN	Interest/Percentage	
Attach copies of all notes and security instruments and any written agreement or details of any oral agreement, by which any person (including partnerships, corporations, limited liability companies, etc.) will share in the profit or gross proceeds of this establishment, and any agreement relating to the business which is contingent or conditional in any way by volume, profit, sales, giving of advice or consultation.					
17. Optional Premises or Hotel and Restaurant Licenses with Optional Premises:					
Has a local ordinance or resolution authorizing optional premises been adopted?				N/A	<input type="checkbox"/>
Number of additional Optional Premise areas requested. (See license fee chart)				<input type="checkbox"/>	<input type="checkbox"/>
18. Liquor Licensed Drugstore (LLDS) applicants, answer the following:					
(a) Is there a pharmacy, licensed by the Colorado Board of Pharmacy, located within the applicant's LLDS premise? If "yes" a copy of license must be attached.				N/A	<input type="checkbox"/>
19. Club Liquor License applicants answer the following: Attach a copy of applicable documentation					
(a) Is the applicant organization operated solely for a national, social, fraternal, patriotic, political or athletic purpose and not for pecuniary gain?				<input type="checkbox"/>	<input type="checkbox"/>
(b) Is the applicant organization a regularly chartered branch, lodge or chapter of a national organization which is operated solely for the object of a patriotic or fraternal organization or society, but not for pecuniary gain?				<input type="checkbox"/>	<input type="checkbox"/>
(c) How long has the club been incorporated?				N/A	<input type="checkbox"/>
(d) Has applicant occupied an establishment for three years (three years required) that was operated solely for the reasons stated above?				<input type="checkbox"/>	<input type="checkbox"/>
20. Brew-Pub, Distillery Pub or Vintner's Restaurant applicants answer the following:					
(a) Has the applicant received or applied for a Federal Permit? (Copy of permit or application must be attached)				N/A	<input type="checkbox"/>
21. For all on-premises applicants.					
a. Hotel and Restaurant, Lodging and Entertainment or Tavern License, the Registered Manager must also submit an Individual History Record - DR 8404-I and fingerprints.					
b. For all Liquor Licensed Drugstores (LLDS) the Permitted Manager must also submit an Manager Permit Application - DR 8000 and fingerprints.				N/A	
Last Name of Manager Parry	First Name of Manager Nick				
22. Does this manager act as the manager of, or have a financial interest in, any other liquor licensed establishment in the State of Colorado? If yes, provide name, type of license and account number.					
	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

Name N/A	Type of License	Account Number
23. Tax Distraint Information. Does the applicant or any other person listed on this application including its partners, officers, directors, stockholders, members (LLC) or managing members (LLC) and any other persons with a 10% or greater financial interest in the applicant currently have an outstanding tax distraint issued to them by the Colorado Department of Revenue? If yes, provide an explanation and include copies of any payment agreements.		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

24. If applicant is a corporation, partnership, association or limited liability company, applicant must list all Officers, Directors, General Partners, and Managing Members. In addition, applicant must list any stockholders, partners, or members with ownership of 10% or more in the applicant. All persons listed below must also attach form DR 8404-1 (Individual History Record), and submit fingerprint cards to the local licensing authority.

Name	Home Address, City & State	DOB	Position	%Owned
See attached.				
Name	Home Address, City & State	DOB	Position	%Owned
Name	Home Address, City & State	DOB	Position	%Owned
Name	Home Address, City & State	DOB	Position	%Owned
Name	Home Address, City & State	DOB	Position	%Owned

** If applicant is owned 100% by a parent company, please list the designated principal officer on above.
 ** Corporations - the President, Vice-President, Secretary and Treasurer must be accounted for above (Include ownership percentage if applicable)
 ** If total ownership percentage disclosed here does not total 100%, applicant must check this box:
 Applicant affirms that no individual other than those disclosed herein owns 10% or more of the applicant and does not have financial interest in a prohibited liquor license pursuant to Title 47 or 48, C.R.S.

Oath of Applicant

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

Authorized Signature 	Printed Name and Title David Parry, Manager	Date 9/10/2017
--------------------------	--	-------------------

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

Date application filed with local authority 9/11/17	Date of local authority hearing (for new license applicants; cannot be less than 30 days from date of application) October 16, 2017
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The Local Licensing Authority hereby affirms that each person required to file DR 8404-1 (Individual History Record) or a DR 8000 (Manager Permit) has been:

- Fingerprinted
 - Subject to background investigation, including NCIC/CCIC check for outstanding warrants
- That the local authority has conducted, or intends to conduct, an inspection of the proposed premises to ensure that the applicant is in compliance with and aware of, liquor code provisions affecting their class of license

(Check One)

- Date of inspection or anticipated date _____
- Will conduct inspection upon approval of state licensing authority

- | | |
|---|--|
| <input type="checkbox"/> Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1,500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of > 10,000? | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| <input type="checkbox"/> Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3,000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of < 10,000?
<small>NOTE: The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS.</small> | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| <input type="checkbox"/> Does the Liquor Licensed Drugstore (LLDS) have at least twenty percent (20%) of the applicant's gross annual income derived from the sale of food, during the prior twelve (12) month period? | Yes <input type="checkbox"/> No <input type="checkbox"/> |

The foregoing application has been examined, and the premises, business to be conducted, and character of the applicant are satisfactory. We do report that such license, if granted, will meet the reasonable requirements of the neighborhood and the desires of the adult inhabitants, and will comply with the provisions of Title 12, Article 46 or 47, C.R.S., and Liquor Rules. Therefore, this application is approved.

Local Licensing Authority for	Telephone Number	<input type="checkbox"/> Town, City <input type="checkbox"/> County
Signature	Print	Title
Signature	Print	Title
		Date
		Date

Supplemental Response to Question #8(c):

David Parry and Miles Arnone are also beneficial owners of Parry's Pizza V, LLC located at 1100 East 120th Avenue, Unit F-110, Northglenn, CO. Parry's Pizza V, LLC received a fine in lieu of suspension from the State Licensing Authority in 2016. Parry's Pizza V, LLC also stipulated to a single count of sale to minor with the Northglenn Liquor Licensing Authority in 2017 resulting in a seven (7) day active suspension of its liquor license.

Supplemental Response to DR 8404 Question #14

Parry's Pizza LLC
12501 East Lincoln Ave., Unit 101
Englewood, CO 80112
H&R License # 26698010000

Parry's Pizza II LLC
5650 Allen Way, Suite 119
Castle Rock, CO 80108
H&R License # 42816570000

Parry's Pizza III LLC
9567 South University Blvd., B-2
Highlands Ranch, CO 80126
H&R License # 42934530000

Parry's Pizza IV LLC
5970 South Holly Street
Greenwood Village, CO 80111
H&R License # 4700778

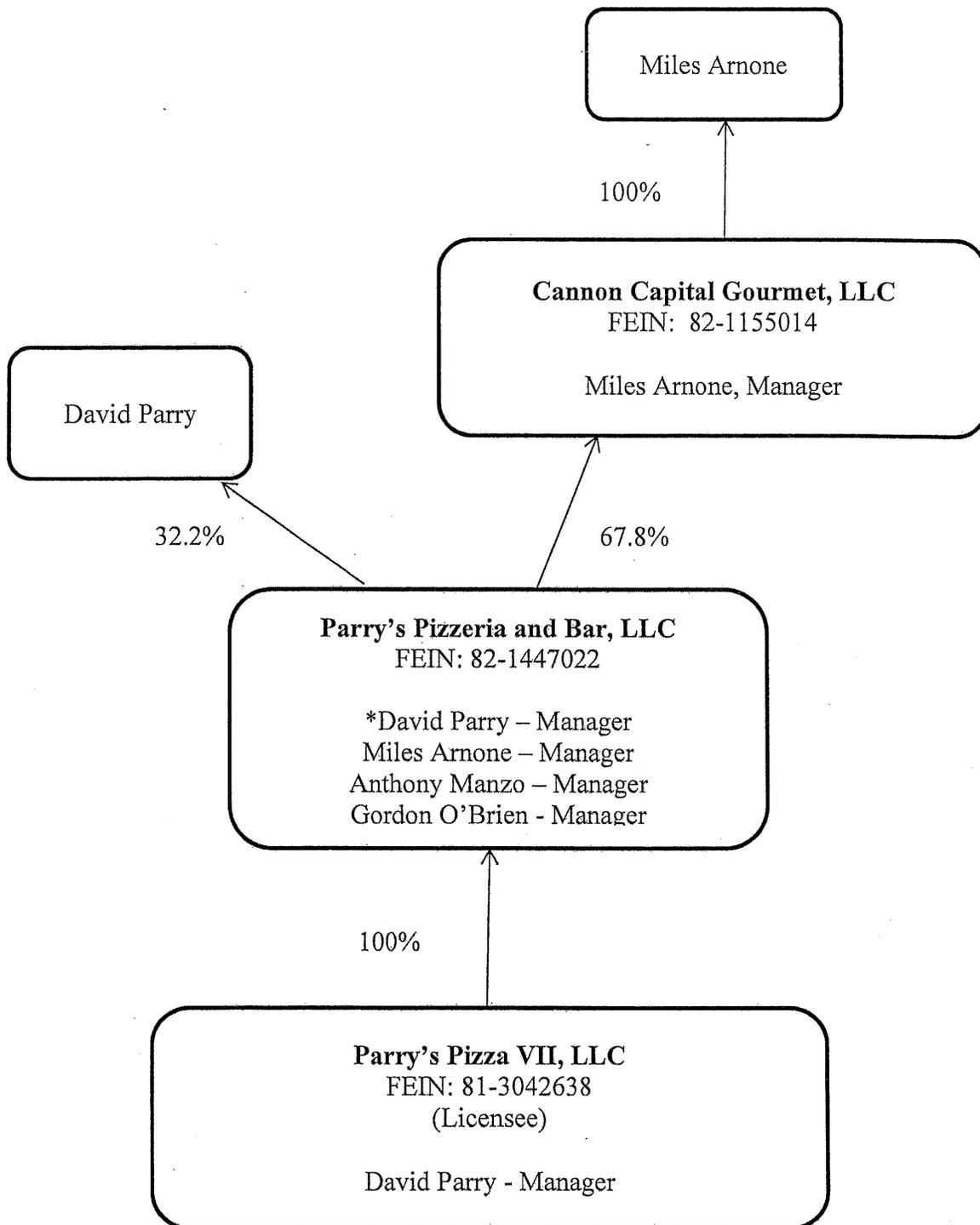
Parry's Pizza V LLC
100 East 120th Ave., Unit F-110
Northglenn, CO 80233
H&R License # 4704458

Parry's Pizza VI LLC
1232 South Hover Street
Longmont, CO 80501
H&R License # 4705997

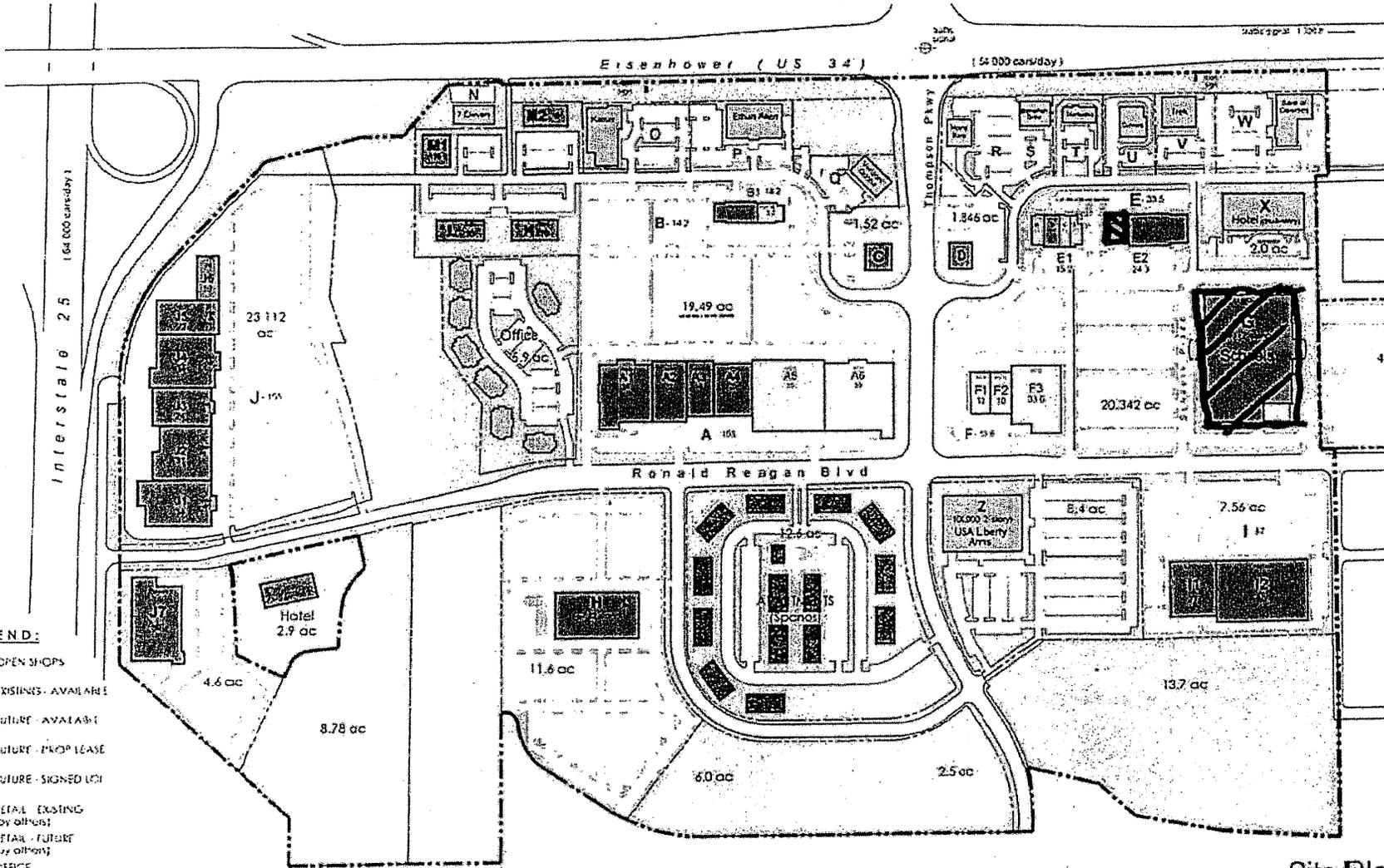
Supplemental Response to DR 8404 Question #24:

Name	Home Address	DOB	Title	% Owned
Parry's Pizzeria and Bar, LLC	4096 Connor Court Castle Rock, CO 80109	N/A	Member	100%
David Parry	4096 Connor Court Castle Rock, CO 80109	4/30/75	Manager, Beneficial Owner	32.2% (Beneficially)
Miles Arnone	46 S. Main Street Sherborn, MA 01770	4/21/69	Beneficial Owner	67.8% (Beneficially)

Supplemental Response to DR 8404 Question #24:



* David Parry is listed as the Principal Person for purposes of the liquor license.



LEGEND:

- OPEN SHOPS
- EXISTING - AVAILABLE
- FUTURE - AVAILABLE
- FUTURE - PROP LEASE
- FUTURE - SIGNED LOI
- RETAIL - EXISTING (by others)
- RETAIL - FUTURE (by others)
- OFFICE (by others)
- APARTMENTS (by others)

LEASED PREMISES
 EXCLUDED TENANT

JOHNSTOWN PLAZA

SEC of I-25 & US 34, Johnstown, Colorado

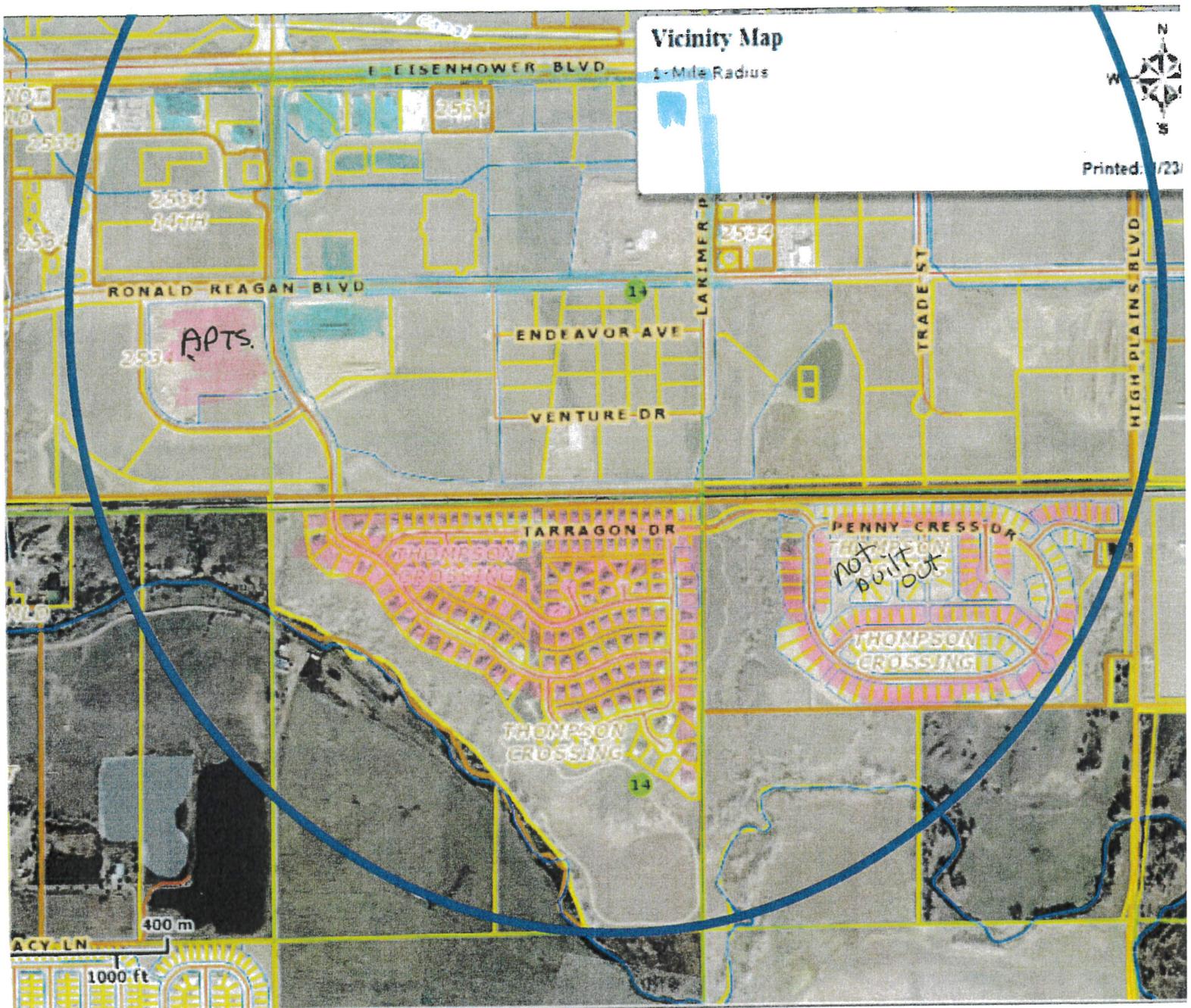
Site Plan I

Marketing Plan - February 22, 2016 north

Carson Development, Inc

DeGasperi & Associates Architecture / Print Consulting

MAP



**MAP OF THE DESIGNATED NEIGHBORHOOD
CONCERNING A HOTEL AND RESTAURANT LIQUOR LICENSE**

Applicant: PARRY'S PIZZA VII, LLC.
Trade Name: PARRY'S PIZZERIA & BAR
Location : 4874 THOMPSON PARKWAY
 JOHNSTOWN, COLORADO 80534

Master Map
 Residents
 +
 Business

SUMMARY

REPORTS

(Detailing results of the petition)

ESQUIRE PETITIONING SERVICES, LLC
Liquor Licensing Specialists
2792 South Race Street
Denver, Colorado 80210
Telephone: (303)331-8600
Facsimile: (303)331-9048
Email: kpietrs@comcast.net

October 2, 2017

To: Town of Johnstown Liquor Licensing Authority
Re: Summary report of petition circulation methods and results in the application for
A Hotel and Restaurant Liquor License

Applicant: Parry's Pizza VII, LLC.
Trade Name: Parry's Pizzeria & Bar
Proposed Location: 4874 Thompson Parkway
Johnstown, Colorado 80534

Methods:

1. The petition circulation was conducted under the control of Esquire Petitioning Services, L.L.C. ("Esquire").
2. Circulators were driven to the proposed site and became familiar with the Applicant's proposed location.
3. Petitions were pre-filed according to the Licensing Authority's local rules.
4. Esquire prepared all of the petition circulation materials. Each circulator carried a clipboard and petition packet consisting of the following: a. a map of the designated neighborhood with neighborhood boundaries outlined and the proposed location of the outlet denoted by an "X"; b. a petition cover sheet stating: the Applicant's name, the trade name, the proposed location, the type of license application, the qualifications for signing the petition and the information concerning the public hearing; c. signature sheets that provided eligible persons the opportunity to sign the petition in support of, or in opposition to, the application; and d. data sheets on which to record all responses by address.

5. The circulators were instructed as follows:
 - a. to state the petition being circulated concerned an application for a Hotel and Restaurant Liquor License for Parry's Pizza VII, LLC., dba Parry's Pizzeria & Bar;
 - b. to present the map of the designated neighborhood, state the Applicant's name, trade name and to describe the Applicant's location;
 - c. to review the qualifications for signing the petition and the petition issue;
 - d. to provide eligible persons the opportunity to sign the petition in support of, or in opposition of the application;
 - e. to witness all signatures; and
 - f. to record, by address, all responses on the data sheet.

RESULTS:

1. **Overview of Petition Results:**

Total door knocks:	355
Persons who signed the petition:	121
Persons who declined to sign the petition:	20
Ineligible contacts: (Younger than 21; non-resident; non-English speaking; Not a business owner or manager)	3
No answer to the door knock:	224

2. <u>Response of Eligible Contacts:</u>	Totals:	Percentages
a. Signatures supporting issuance:		
Residents:	106	87.6 %
Business Owners/Managers:	14	11.6 %
TOTAL:	120	99.2 %
b. Signatures opposing issuance:		
Residents:	1	0.8 %
Business Owners/Managers:	0	0.0 %
TOTAL:	1	0.8 %
<u>TOTAL</u>	<u>121</u>	<u>100 %</u>

c. Reasons Stated for Signing In Opposition to the License:

	Totals	% of people signing:
Does not drink alcohol:	1	0.8%
Neutral:	0	0.0 %
Sufficient number of outlets:	0	0.0 %
Traffic	0	0.0 %
Other/No reason stated	0	1.0 %
TOTAL:	1	5.0 %

d. Results analyzed on a needs and desires basis:

Signatures supporting the issuance of the license because the eligible contacts desired the license to issue because the existing outlets are not sufficient to meet the needs of the neighborhood.	120	100 %
---	-----	-------

Signatures opposing the issuance of the license because the eligible contacts did not desire the license to issue because the existing outlets are sufficient to meet the needs of the neighborhood.	0	0.0%
--	---	------

Total:	120	100 %
---------------	------------	--------------

e. Reasons stated for declining to sign the petition

Preferred to remain neutral	0
No interest in application:	17
Does not drink alcohol:	1
Too busy to sign:	1
Against corporate policy:	0
Does not sign Petitions	0
Other:	1
TOTAL:	20

**POLICE
REPORT**

TOWN OF JOHNSTOWN POLICE DEPARTMENT

Information 3.2% Beer or Liquor Application

- Name and address of Applicant} Parry's Pizza VII, LLC
4096 Connor Court
Castle Rock, CO 80109
1. Trade Name and Address} Parry's Pizzeria & Bar
4874 Thompson Parkway
Johnstown, CO 80534
2. Date of Application: 09/11/2017
3. Type of Application: Hotel and Restaurant License
4. Documents Accompanying Application
- A. Local and State License Fees} Submitted with application
 - B. Evidence of Correct Zoning} CBD
 - C. Building Plans and or Sketch of Interior} N/A
 - D. Distance from School as per State} N/A
 - E. Deed or Lease or Assignment of Lease or Ownership} Lease
5. Evidence of Public Notice
- A. Posting of Premises} Posted September 27, 2017
 - B. Legal Publication } Johnstown Breeze October 5, 2017
6. Investigation: Police Department Case#}
- A. Applicant has made application for a new Hotel and Restaurant License.
 - B. Background Investigation: Applicants were fingerprinted and submitted to CBI for further background investigation.
8. Findings of fact:
- A. The required fees were submitted.
 - B. It is my recommendation the Hotel and Restaurant License be approved.


CHIEF OF POLICE


DATE

AGENDA ITEM 9B

**AUTHORIZING
PURCHASE
OF
REAL PROPERTY
(Parish, LLC)
(Ordinance No. 2017-149)
(*Public Hearing –First Reading)**

**** PUBLIC HEARING PROCEDURE –(*First Reading) Ordinance No. 2017-149,
An Ordinance Authorizing the Purchase of Approximately 10.02 Acres of Real
Property Located East of Town Hall Along South Parish Avenue From Parish, LLC***

1. Open public hearing.
2. Receive information from staff.
3. Ask to hear from anyone who supports the Ordinance.
4. Ask to hear from anyone who opposes the Ordinance.
5. Close the public hearing.
6. Ask for discussion.
7. Make decision and/or motion from Council.
 - a. Need motion to approve or deny the amendment

(SUGGESTED MOTIONS):

For Approval:

I move to approve Ordinance No. 2017-149, Authorizing the Purchase of Approximately 10.2 Acres of Real Property Located East of Town Hall along South Parish Avenue from Parish, LLC.

For Denial:

I move to deny approval of Ordinance No. 2017-149.

TOWN COUNCIL AGENDA COMMUNICATION

AGENDA DATE: October 16, 2017

ITEM NUMBER: 9B

SUBJECT: *Public Hearing – (First Reading) Consider Ordinance No. 2017-149, an Ordinance Authorizing the Purchase of Approximately 10.002 Acres of Real Property Located East of Town Hall Along South Parish Avenue from Parish, LLC

ACTION PROPOSED: Approve Ordinance No. 2017-149 on first reading

PRESENTED BY: Town Attorney

AGENDA ITEM DESCRIPTION: Parish, LLC is the owner of 60.08 acres of real property located in the Town of Johnstown, County of Weld, State of Colorado, bordered on the west by South Parish Avenue, on the north by individual and county properties, on the east by the Great Western Railroad Company tracks, and on the south by Weld County Road 46-1/2. On October 2, 2017, the Town Council approved a Purchase and Sale Agreement for the purchase of approximately 10.002 acres of Parish, LLC's property for \$1,000,000.00, subject to certain terms and conditions ("Property").

The Town intends to purchase the Property as a general asset of the Town to be used as the site for a community recreation center. The Town has funds in the Use Tax Fund that may be used to purchase the Property and will budget and appropriate such funds for the purchase of the Property in accordance with state law.

To effectuate the purchase, the Town Council may consider Ordinance No. 2017-149, an ordinance authorizing the purchase of the Property from Parish, LLC.

LEGAL ADVICE: Ordinance No. 2017-149 was prepared by the Town Attorney.

FINANCIAL ADVICE: The purchase involves an expenditure of approximately \$5,000 in 2017 and \$995,000 in 2018 as well as related Closing costs.

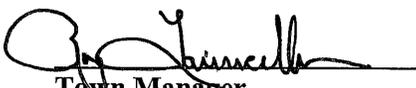
RECOMMENDED ACTION: Approve Ordinance No. 2017-149 on first reading.

SUGGESTED MOTION:

For Approval: I move to approve Ordinance No. 2017-149, an Ordinance Authorizing the Purchase of Approximately 10.002 Acres of Real Property Located East of Town Hall along South Parish Avenue from Parish, LLC.

For Denial: I move to deny approval of Ordinance No. 2017-149.

Reviewed:


Town Manager

ORDINANCE

No. 2017-149

TOWN OF JOHNSTOWN, COLORADO

ORDINANCE NO. 2017-149

AN ORDINANCE AUTHORIZING THE PURCHASE OF APPROXIMATELY 10.002 ACRES OF REAL PROPERTY LOCATED EAST OF TOWN HALL ALONG SOUTH PARISH AVENUE FROM PARISH, LLC

WHEREAS, the Town of Johnstown, Colorado (“Town”) is a municipal corporation duly organized and existing under its Home Rule Charter adopted pursuant to Article XX of the Constitution of the State of Colorado; and

WHEREAS, Parish, LLC is the owner of 60.08 acres of real property located in the Town of Johnstown, County of Weld, State of Colorado, bordered on the west by South Parish Avenue, on the north by individual and county properties, on the east by the Great Western Railroad Company tracks, and on the south by Weld County Road 46-1/2; and

WHEREAS, the Town desires to purchase approximately 10.002 acres of Seller’s Property, located east of Town Hall along South Parish Avenue, legally described on the attached Exhibit A and graphically described on the attached Exhibit B (“Property”); and

WHEREAS, the Town desires to purchase the Property as a general asset of the Town to be used as the site for a community recreation center; and

WHEREAS, on October 2, 2017, the Town Council approved a Purchase and Sale Agreement for the purchase of the Property for \$1,000,000.00, subject to certain terms and conditions; and

WHEREAS, the Town has funds in the Use Tax Fund that may be used to purchase the Property; and

WHEREAS, the Town Council finds and determines that the terms and conditions of the Purchase and Sale Agreement are reasonable and it is in the best interests of the Town to acquire the Property; and

WHEREAS, the Town Council desires to authorize the acquisition of the Property.

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

Section 1. The Town Council hereby authorizes the acquisition of the Property, subject to the terms and conditions of the Purchase and Sale Agreement between the Town and Parish, LLC, dated October 2, 2017.

Section 2. Unless other funds become available for use as determined by Town Council, the Town shall use funds from the Use Tax Fund to pay the purchase price for the Property in the amount of \$1,000,000.00 and all closing costs associated therewith. The funds for the purchase of the Property are, or will be, budgeted and appropriated in accordance with state law.

Section 3. The Town Council recognizes and affirms that the Property is being acquired as a general asset of the Town for a public purpose, to be used as the site for the community recreation center, and deems the purchase to provide for the health and welfare of the citizens of the Town.

Section 4. If any portion of this Ordinance is held to be invalid for any reason, such decision will not affect the validity of the remaining portions of this Ordinance. The Town Council declares that it would have passed this Ordinance and each part hereof irrespective of the fact that any one part or parts be declared invalid.

Section 5. This Ordinance shall be interpreted and construed to effectuate its meaning and purpose.

Section 6. This Ordinance, after its passage on final reading, shall be numbered, recorded, published, and posted as required by the Town 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 Home Rule Charter of the Town of Johnstown, Colorado. 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 _____, 2017.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Diana Seele, Town Clerk

By: _____
Scott James, Mayor

PASSED UPON FINAL APPROVAL AND ADOPTED on second reading by the Town Council of the Town of Johnstown, Colorado, this ___ day of _____, 2017.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Diana Seele, Town Clerk

By: _____
Scott James, Mayor

EXHIBIT A

SITUATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

LEGAL DESCRIPTION:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 9, MONUMENTED BY A 3 ¼ INCH ALUMINUM CAP STAMPED PLS 24993, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 9, MONUMENTED BY A 2 ½ INCH ALUMINUM CAP STAMPED PLS 23513, BEARS S00°28'15"E FOR A MEASURED DISTANCE OF 2655.47 FEET;

THENCE S00°28'15"E, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 9, A DISTANCE OF 1236.37 FEET;

THENCE N89°29'12"E, A DISTANCE OF 30.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF PARISH AVENUE AND THE SOUTHWEST CORNER OF JOHNSTOWN COLONY SUBDIVISION, RECORDED IN BOOK 7 AT PAGE 3;

THENCE S00°28'15"E, ALONG THE SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 60.00 FEET;

THENCE N89°29'12"E, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF LOT 1, MOUNTAIN VIEW WEST SUBDIVISION AND THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, N89°29'12"E, ALONG THE SOUTH RIGHT OF WAY OF MULINAR STREET, A DISTANCE OF 839.59 FEET;

THENCE S00°28'15"E, A DISTANCE OF 518.89 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF SETTLER WAY;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY AND A CURVE TO THE RIGHT, A DISTANCE OF 20.50 FEET, HAVING A RADIUS OF 543.98 FEET, A CENTRAL ANGLE OF 02°09'34", THE CHORD OF WHICH BEARS S88°26'58"W FOR A CHORD DISTANCE OF 20.50 FEET;

THENCE S89°31'45"W, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 819.09 FEET;

THENCE N00°28'15"W, A DISTANCE OF 518.66 FEET TO THE POINT OF BEGINNING;

CONTAINING 435,719 SQUARE FEET OR 10.002 ACRES.

JUSTIN C. SCHEITLER
PROFESSIONAL LAND SURVEYOR
COLORADO LICENSE NUMBER 38430

SHEET 1 OF 2

DATE: 09-20-2017

DRAWN BY: JCS

CHECKED BY: MAG

PATH: F:\Projects\015-1879\40-Design\Survey\SRVY\
Sheets\51879_Legal-Lot 1.dwg

EXHIBIT A:
LOT 1
LEGAL DESCRIPTION

 **OLSSON**®
ASSOCIATES

4690 Table Mountain Drive, Suite 200 TEL 303.237.2072
Golden, CO 80403 FAX 303.237.2659 www.olssonassociates.com

**WORK
SESSION**

**(Thompson River Ranch Development)
(Thompson Crossing Metropolitan District
Nos. 3-6 and Oakwood Homes)
(Mr. Mark Tompkins, Strae Advisory
Services)**

Thompson Crossing Metro District Analysis



OCTOBER 2017



CARYATID
ADVISORY

Background & Timeline

Background

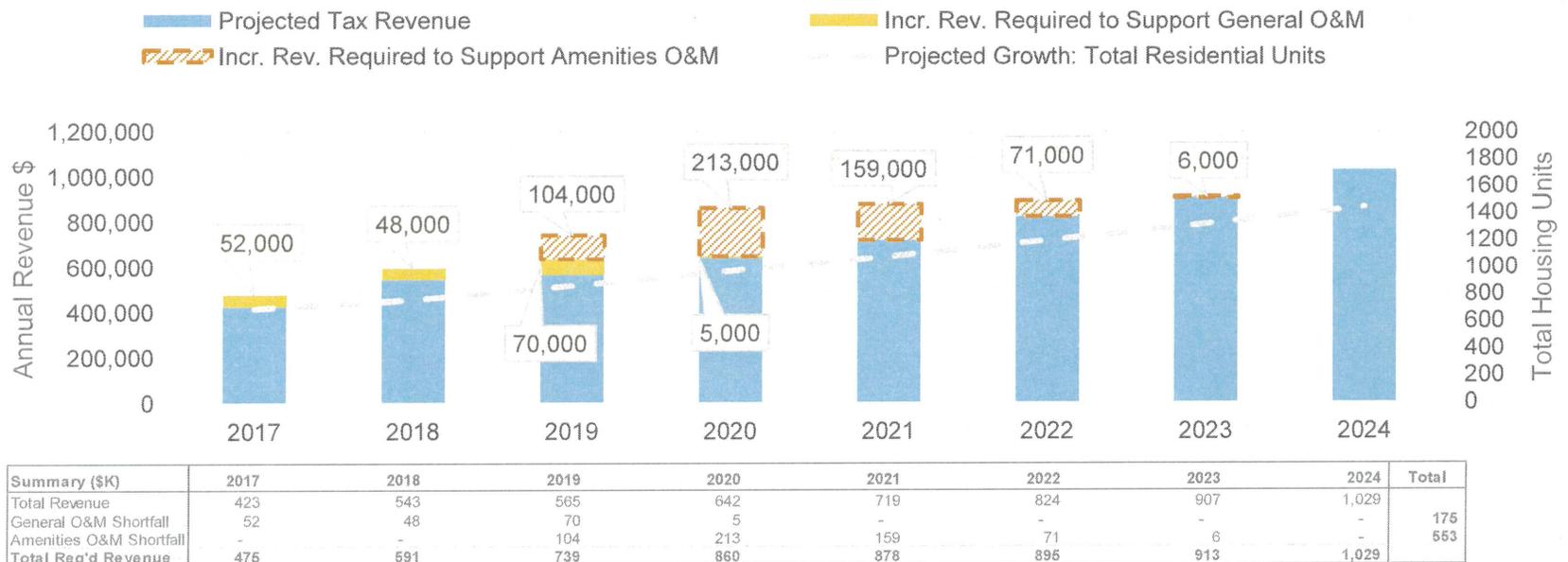
- The Thompson Crossing Metropolitan Districts (TCMD) were established in 2001 by the Town of Johnstown
 - Comprised of multiple districts, with the residential development of Thompson River Ranch (TRR) located in districts 4 & 6
 - The TRR development contains 688 completed units*; with ~1,051 more projected in the next 10 years
- Based on original project plan, Oakwood (the “Developer”) represented to buyers that a community building and swimming pool (“Amenities”) would be constructed within a reasonable timeframe
 - Developer does not intend to seek reimbursement from the TCMD for the est. \$3.5M of construction costs
 - Delivery deadlines agreed with the Town of Johnstown have been amended and extended multiple times
 - Current deadline is June 2018, however Developer indicates that this target is no longer achievable, and that the earliest possible completion date would be June 2019
 - Developer continues to request extensions, asserting that the amenities’ ongoing operating costs will be too burdensome
- Due to economic conditions and pace of development within TRR, TCMD has not met original financial projections, and revenue has fallen short of levels required to be self-sufficient
 - Developer has subsidized TCMD’s shortfalls to-date through developer advances (~\$1.9M outstanding as of YE 2016)

* As of September 2017

TCMD Financial Projection: How much funding is needed to support operations?

- **Strae performed an independent review of the TCMD financial projections and made adjustments to the following factors within TCMD financial projections dated July 3, 2017**
 - Update of 2016/17 AVs to reflect public records for 4 & 6 and to include District 5
 - Start of amenities O&M delayed from 2018 to 2019 to reflect current Developer construction timing estimate
 - Increase of biennial AV growth rate from 2% to 4%*
- With the above noted adjustments, an estimated general O&M shortfall of ~\$175k occurs over years 2017-2020
- Assuming amenities are opened in June 2019, district would need an incremental ~\$550k of funding over the next 5 years to support facility operations

TCMD Revised Financial Projections



* In line with CPI core inflation, as well as growth rates cited by other nearby Metropolitan Districts in public documents (Centerra Met District #1, 2017 Bond Issuance)

Notes: Above projection represents an estimate, and is not a guarantee of future performance. Estimates are based on TCMD No.3 Projected Surplus Cash Balances and Cash Receipts and Disbursements as of July 13, 2017, with above noted adjustments. Does not assume any future changes to district Mill Levy or tax assessment rates. Oakwood has since provided revised projections showing slower rates of absorption through 2026

Scenario Analysis: Funding required to support amenities

Conclusions based on Strae's adjustments to TCMD's financial projections

- **Accelerated Scenario (Amenities built by 2019):**
 - In an accelerated Scenario, TCMD would need to find ~\$550k in alternative funding sources to support the amenities' operation over the multi-year period
 - Overall, funding requirements estimated to be lower than original projection
 - Amenities' cost for operation does not represent a material balance when compared with estimated cost of overall construction
- **Delayed Build Scenario (Amenities Built by 2022):**
 - Based on revised assumptions, TCMD will be self sufficient to fund amenities O&M without any outside funding by mid-year 2022
 - Variance / total funding when comparing costs

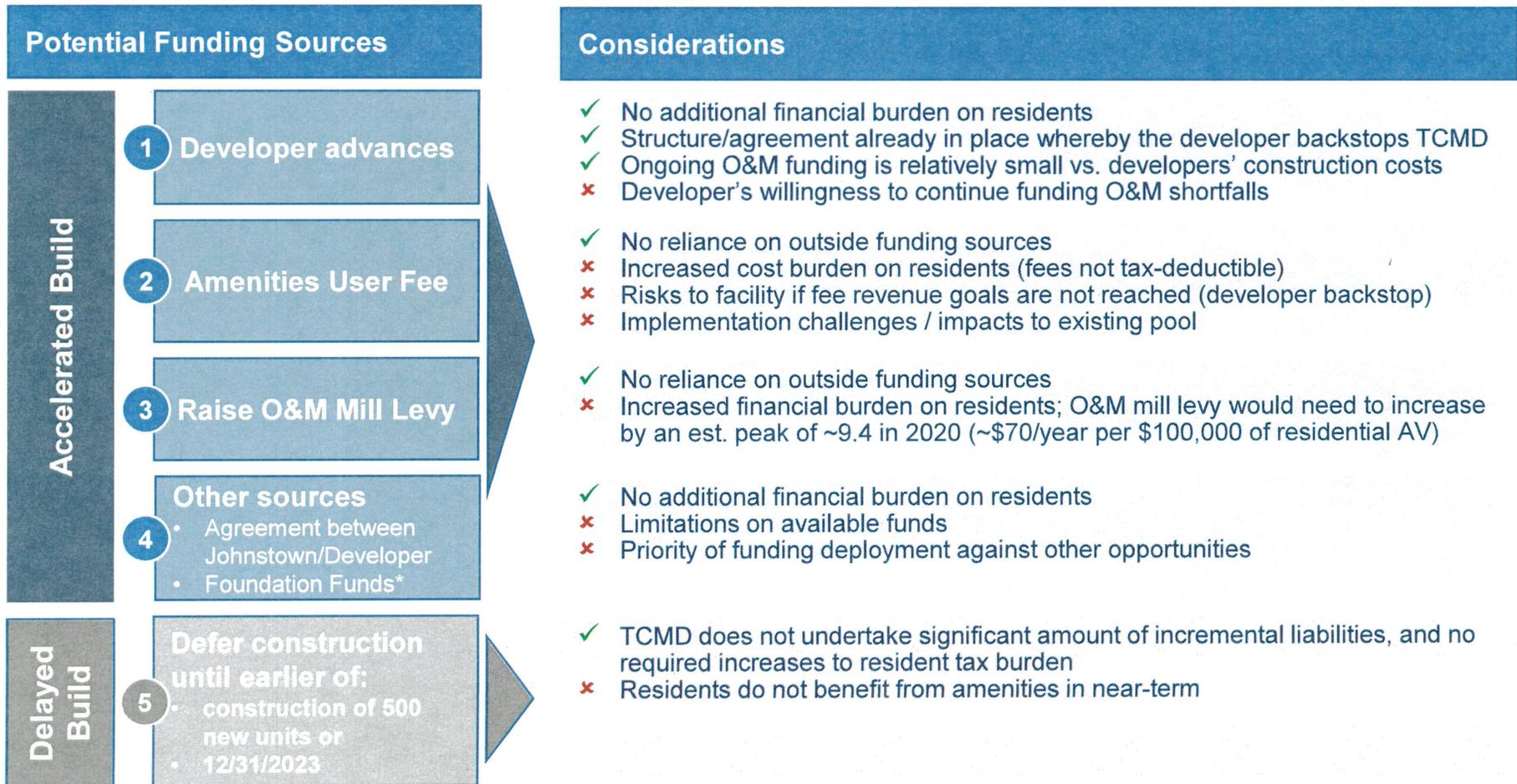
TCMD Total Projected Funding Related to New Amenities (Est 2017 - 2023)

(\$000's)	Original Projection (07/13/2017)	Strae Adjusted Projection	Variance
Accelerated Build			
Est. Amenity Construction Costs*	3,500	3,500	-
<i>Total Amenity O&M Costs</i>	1,224	984	(240)
<i>O&M funded by TCMD Rev.</i>	(123)	(431)	(308)
Est. Amenity O&M Budget Shortfall	1,101	553	(548)
Total Funding Required	4,601	4,053	(548)
Delayed Build			
Est. Amenity Construction Costs*	3,789	3,789	-
Est. Amenity O&M Budget Shortfall	-	-	-
Total Funding Required	4,038	3,964	(74)
Total Var. (Acc'd vs. Delayed)	(563)	(89)	

Notes: Amenities Construction Costs based on Oakwood provided estimate; Delayed build construction costs include 2% annual inflator applied over 4 years; Original projection delayed build scenario represents Strae estimate of future construction costs. Above projection represents an estimate, and is not a guarantee of future performance. Estimates are based on TCMD No.3 Projected Surplus Cash Balances and Cash Receipts and Disbursements as of July 13, 2017, with noted Strae adjustments (see page 3). O&M for amenities does not include lifeguard costs for existing pool. Does not assume any future changes to mill levy or tax assessment rates. * Amenities construction costs will not be reimbursed to developer

TCMD has a number of options available to address the funding shortfalls

- TCMD has a variety of funding options to evaluate when considering the potential O&M funding shortfall related to the amenities



*The Foundation was established by the Met District for the benefit of the community and funded by transfer fees when units are sold from one owner to another

Notes: Estimated mill levy increases based on projections, and is not a guarantee of future performance. Does not take into account any future adjustments to mill levy as a result of changes to assessment rates. Estimates are based on TCMD No.3 Projected Surplus Cash Balances and Cash Receipts and Disbursements as of July 13, 2017, with Strae adjustments as noted on page 3.

Conclusion

- **Based on review of the current developer projected unit absorption rates, Strae expects that TCMD will likely face a cumulative operational deficit of ~\$175k through 2020**
 - Costs to operate new amenities, once built, will increase this deficit by an additional ~\$550k over the next ~5 years (through 2023)
- **Options with the least impact to residents involve sourcing funding from developer advances and/or the Foundation**
 - Developer currently backstops any TCMD budget shortfalls through advances
 - Barring any higher priority use of funds, Foundation has the potential to supplement the amenities O&M budget.
 - Foundation currently has ~\$100k, and is generating an estimated \$30k/year from transfer fees.
- **If residents were to self-fund amenities operations, TCMD's O&M mill levy would need to increase by an estimated maximum of ~9.4 mills**
 - Effectively ~\$205/year (estimated) for a home assessed at \$300,000
- **TCMD's current debt is reflective of their existing credit status, and unlikely to change in the near-term**
 - Limited opportunity in the near term to provide taxpayer relief

Appendix: Thompson Crossing Met District Map

