

TOWN COUNCIL

MEETING

PACKET

September 16, 2013



Town Council

Agenda

Monday, September 16, 2013
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**
- 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's Meeting Minutes – September 4, 2013
 - B) Payment of Bills
 - C) August Financial Statements
- 7) **STAFF REPORTS**
- 8) **OLD BUSINESS**
- 9) **NEW BUSINESS**
 - A) ***Public Hearing** – Amendment to 2534 Design Guidelines Proposed Land Use Plan for Multi-Family and Accessory Uses by Chrisland Commercial Inc.
- 10) **COUNCIL REPORTS AND COMMENTS**
- 11) **MAYOR'S COMMENTS**
- 12) **ADJOURN**

WORKSESSION

- 1) Discussion of Wholesale Municipal Water Sale Agreement – Central Weld County Water District

AGENDA ITEM 6A-C

CONSENT

AGENDA

- **Council Minutes – September 4, 2013**
 - **Payment of Bills**
 - **August Financial Statements**

TOWN COUNCIL AGENDA COMMUNICATION

AGENDA DATE: September 16, 2013

ITEM NUMBER: 6A-C

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) Town Council Minutes – September 4, 2013
- B) Payment of Bills
- C) August Financial Statements

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 Wednesday, September 4, 2013 at 7:00 p.m. in the Council Chambers at 450 S. Parish Avenue, Johnstown.

Mayor Romanowski led the Pledge of Allegiance.

Roll Call

Those present were: Councilmembers Berg, James, Lebsack, Mellon, Molinar Jr. and Townsend

Also present: Roy Lauricello, Town Manager, Russ Anson, Town Attorney, John Franklin, Town Planner, and Diana Seele, Town Clerk

Agenda Approval

Councilmember James made a motion seconded by Councilmember Berg to approve the agenda as submitted. Motion carried with a unanimous vote.

Consent Agenda

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

- August 19, 2013 - Town Council Meeting Minutes

Motion carried with a unanimous vote.

New Business

A. Consider Water and Sewer Service Agreement for Stroh Farm Filing No. 7 - As a result of prior dedications associated with Stroh Farms Filing Nos. 1, 2, 3, 4, 5 and 6 the Developer currently has a surplus dedication credit with the Town of 4.16 acre feet per year. After applying this credit, the remaining water requirement for this Filing is 12.95 acre-feet per year. The Developer will dedicate to the Town 2 shares of Consolidated Home Supply Ditch and Reservoir Company water. Councilmember James made a motion seconded by Councilmember Lebsack to approve the Water and Sewer Service Agreement for Stroh Farm Filing No. 7. Motion carried with a unanimous vote.

B. Public Hearing -- Stroh Farm Filing No. 7, Final Plat -- Ryland Homes has submitted a request for approval of a final plat for approximately 11.839 acres of land located in the southern part of Stroh Farm (Pioneer Ridge). The zoning for the property is Planned Unit Development-Residential (PUD-R). There are 30 single-family detached lots proposed in Filing No. 7.

Mayor Romanowski opened the Public Hearing at 7:10 p.m. and having no public comment closed the hearing at 7:17 p.m.

Councilmember Townsend made a motion seconded by Councilmember James to approve the Stroh Farm Filing No. 7 Final Plat. Motion carried with a unanimous vote.

C. Consider Public Improvements Development Agreement – Stroh Farm Filing No. 7 – The Public Improvements Development Agreement requires the Developer to develop the property in accordance with the subdivision plat that was approved by the Council. Councilmember James made a motion seconded by Councilmember Berg to approve the public improvements development agreement – Stroh Farm Filing No. 7. Motion carried with a unanimous vote.

D. Consider Tavern Liquor License Renewal – Leo’s Place – Councilmember Lebsack made a motion seconded by Councilmember Berg to approve the tavern liquor license renewal for Leo’s Place. Motion carried with a unanimous vote.

There being no further business to come before the council the meeting adjourned at 7:25 p.m.

Mayor

Town Clerk/Treasurer

**PAYMENT
OF
BILLS**

BILLS SUBMITTED FOR PAYMENT-SEPT 2013		
A CONCRETE		\$ 9,769.00
ACE HARDWARE		\$ 617.55
AMSAN (NORTHERN COLORADO PAPER)		\$ 397.37
ANSON, RUSSELL R.		\$ 15,739.50
	TOWN ASSIGNMENT	\$ 2,197.00
	JOURNEY HOMES	\$ 253.50
	LIBERTY FIREARMS	\$ 2,028.00
	LIBRARY	\$ 5,843.00
	STROH FARMS	\$ 312.00
	2534 WEST	\$ 19.50
	WATER/SEWER	\$ 1,472.50
	CORBETT GLEN	\$ 702.00
	DAILY & ROBBINS	\$ 351.00
	JOHNSTOWN FARMS	\$ 58.50
	ADVOCATE HOMES	\$ 2,502.50
BABBITT, MICHELLE (REFUND)		\$ 126.36
BAJA BROADBAND		\$ 405.35
BIG R		\$ 3.45
BLUE MOUNTAIN STONE		\$ 321.70
BLX GROUP		\$ 230.00
BOBCAT OF THE ROCKIES		\$ 58,060.00
BOEHNER, BRITT (REFUND)		\$ 77.40
BRANDON COPELAND		\$ 515.00
CASELLE INC		\$ 640.00
CENTURY LINK		\$ 319.65
CINTAS		\$ 458.89
COLORADO ANALYTICAL		\$ 114.00
COLORADO BORING CO.		\$ 5,388.90
COLORADO INSPECTION CONNECTION		\$ 3,900.00
COLORADO MOSQUITO CONTROL		\$ 4,125.00
CONTINENTAL CAST STONE		\$ 2,500.00
DANA KEPNER		\$ 618.80
DBC IRRIGATION SUPPLY		\$ 1,824.17
DILLER MECHANICAL		\$ 1,511.89
DOUGHTY, MARK (REFUND)		\$ 113.10
DPC INDUSTRIES (CHEMICALS)		\$ 24,054.16
ERGOMED		\$ 195.00
FERGUSON WATERWORKS		\$ 185.19
FINE LINES		\$ 12,258.00
FIRST CLASS SECURITY SYSTEMS		\$ 458.90
FIRST NATIONAL BANK		\$ 244.98
FIVE STAR TURF		\$ 63.00
FRONTIER FERTILIZER		\$ 500.35
FULL HOUSE CARPET CLEANING		\$ 566.00
G&K SERVICES		\$ 249.08
GALLS/QUARTERMASTER		\$ 273.47
GLENN A JONES LIBRARY		\$ 28,750.00
GRAFIX SHOPPE		\$ 588.99
GRAINGER		\$ 322.91
GREELEY LOCK & KEY		\$ 10.80
GREYSTONE TECHNOLOGY		\$ 1,075.00
HAYS MARKET		\$ 376.59
HELTON & WILLIAMSEN, P.C.		\$ 2,041.43

HERITAGE FORD		\$ 360.66	
HILL & ROBBINS PC		\$ 2,422.60	
HOME DEPOT		\$ 46.75	
J&S CONTRACTORS SUPPLY		\$ 203.65	
JOHN DEERE FINANCIAL (LONGS PEAK EQUIPMENT)		\$ 663.93	
JOHN R. BURGESSON CONSULTING		\$ 146.25	
JOHNSTOWN BREEZE		\$ 715.50	
KARABENSH, BRETT (REFUND)		\$ 80.26	
LANCE GRAPHICS		\$ 979.40	
LAZAR, MICHAEL A.		\$ 750.00	EST
LOVELAND MIDTOWN BUILDERS (REFUND)		\$ 200.00	
LOWE'S		\$ 74.80	
MAC EQUIPMENT		\$ 1,211.80	
MANENTI LAWN & SPRINKLER		\$ 1,175.00	
MARES AUTO		\$ 24.00	
MARIPOSA		\$ 85.00	
MARTIN MARIETTA		\$ 9,805.00	
MILLIKEN JOHNSTOWN ELECTRIC		\$ 175.45	
MINITMAN SUPPLY		\$ 57.20	
MIRACLE RECREATION		\$ 254.36	
MOTOROLA SOLUTIONS		\$ 2,665.00	
MOUNTAIN STATES LIGHTING		\$ 288.40	
NAPA AUTO PARTS		\$ 507.75	
NEWCO INC		\$ 79.16	
NICOLETTI-FLATER ASSOC		\$ 200.00	
NORTH FRONT RANGE MPO		\$ 272.74	
NORTHERN COLORADO WATER CONSERVANCY		\$ 14,570.13	
NORTHERN SAFETY		\$ 690.23	
NOTARY LAW INSTITUTE		\$ 26.00	
PAETEC		\$ 1,732.77	
PIONEER SAND		\$ 263.70	
PITNEY BOWES		\$ 150.00	
POUDRE VALLEY REA		\$ 11,392.23	
PREMIER LIFESTYLE (REFUND)		\$ 29.10	
QUALITY WELL AND PUMP		\$ 1,468.00	
QUILL		\$ 199.74	
REX OIL		\$ 3,924.74	
ROAD SAFE TRAFFIC SYSTEMS		\$ 1,220.93	
ROYAL-T ROOTER SERVICE		\$ 97.00	
S-CARGO TRUCK		\$ 920.00	
SLAFTER MOWING		\$ 124.50	
STAMP FULFILLMENT		\$ 1,034.80	
STANLEY, AARON (REFUND)		\$ 32.00	
TERRY'S TRACTOR SERVICE		\$ 610.00	
TRU-GREEN CHEM LAWN		\$ 1,000.00	
UNITED POWER		\$ 741.38	EST
UTILITY NOTIFICATION CENTER		\$ 544.42	
VANCE BROTHERS		\$ 2,284.65	
VERIZON WIRELESS		\$ 1,293.79	
WAGNER EQUIPMENT		\$ 1,302.92	
WANCO INC		\$ 2,044.50	
WASTE MANAGEMENT		\$ 34,000.00	EST
WELD COUNTY ACCOUNTING		\$ 2,725.50	
WINTERS, HELLERICH & HUGHES		\$ 2,870.00	
WIRELESS ADVANCED		\$ 14,988.61	

WYNKOOP, RICHARD (REFUND)		\$ 99.36	
XYLEM WATER SOLUTIONS		\$ 3,850.00	
XCEL ENERGY		\$ 42,525.60	
YOST CLEANING		\$ 1,972.00	
		\$ 354,164.19	

**AUGUST
FINANCIAL
STATEMENTS**

EXECUTIVE SUMMARY AUGUST 2013

67.00%

	Actual	Budget	Variance	%
GENERAL				
<u>Revenues</u>	6,289,743.00	6,090,400.00	(199,343.00)	103%
<u>Expenditures</u>				
Legislative	22,157.00	41,100.00	18,943.00	54%
Judicial	18,379.00	29,700.00	11,321.00	62%
Elections	-	16,200.00	16,200.00	0%
Administration	203,330.00	355,100.00	151,770.00	57%
Planning & Zoning	99,100.00	160,100.00	61,000.00	62%
Police	1,000,838.00	1,622,500.00	621,662.00	62%
Protective Inspections	123,528.00	209,400.00	85,872.00	59%
Streets	653,258.00	1,046,200.00	392,942.00	62%
Cemetery	19,127.00	35,300.00	16,173.00	54%
Animal Control	48,196.00	81,600.00	33,404.00	59%
Senior Coordinator	33,661.00	53,700.00	20,039.00	63%
Parks	25,750.00	50,400.00	24,650.00	51%
Community	208,160.00	724,700.00	516,540.00	29%
Transfers	681,755.00	1,528,600.00	846,845.00	45%
<u>Total Expenditures</u>	3,137,239.00	5,954,600.00	2,817,361.00	53%
 Excess Revenues over Expenditures	 3,152,504.00			

EXECUTIVE SUMMARY AUGUST 2013

67.00%

	Actual	Budget	Variance	%
WATER				
<u>Revenues</u>	3,389,548.00	1,873,600.00	(1,515,948.00)	181%
<u>Expenditures</u>				
Administration	111,142.00	196,600.00	85,458.00	57%
Operations	588,615.00	1,418,500.00	829,885.00	41%
Debt Services	1,450,909.00	1,730,000.00	279,091.00	84%
Transfer	-	90,000.00	90,000.00	
	2,150,666.00	3,435,100.00	1,284,434.00	63%
Excess Revenues over Expenditures	1,238,882.00			

EXECUTIVE SUMMARY AUGUST 2013

67.00%

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>%</u>
WASTEWATER				
<u>Revenues</u>	1,566,775.00	1,205,500.00	(361,275.00)	130%
<u>Expenditures</u>				
Administration	135,218.00	294,700.00	159,482.00	46%
Operation	488,956.00	2,028,600.00	1,539,644.00	24%
	624,174.00	2,323,300.00	1,699,126.00	27%
Excess Revenues over Expenditures	942,601.00			

CITY OF JOHNSTOWN
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2013

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TAXES</u>					
01-01-4010-00 GEN. PROPERTY ACCOUNTS	20,222.16	2,990,030.70	2,735,000.00	(255,030.70)	109.3
01-01-4020-00 SPECIFIC OWNERSHIP TAXES	19,323.02	126,092.40	170,000.00	43,907.60	74.2
01-01-4030-00 FRANCHISE TAXES	32,027.39	241,547.71	270,000.00	28,452.29	89.5
01-01-4040-00 PENALTIES & INTEREST	622.54	1,366.58	4,000.00	2,633.42	34.2
01-01-4070-00 SALES TAX	196,467.60	1,313,351.23	1,690,000.00	376,648.77	77.7
01-01-4080-00 SEVERANCE TAX	.00	.00	20,000.00	20,000.00	.0
TOTAL TAXES	268,662.71	4,672,388.62	4,889,000.00	216,611.38	95.6
<u>LICENSES & PERMITS</u>					
01-02-4110-00 LIQUOR LICENSE	28.25	647.96	400.00	(247.96)	162.0
01-02-4120-00 BUS. LIC. & PERMITS - OTHE	485.00	10,731.00	8,900.00	(1,831.00)	120.6
01-02-4130-00 BUILDING PERMITS	139,699.96	632,054.55	230,000.00	(402,054.55)	274.8
01-02-4140-00 DOG LICENSE & PERMITS OTHE	138.00	2,283.63	2,000.00	(283.63)	114.2
01-02-4150-00 FINGERPRINTING	10.00	245.00	300.00	55.00	81.7
TOTAL LICENSES & PERMITS	140,357.21	645,962.14	241,600.00	(404,362.14)	267.4
<u>INTERGOVERNMENTAL</u>					
01-03-4210-00 CIGARETTE TAXES	1,230.55	9,244.35	14,000.00	4,755.65	66.0
01-03-4220-00 HIGHWAY USERS TAX	30,447.68	225,255.74	300,000.00	74,744.26	75.1
01-03-4230-00 ADD. VEH. REG. FEE	3,979.00	27,543.50	32,000.00	4,456.50	86.1
01-03-4240-00 COUNTY ROAD & BRIDGE	.00	73,466.11	65,000.00	(8,466.11)	113.0
TOTAL INTERGOVERNMENTAL	35,657.23	335,509.70	411,000.00	75,490.30	81.6
<u>CHARGES FOR SERVICES</u>					
01-04-4310-00 CEMETERY LOTS AND CARE	1,761.00	26,374.95	13,500.00	(12,874.95)	195.4
01-04-4320-00 TRASH CHARGES	34,989.15	271,833.97	350,000.00	78,166.03	77.7
01-04-4330-00 OTHER SERVICES	44.16	475.24	5,000.00	4,524.76	9.5
01-04-4340-00 FISHING PERMITS	65.00	495.00	800.00	305.00	61.9
TOTAL CHARGES FOR SERVICES	36,859.31	299,179.16	369,300.00	70,120.84	81.0
<u>FINES</u>					
01-05-4315-00 COURT FEES REFUND	.00	(62.09)	.00	62.09	.0
01-05-4410-00 MUNICIPAL COURT FINES & FE	8,635.61	60,418.07	50,000.00	(10,418.07)	120.8
01-05-4420-00 SURCHARGE	1,258.50	8,547.00	5,000.00	(3,547.00)	170.9
TOTAL FINES	9,894.11	68,902.98	55,000.00	(13,902.98)	125.3

CITY OF JOHNSTOWN
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING AUGUST 31, 2013

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>MISCELLANEOUS</u>					
01-06-4510-00 COMM. CENTER RENTAL FEES	1,325.00	9,597.50	5,500.00	(4,097.50)	174.5
01-06-4530-00 REFUND OF EXPENDITURES	49.40	16,747.09	5,000.00	(11,747.09)	334.9
01-06-4570-00 SCHOOL DISTRICT	.00	.00	24,000.00	24,000.00	.0
TOTAL MISCELLANEOUS	1,374.40	26,344.59	34,500.00	8,155.41	76.4
<u>EARNINGS ON INVESTMENTS</u>					
01-07-4610-00 EARNINGS ON INVESTMENTS	1,179.90	44,930.82	40,000.00	(4,930.82)	112.3
TOTAL EARNINGS ON INVESTMENTS	1,179.90	44,930.82	40,000.00	(4,930.82)	112.3
<u>TAXES</u>					
01-08-4520-00 TRANSFER FROM WATER FUND	.00	.00	45,000.00	45,000.00	.0
01-08-4530-00 DEVELOPERS COST PAYMENT	(6,550.35)	196,531.33	5,000.00	(191,531.33)	3930.6
TOTAL TAXES	(6,550.35)	196,531.33	50,000.00	(146,531.33)	393.1
TOTAL FUND REVENUE	487,434.52	6,289,749.34	6,090,400.00	(199,349.34)	103.3

CITY OF JOHNSTOWN
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2013

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>LEGISLATIVE</u>					
01-10-5010-00 BOARD MEMBERS COMPENSATION	1,650.00	12,825.00	22,800.00	9,975.00	56.3
01-10-5050-00 PAYROLL TAXES	126.24	981.24	1,800.00	818.76	54.5
01-10-5070-00 WORKMEN'S COMPENSATION	83.71	569.79	800.00	230.21	71.2
01-10-6522-00 INSURANCE	131.00	393.00	600.00	207.00	65.5
01-10-6544-03 EQUIPMENT/SOFTWARE - IPADS	9.99	4,993.28	10,000.00	5,006.72	49.9
01-10-8016-00 PROFESSIONAL SERVICES	680.00	2,395.00	5,100.00	2,705.00	47.0
TOTAL LEGISLATIVE	2,680.94	22,157.31	41,100.00	18,942.69	53.9
<u>JUDICIAL</u>					
01-15-5011-00 SAL-JUDGE	750.00	6,150.00	10,000.00	3,850.00	61.5
01-15-5012-00 SAL-PROS. ATT.	1,820.00	11,510.00	19,000.00	7,490.00	60.6
01-15-6505-00 OFFICE EXPENSES	216.43	718.94	600.00	118.94	119.8
01-15-8016-00 PROFESSIONAL SERVICES	.00	.00	100.00	100.00	.0
TOTAL JUDICIAL	2,786.43	18,378.94	29,700.00	11,321.06	61.9
<u>ELECTIONS</u>					
01-20-8413-00 PUBLISHING	.00	.00	500.00	500.00	.0
01-20-8526-00 SUPPLIES	.00	.00	10,000.00	10,000.00	.0
01-20-8017-00 ELECTION JUDGES	.00	.00	700.00	700.00	.0
01-20-8018-00 COORDINATING W/WELD CTY	.00	.00	5,000.00	5,000.00	.0
TOTAL ELECTIONS	.00	.00	16,200.00	16,200.00	.0

CITY OF JOHNSTOWN
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2013

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATION</u>					
01-25-6010-00 SALARIES	5,469.99	46,570.81	73,200.00	26,629.19	63.6
01-25-6010-03 OVERTIME	.00	35.53	600.00	564.47	5.9
01-25-6011-00 PART TIME OFFICE	.00	.00	2,500.00	2,500.00	.0
01-25-6015-00 CLEANING SALARIES	216.66	1,733.32	4,000.00	2,266.68	43.3
01-25-6025-00 MANAGER	3,482.82	29,603.97	47,100.00	17,496.03	62.9
01-25-6030-00 GRANT WRITER SALARY	.00	.00	10,000.00	10,000.00	.0
01-25-6050-00 PAYROLL TAXES	667.34	5,664.67	9,400.00	3,715.33	60.5
01-25-6060-00 RETIREMENT FUND	674.50	5,737.92	8,800.00	3,062.08	65.2
01-25-6065-00 HEALTH INSURANCE	2,168.54	17,867.29	31,700.00	13,832.71	56.4
01-25-6070-00 WORKMAN'S COMPENSATION	27.91	193.73	500.00	306.27	38.8
01-25-6010-00 UTILITIES	456.39	2,481.92	5,000.00	2,518.08	49.6
01-25-6506-00 OFFICE EXPENSE	310.02	2,892.32	8,600.00	5,707.68	33.6
01-25-6506-00 UTILITY BILL MAILING	284.96	2,220.67	3,300.00	1,079.33	67.3
01-25-6510-00 TELEPHONE	147.56	969.67	2,300.00	1,330.43	42.2
01-25-6511-00 TRAINING	.00	110.00	1,500.00	1,390.00	7.3
01-25-6513-00 PUBLISHING	477.90	2,720.15	6,000.00	3,279.85	45.3
01-25-6515-00 DUES AND SUBSCRIPTIONS	.00	1,981.32	2,800.00	818.68	70.8
01-25-6518-00 CLEANING SUPPLIES	177.74	940.85	1,500.00	559.15	62.7
01-25-6520-00 MILEAGE & EXPENSES	27.09	435.54	2,200.00	1,764.46	19.8
01-25-6522-00 INSURANCE & BONDS	3,300.00	9,100.00	13,000.00	3,900.00	70.0
01-25-6544-04 CAPITAL OUTLAY- COMPUTER	.00	206.79	2,000.00	1,793.21	10.3
01-25-6544-07 MISC. OFFICE EQPT.	.00	187.98	700.00	512.02	26.9
01-25-7020-00 MAINTENANCE & REPAIRS	1,015.60	1,971.66	3,500.00	1,528.34	56.3
01-25-8010-00 AUDIT	.00	6,700.00	8,900.00	2,200.00	75.3
01-25-8012-00 COMPUTER PROFESSIONAL SERV	488.97	4,609.20	13,000.00	8,390.80	35.5
01-25-8014-00 LEGAL	1,968.50	15,141.30	40,000.00	24,858.70	37.9
01-25-8015-00 TAPING MEETINGS	537.00	3,604.50	6,200.00	2,595.50	58.1
01-25-8016-00 SALARY STUDY FEES	35.50	185.50	800.00	614.50	23.2
01-25-8017-00 PROFESSIONAL SERVICES	85.00	1,109.02	5,000.00	3,890.98	22.2
01-25-8019-00 TREASURER'S FEES	222.53	38,334.12	40,000.00	1,665.88	95.8
01-25-9028-00 COMMUNICATIONS	.00	.00	1,000.00	1,000.00	.0
TOTAL ADMINISTRATION	22,242.52	203,329.65	355,100.00	151,770.35	67.3

CITY OF JOHNSTOWN
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING AUGUST 31, 2013

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PLANNING & ZONING</u>					
01-30-5010-00 SALARIES	7,786.16	66,182.36	101,600.00	35,417.64	65.1
01-30-5050-00 PAYROLL TAXES	588.36	5,004.70	7,800.00	2,795.30	64.2
01-30-5060-00 RETIREMENT FUND	719.10	6,112.35	9,400.00	3,287.65	65.0
01-30-5065-00 HEALTH INSURANCE	1,315.08	10,516.80	18,700.00	8,183.20	66.2
01-30-5070-00 WORKMENS COMPENSATION	167.42	1,215.53	900.00	(315.53)	135.1
01-30-6010-00 UTILITIES	428.03	2,136.06	2,700.00	563.94	79.1
01-30-6505-00 OFFICE SUPPLIES	66.28	639.97	2,300.00	1,660.03	27.8
01-30-6510-00 TELEPHONE	130.76	905.96	1,200.00	294.04	75.5
01-30-6511-00 TRAINING	.00	.00	500.00	500.00	.0
01-30-6513-00 PUBLISH/RECORD	.00	.00	200.00	200.00	.0
01-30-6515-00 DUES/SUBSCRIPTIONS	.00	388.00	800.00	412.00	48.5
01-30-6520-00 MILEAGE & EXPENSES	.00	.00	100.00	100.00	.0
01-30-6522-00 INSURANCE AND BONDS	600.00	1,400.00	2,000.00	600.00	70.0
01-30-6544-01 GIS PLOTTER/GIS CAM	.00	.00	800.00	800.00	.0
01-30-6544-04 MACHINERY AND EQPT.	.00	447.19	600.00	152.81	74.5
01-30-8014-00 LEGAL	.00	39.00	500.00	461.00	7.8
01-30-8016-00 PROFESSIONAL SERVICES	363.07	4,111.94	10,000.00	5,888.06	41.1
TOTAL PLANNING & ZONING	12,164.26	99,099.86	160,100.00	61,000.14	61.9

CITY OF JOHNSTOWN
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING AUGUST 31, 2013

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>POLICE</u>					
01-35-5010-00 SALARIES	65,388.91	561,308.92	890,200.00	328,891.08	63.1
01-35-5010-03 OVERTIME PAY	815.54	8,136.88	20,000.00	11,863.12	40.7
01-35-5013-00 CLERICAL SALARIES	4,051.90	31,478.22	55,000.00	23,521.78	57.2
01-35-5050-00 PAYROLL TAXES	5,252.66	44,507.83	74,100.00	29,592.17	60.1
01-35-5060-00 RETIREMENT	3,888.74	33,330.35	65,000.00	31,669.65	51.3
01-35-5065-00 HEALTH INSURANCE	20,306.39	162,648.86	265,000.00	102,351.14	61.4
01-35-5070-00 WORKMEN'S COMPENSATION	3,766.95	29,510.78	24,200.00	(5,310.78)	122.0
01-35-6010-00 UTILITIES	1,290.48	9,074.68	16,400.00	7,325.32	55.3
01-35-6505-00 OFFICE EXPENSE	406.07	2,537.35	5,500.00	2,962.65	46.1
01-35-6510-00 TELEPHONE	509.16	3,508.27	8,900.00	5,391.73	39.4
01-35-6511-00 TRAINING	(56.66)	4,500.26	10,000.00	5,499.74	45.0
01-35-6513-00 PUBLISHING	.00	611.81	500.00	(111.81)	122.4
01-35-6515-00 DUES AND SUBSCRIPTIONS	45.00	660.00	1,200.00	540.00	55.0
01-35-6518-00 CLEANING SERVICES	812.15	4,874.25	8,100.00	3,225.75	60.2
01-35-6522-00 INSURANCE AND BONDS	11,060.00	31,060.00	39,500.00	8,440.00	78.6
01-35-6524-00 GAS AND OIL	3,295.82	21,430.93	35,000.00	13,569.07	61.2
01-35-6526-00 OPERATING SUPPLIES	499.54	3,619.72	5,500.00	1,880.28	65.8
01-35-6527-00 UNIFORMS AND CLEANING	49.99	2,332.85	5,000.00	2,667.15	46.7
01-35-6528-00 WELD COUNTY MAINT. AGREEMIE	.00	6,607.00	7,000.00	393.00	94.4
01-35-6544-02 COMPUTER SYSTEMS	.00	.00	6,000.00	6,000.00	.0
01-35-6544-04 RADAR GUNS	41.00	41.00	2,600.00	2,559.00	1.6
01-35-6544-06 CELLULAR PHONES	.00	.00	100.00	100.00	.0
01-35-6544-08 VESTS	.00	.00	4,500.00	4,500.00	.0
01-35-6544-07 CAMERA & INVESTIGATION EQPT.	.00	1,488.00	2,600.00	1,112.00	57.2
01-35-6544-09 SHOOTING RANGE SUPPLIES	84.22	879.61	3,500.00	2,620.39	25.1
01-35-6544-10 OFFICE IMPROVEMENTS	.00	2,773.99	4,000.00	1,226.01	69.4
01-35-6544-14 POLICE EQUIPMENT	101.98	2,030.31	5,000.00	2,969.69	40.6
01-35-7010-00 BLDG. REPAIR & MAINT.	97.46	2,948.66	8,000.00	5,051.34	36.9
01-35-7020-00 REPAIRS AND MAINTENANCE	219.93	7,819.94	10,000.00	2,180.06	78.2
01-35-8012-00 COMP. PROFESSIONAL SERVICE	334.30	1,587.52	10,900.00	9,312.48	14.6
01-35-8014-00 LEGAL	186.00	697.50	1,000.00	302.50	69.8
01-35-8016-00 PROFESSIONAL SERVICES	156.00	2,503.00	7,000.00	4,497.00	35.8
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	616.17	3,977.31	7,100.00	3,122.69	56.0
01-35-9022-00 JAIL FEES	.00	580.06	600.00	19.94	96.7
01-35-9028-00 COMMUNITY SERVICES	250.00	905.27	2,000.00	1,094.73	45.3
01-35-9028-01 TASK FORCE	.00	2,000.00	2,000.00	.00	100.0
01-35-9028-02 SRO (SCHOOL RESOURCE OFFICER)	.00	.00	300.00	300.00	.0
01-35-9028-03 RECORDS CONTRACT	.00	3,527.00	3,800.00	273.00	92.8
TOTAL POLICE	123,269.69	1,000,838.13	1,622,500.00	621,661.87	61.7

CITY OF JOHNSTOWN
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2013

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PROTECTIVE INSPECTIONS</u>					
01-40-5010-00 SALARIES	8,703.95	56,546.88	86,100.00	29,553.32	65.7
01-40-5010-03 OVERTIME	.00	439.46	.00	439.46	.0
01-40-5050-00 PAYROLL TAXES	656.73	4,344.60	6,600.00	2,255.40	65.8
01-40-5060-00 RETIREMENT	368.66	2,445.85	3,700.00	1,254.15	66.1
01-40-5065-00 HEALTH INSURANCE	1,648.20	13,181.71	21,800.00	8,618.29	60.5
01-40-5070-00 WORKMEN'S COMPENSATION	418.55	3,131.08	2,900.00	231.08	108.0
01-40-6010-00 UTILITIES	428.03	2,136.02	3,000.00	863.98	71.2
01-40-6505-00 OFFICE EXPENSE	412.13	2,564.84	3,500.00	935.16	73.3
01-40-6510-00 TELEPHONE	162.62	1,129.46	1,600.00	470.54	70.6
01-40-6511-00 TRAINING	.00	164.00	600.00	436.00	27.3
01-40-6513-00 PUBLISHING	.00	.00	500.00	500.00	.0
01-40-6515-00 DUES & SUBSCRIPTIONS	.00	150.00	200.00	50.00	75.0
01-40-6518-00 CLEANING & SUPPLIES	72.17	264.17	600.00	335.83	44.0
01-40-6522-00 INSURANCE AND BONDS	1,500.00	5,500.00	7,000.00	1,500.00	78.6
01-40-6524-00 GAS AND OIL	102.88	1,695.07	2,100.00	404.93	80.7
01-40-6526-00 OPERATING SUPPLIES	94.95	94.95	2,000.00	1,905.05	4.8
01-40-6544-02 COMPUTER	.00	132.98	1,000.00	867.02	13.3
01-40-6544-04 COMPUTER SOFTWARE	.00	.00	500.00	500.00	.0
01-40-6544-09 NEXTEL PHONES REPLACEMENT	.00	.00	200.00	200.00	.0
01-40-7020-00 REPAIR & MAINTENANCE	35.00	93.32	2,000.00	1,906.68	4.7
01-40-8012-00 COMP. PROF. SERVICES	181.32	1,394.36	3,000.00	1,605.64	46.5
01-40-8014-00 LEGAL	.00	.00	500.00	500.00	.0
01-40-8016-00 PROFESSIONAL SERVICES	3,900.00	28,119.29	60,000.00	31,880.71	46.9
TOTAL PROTECTIVE INSPECTIONS	18,685.19	123,527.84	209,400.00	85,872.16	59.0

CITY OF JOHNSTOWN
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2013

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>STREETS</u>					
01-45-6010-00 SALARIES	16,815.44	142,324.22	230,000.00	87,675.78	61.9
01-45-6010-03 OVERTIME	186.18	5,313.32	5,000.00 (	313.32)	106.3
01-45-6015-00 PART-TIME SALARIES	1,152.00	4,956.00	15,000.00	10,044.00	33.0
01-45-6050-00 PAYROLL TAXES	1,338.29	11,211.64	19,200.00	7,988.36	58.4
01-45-6060-00 RETIREMENT FUND	995.91	8,565.45	15,000.00	6,434.55	57.1
01-45-6065-00 HEALTH INSURANCE	5,125.89	40,997.79	67,500.00	26,502.21	60.7
01-45-6070-00 WORKMEN'S COMPENSATION	457.91	12,214.13	12,000.00 (	214.13)	101.8
01-45-6010-00 UTILITIES	41.36	4,795.74	15,000.00	10,204.26	32.0
01-45-6016-00 UTILITIES - STREET LIGHTIN	17,461.88	126,543.32	210,000.00	83,456.68	60.3
01-45-6505-00 OFFICE EXPENSE	.00	318.10	300.00 (	18.10)	106.0
01-45-6510-00 TELEPHONE	350.30	1,849.35	3,100.00	1,250.65	59.7
01-45-6511-00 TRAINING	.00	.00	800.00	800.00	.0
01-45-6515-00 DUES & SUBSCRIPTIONS	.00	225.00	300.00	75.00	75.0
01-45-6518-00 CLEANING SUPPLIES	151.62	1,168.10	1,000.00 (	168.10)	116.8
01-45-6522-00 INSURANCE AND BONDS	2,095.00	18,702.00	18,000.00	1,298.00	92.8
01-45-6524-00 GAS & OIL	3,716.35	14,739.48	17,000.00	2,260.52	86.7
01-45-6526-00 OPERATING SUPPLIES	(200.56)	3,393.03	4,000.00	606.97	84.8
01-45-6530-00 SNOW AND ICE REMOVAL	.00	9,401.51	20,000.00	10,598.49	47.0
01-45-6532-00 TRASH SERVICE	34,113.39	236,333.23	340,000.00	103,666.77	69.5
01-45-6534-00 WEED CONTROL	43.49	785.07	6,000.00	5,214.93	13.1
01-45-6536-00 STREET SIGNS	156.67	633.26	4,000.00	3,366.74	15.8
01-45-6544-03 EQUIPMENT	.00	.00	4,000.00	4,000.00	.0
01-45-6544-06 HOLIDAY DECORATIONS	.00	447.97	5,000.00	4,552.03	9.0
01-45-6544-07 TOOLS	41.99	762.86	3,500.00	2,737.14	21.8
01-45-6544-09 SAFETY EQUIPMENT	.00	211.73	4,000.00	3,788.27	5.3
01-45-7020-00 REP & MAINT - EQUIP & BLDG	1,541.80	6,676.82	20,000.00	13,323.18	33.4
01-45-7030-00 REPAIR & MAINT. BLDGS.	18.86	372.02	4,000.00	3,627.98	9.3
01-45-8016-00 PROFESSIONAL SERVICES	33.32	2,317.22	2,500.00	182.78	92.7
TOTAL STREETS	85,637.09	653,258.36	1,046,200.00	392,941.64	62.4

CITY OF JOHNSTOWN
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2013

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>CEMETERY</u>					
01-50-5015-00 SALARIES	2,576.00	5,339.75	11,500.00	6,160.25	46.4
01-50-5050-00 PAYROLL TAXES	197.08	408.44	900.00	491.56	45.4
01-50-5070-00 WORKMEN'S COMPENSATION	83.71	911.19	1,000.00	88.81	91.1
01-50-6513-00 PUBLISHING	.00	.00	300.00	300.00	.0
01-50-6522-00 INSURANCE	300.00	1,400.00	1,700.00	300.00	82.4
01-50-6524-00 GAS & OIL	.00	1,070.99	1,000.00	(70.99)	107.1
01-50-6526-00 SUPPLIES	220.52	958.96	1,400.00	441.04	68.5
01-50-6533-00 TREE TRIMMING	3,000.00	3,000.00	3,000.00	.00	100.0
01-50-6534-00 FERTILIZER & WEED CONTROL	.00	2,000.00	4,700.00	2,700.00	42.6
01-50-6544-02 HAND MOWER	.00	.00	1,000.00	1,000.00	.0
01-50-6544-03 SPINTRIMMER	.00	.00	1,000.00	1,000.00	.0
01-50-6544-06 TREES	737.77	737.77	1,500.00	762.23	49.2
01-50-7020-00 REPAIRS AND MAINTENANCE	1,435.12	3,131.52	3,000.00	(131.52)	104.4
01-50-7025-00 SPRINKLER REPAIR	.00	.00	2,800.00	2,800.00	.0
01-50-8016-00 PROFESSIONAL SERVICES	.00	168.00	500.00	332.00	33.6
TOTAL CEMETERY	8,550.18	19,126.62	35,300.00	16,173.38	54.2
<u>ANIMAL CONTROL</u>					
01-55-5010-00 SALARIES	3,213.92	27,318.32	43,900.00	16,581.88	62.2
01-55-5010-03 OVERTIME	30.13	30.13	200.00	169.87	15.1
01-55-5050-00 PAYROLL TAXES	244.52	2,062.99	3,400.00	1,337.01	60.7
01-55-5060-00 RET BEN	136.12	1,157.02	1,900.00	742.98	60.9
01-55-5065-00 HEALTH BEN	701.74	5,611.92	11,000.00	5,388.08	51.0
01-55-5070-00 WORKMENS COMPENSATION	83.71	678.92	700.00	21.08	97.0
01-55-6522-00 INSURANCE	500.00	1,100.00	1,800.00	700.00	61.1
01-55-6524-00 GAS AND OIL	488.05	2,590.56	3,000.00	409.44	86.4
01-55-6526-00 SUPPLIES	130.97	447.44	1,200.00	752.56	37.3
01-55-7020-00 REPAIR & MAINTENANCE	.00	143.34	500.00	356.66	28.7
01-55-7030-00 WEED/NUISANCE CONTROL	2,173.60	6,341.15	9,000.00	2,658.85	70.5
01-55-8016-00 PROFESSIONAL SERVICES	.00	714.00	5,000.00	4,286.00	14.3
TOTAL ANIMAL CONTROL	7,700.76	48,195.79	81,600.00	33,404.21	59.1
<u>SENIOR COORDINATOR PROGRAM</u>					
01-60-5015-00 PART-TIME SALARIES	2,595.06	22,267.89	34,800.00	12,532.11	64.0
01-60-5050-00 PAYROLL TAXES	198.53	1,703.52	2,700.00	996.48	63.1
01-60-5070-00 WORKMEN'S COMPENSATION	251.13	1,960.50	1,800.00	(160.50)	108.9
01-60-6010-00 UTILITIES	332.09	3,017.76	3,400.00	382.24	88.8
01-60-6505-00 OFFICE EXPENSE	53.94	53.94	400.00	346.06	13.5
01-60-6510-00 TELEPHONE	115.99	790.25	1,300.00	509.75	60.8
01-60-6520-00 MILEAGE	322.13	1,205.59	2,800.00	1,594.41	43.1
01-60-6522-00 INSURANCE	300.00	700.00	1,300.00	600.00	53.9
01-60-7020-00 REPAIR & MAINTENANCE	251.01	1,962.00	5,200.00	3,238.00	37.7
TOTAL SENIOR COORDINATOR PROGRAM	4,419.88	33,661.45	53,700.00	20,038.55	62.7

CITY OF JOHNSTOWN
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2013

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PGNT
<u>PARKS</u>					
01-65-5015-00 PART-TIME SALARIES	1,795.50	7,208.26	21,000.00	13,791.74	34.3
01-65-5050-00 PAYROLL TAXES	137.34	551.40	1,600.00	1,048.60	34.5
01-65-5070-00 WORKMEN'S COMPENSATION	83.71	754.88	800.00	45.12	94.4
01-65-6010-00 UTILITIES	599.55	4,311.18	4,000.00	(311.18)	107.8
01-65-6511-00 TRAINING	.00	.00	300.00	300.00	.0
01-65-6522-00 INSURANCE AND BONDS	200.00	1,200.00	1,400.00	200.00	85.7
01-65-6524-00 GAS AND OIL	301.22	1,403.52	1,000.00	(403.52)	140.4
01-65-6526-00 SUPPLIES	9.44	1,075.87	1,500.00	424.13	71.7
01-65-6534-00 FERTILIZER AND WEED CONTROL	.00	3,776.10	7,000.00	3,223.90	53.9
01-65-6542-00 PORTA-POTTIES	178.00	372.26	2,000.00	1,627.74	18.6
01-65-6544-01 MOWER	.00	239.99	1,000.00	760.01	24.0
01-65-6544-02 SPIN TRIMMER	.00	.00	800.00	800.00	.0
01-65-7020-00 REPAIRS AND MAINTENANCE	413.66	3,331.15	4,500.00	1,168.85	74.0
01-65-7025-00 SPRINKLER REPAIRS	215.52	1,525.67	3,500.00	1,974.33	43.6
TOTAL PARKS	3,933.84	25,750.28	50,400.00	24,649.72	51.1
<u>LIBRARY</u>					
01-70-7000-00 TOWN SUPPORT-LIBRARY	28,750.00	230,000.00	345,000.00	115,000.00	66.7
TOTAL LIBRARY	28,750.00	230,000.00	345,000.00	115,000.00	66.7
<u>LEGISLATIVE</u>					
01-75-6526-00 COMMUNITY CENTER SUPPLIES	168.88	276.02	8,200.00	7,923.98	3.4
01-75-7020-00 COMMUNITY CENTER REPAIR	678.01	5,114.28	70,000.00	64,885.72	7.3
01-75-7025-00 COMMUNITY CENTER UTILITIES	664.18	3,349.84	7,500.00	4,150.16	44.7
01-75-7031-00 DOWNTOWN BEAUTIFICATION	15,733.00	29,696.14	55,000.00	25,304.86	54.0
01-75-7032-00 DOWNTOWN PHASE 3,4/PARKING LOT	35,315.46	106,646.97	105,000.00	(1,646.97)	101.6
01-75-7051-00 MUSEUM IMPR.	.00	2,900.00	32,500.00	29,600.00	8.9
01-75-7054-00 TOWN HALL IMPROVEMENTS	.00	.00	5,500.00	5,500.00	.0
01-75-7055-00 ECONOMIC DEVELOPMENT CONT.	.00	7,500.00	10,000.00	2,500.00	75.0
01-75-7066-00 WEB SITE CONSULTANT	.00	2,157.20	3,100.00	942.80	69.6
01-75-7070-00 BARBEQUE DAYS CONTRIBUTION	.00	17,257.45	16,700.00	(557.45)	103.3
01-75-7080-00 MOSQUITO SPRAYING	4,125.00	12,375.00	16,700.00	4,325.00	74.1
01-75-7090-00 INSURANCE DEDUCTIBLES	.00	3,000.00	5,000.00	2,000.00	60.0
01-75-7100-00 SEPARATION BENEFITS	.00	.00	10,000.00	10,000.00	.0
01-75-7110-00 EQPT. REPLACEMENT	.00	.00	300,000.00	300,000.00	.0
01-75-7125-00 GROUNDS MAINTENANCE	1,600.00	5,365.61	14,000.00	8,634.39	38.3
01-75-7129-00 NEWSLETTER	.00	9,270.06	18,000.00	8,729.94	51.5
01-75-7130-00 TOWN HALL MAINT. AGREEMENT	507.26	1,759.81	5,000.00	3,240.19	35.2
01-75-7131-00 SAFETY AWARD PROGRAM	.00	.00	2,500.00	2,500.00	.0
01-75-7133-00 DOWNTOWN FACADE GRANT PROGRAM	.00	1,492.19	30,000.00	28,507.81	5.0
01-75-7134-00 COMM.CENTER FEASIBILITY REVIEW	.00	.00	10,000.00	10,000.00	.0
TOTAL LEGISLATIVE	58,791.79	208,159.57	724,700.00	516,540.43	28.7

CITY OF JOHNSTOWN
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING AUGUST 31, 2013

GENERAL FUND *

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>TRANSFERS OUT</u>					
01-80-7040-00 TRANSFER WATER FUND	.00	.00	173,600.00	173,600.00	.0
01-80-7050-00 TRANSFER - CONTINGENT FUND	.00	.00	200,000.00	200,000.00	.0
01-80-7055-00 PUBLIC WKS BLD. CONST. FUND	.00	400,000.00	650,000.00	250,000.00	61.5
01-80-7080-00 TRANSFER TO DEVELOPERS COST	.00	.00	25,000.00	25,000.00	.0
01-80-7110-00 SALES TAX REFUND	.00	51,754.84	135,000.00	83,245.16	38.3
TOTAL TRANSFERS OUT	.00	451,754.84	1,183,600.00	731,845.16	38.2
TOTAL FUND EXPENDITURES	379,612.57	3,137,238.64	5,954,600.00	2,817,381.38	52.7
NET REVENUE OVER EXPENDITURES	107,821.95	3,152,510.70	135,800.00	(3,016,710.70)	2321.4

CITY OF JOHNSTOWN
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING AUGUST 31, 2013

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>SOURCE 00</u>					
02-00-4310-00 WATER CHARGES	300,912.80	1,382,061.65	1,575,000.00	192,938.35	87.8
02-00-4320-00 WATER TAP FEES	28,000.00	676,000.00	.00	(676,000.00)	.0
02-00-4322-00 RAW WATER DEV. FEE	278,000.00	1,132,000.00	.00	(1,132,000.00)	.0
02-00-4325-00 WATER REFUNDS	(1,966.98)	(4,606.52)	.00	4,606.52	.0
02-00-4330-00 MISCELLANEOUS	47,772.62	178,092.84	100,000.00	(78,092.84)	178.1
02-00-4610-00 EARNINGS ON INVESTMENTS	374.53	26,000.08	25,000.00	(1,000.08)	104.0
02-00-4830-00 TRANSFER FROM GENERAL FUND	.00	.00	173,600.00	173,600.00	.0
TOTAL SOURCE 00	649,092.97	3,389,548.05	1,873,600.00	(1,515,948.05)	180.9
TOTAL FUND REVENUE	649,092.97	3,389,548.05	1,873,600.00	(1,515,948.05)	180.9

CITY OF JOHNSTOWN
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2013

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATION</u>					
02-25-5010-00 SALARIES	2,496.05	21,237.69	36,100.00	14,862.31	58.8
02-25-5010-03 OVERTIME	.00	16.29	400.00	383.71	4.1
02-25-5015-00 PART-TIME SALARIES	191.16	1,141.39	2,500.00	1,358.61	45.7
02-25-5020-00 JANITORIAL SALARIES	216.87	1,733.34	2,700.00	966.66	64.2
02-25-5025-00 MANAGER	1,794.18	15,250.53	23,500.00	8,249.47	64.9
02-25-5050-00 PAYROLL TAXES	332.53	2,795.03	4,800.00	2,004.97	58.2
02-25-5060-00 RETIREMENT FUND	347.13	2,952.16	5,500.00	2,547.84	53.7
02-25-5065-00 HEALTH INSURANCE	1,139.70	9,385.28	16,900.00	7,514.72	55.5
02-25-5070-00 WORKMEN'S COMPENSATION	27.90	249.50	500.00	250.50	49.9
02-25-6010-00 UTILITIES	428.03	2,301.56	3,400.00	1,098.44	67.7
02-25-6505-00 OFFICE EXPENSE	302.04	2,628.91	5,700.00	3,071.09	46.1
02-25-6506-00 UTILITY BILL MAILING	284.96	2,220.70	3,300.00	1,079.30	67.3
02-25-6510-00 TELEPHONE	147.81	970.41	1,800.00	829.59	53.9
02-25-6511-00 TRAINING & MEETINGS	.00	135.00	1,000.00	865.00	13.5
02-25-6513-00 PUBLISHING	507.06	1,014.12	1,000.00	(14.12)	101.4
02-25-6515-00 DUES AND SUBSCRIPTIONS	.00	1,994.63	2,200.00	205.37	90.7
02-25-6518-00 CLEANING SUPPLIES	72.17	501.23	800.00	298.77	62.7
02-25-6520-00 MILEAGE & EXPENSES	.00	49.28	500.00	450.72	9.9
02-25-6522-00 INSURANCE & BONDS	2,000.00	3,600.00	6,000.00	2,400.00	60.0
02-25-6544-02 CAPITAL OUTLAY - COMP. SOFT	.00	219.99	1,500.00	1,280.01	14.7
02-25-6544-04 COMPUTER	.00	450.00	900.00	450.00	50.0
02-25-6544-07 MISCELLANEOUS OFFICE	.00	.00	200.00	200.00	.0
02-25-7020-00 REPAIR & MAINT.	36.87	203.82	1,000.00	796.18	20.4
02-25-8010-00 AUDIT	.00	4,300.00	5,500.00	1,200.00	78.2
02-25-8011-00 PROF. SERV.-WATER ADJUDICATION	1,700.00	5,722.58	17,000.00	11,277.42	33.7
02-25-8012-00 COMP. PROFESSIONAL SERVICES	381.47	3,874.49	7,000.00	3,125.51	55.4
02-25-8014-00 LEGAL	279.00	2,015.00	8,000.00	5,985.00	25.2
02-25-8016-00 SALARY STUDY FEES	.00	.00	1,000.00	1,000.00	.0
02-25-8017-00 PROFESSIONAL SERVICES	8,333.99	23,278.58	35,000.00	11,721.42	66.5
02-25-9028-00 COMMUNICATIONS	.00	900.00	900.00	.00	100.0
02-25-9420-00 CWCBC LOAN	.00	1,394,446.42	1,400,000.00	5,553.58	99.6
02-25-9460-00 98 BONDS	.00	.00	240,000.00	240,000.00	.0
02-25-9460-01 INTEREST 1998 BONDS	.00	56,462.50	90,000.00	33,537.50	62.7
TOTAL ADMINISTRATION	21,018.52	1,562,050.43	1,926,600.00	364,549.57	81.1

CITY OF JOHNSTOWN
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2013

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>OPERATIONS - WATER FUND</u>					
02-70-5010-00 SALARIES	12,253.94	103,995.96	163,400.00	59,404.04	63.7
02-70-5010-03 OVERTIME	441.55	2,931.42	10,000.00	7,068.58	29.3
02-70-5016-00 PART TIME SALARIES	.00	2,763.75	2,600.00	(163.75)	106.3
02-70-5050-00 PAYROLL TAXES	948.42	8,209.09	13,500.00	5,290.91	60.8
02-70-5080-00 RETIREMENT FUND	604.98	5,102.92	9,800.00	4,697.08	52.1
02-70-5085-00 HEALTH INSURANCE	3,545.34	28,380.25	48,000.00	19,619.75	59.1
02-70-5070-00 WORKMEN'S COMPENSATION	920.81	7,188.72	5,800.00	(1,388.72)	123.9
02-70-6010-00 UTILITIES	19,407.32	98,887.15	158,000.00	59,312.85	62.6
02-70-6510-00 TELEPHONE	621.26	4,306.41	5,800.00	1,293.59	76.9
02-70-6511-00 TRAINING	270.00	1,241.01	2,500.00	1,258.99	49.6
02-70-6518-00 CLEANING SUPPLIES	.00	230.87	1,000.00	769.33	23.1
02-70-6522-00 INSURANCE	6,280.00	16,753.00	23,500.00	6,747.00	71.3
02-70-6524-00 GAS AND OIL	1,387.89	8,772.11	14,000.00	5,227.89	62.7
02-70-6526-00 OPERATING SUPPLIES	29,800.96	90,115.94	120,000.00	29,884.06	75.1
02-70-6527-00 SUPPLIES-SAFETY EQPT.	.00	121.50	1,300.00	1,178.50	9.4
02-70-6544-01 METER UPGRADE	13,420.40	72,832.38	80,000.00	7,167.62	91.0
02-70-6544-02 TOOLS	1,064.74	1,064.74	1,000.00	(64.74)	106.5
02-70-6544-07 TESTING EQUIPMENT	.00	2,148.96	4,000.00	1,851.04	53.7
02-70-6544-08 VEHICLE-PURCHASE	154.66	12,289.16	13,000.00	710.84	94.5
02-70-6544-13 WATER PLANT IMPROVEMENTS	.00	.00	200,000.00	200,000.00	.0
02-70-6544-22 WATERLINE REPLACEMENT	.00	2,036.25	30,000.00	27,963.75	6.8
02-70-6544-29 INSTRUMENTATION UPGRADES	.00	.00	32,500.00	32,500.00	.0
02-70-6544-36 FIRE HYDRANT REPAIRS	.00	130.38	15,000.00	14,869.62	.9
02-70-6544-38 LONE TREE REPLACE PUMP/MOTORS	.00	.00	55,000.00	55,000.00	.0
02-70-6544-40 LONE TREE DIVERSION PIPELINE	.00	1,268.08	115,000.00	113,731.92	1.1
02-70-6544-41 STRATEGIC RAW WATER/CONS. PLAN	.00	.00	40,000.00	40,000.00	.0
02-70-6544-42 PUMP STATION IMPELLERS	.00	8,230.00	35,000.00	26,770.00	23.5
02-70-7015-00 R&M WATERLINES	2,181.63	14,513.19	13,000.00	(1,513.19)	111.6
02-70-7020-00 REPAIRS & MAINTENANCE	8,929.59	13,698.69	80,000.00	66,301.31	17.1
02-70-7022-00 VEHICLE REPAIRS	460.96	3,747.72	4,000.00	252.28	93.7
02-70-7035-00 WATER ASSESMENT	.00	68,784.48	85,000.00	16,215.52	80.9
02-70-7090-00 INSURANCE DEDUCTIBLES	.00	.00	2,000.00	2,000.00	.0
02-70-8012-00 PROFESSIONAL SERVICES	3,211.38	9,071.50	35,000.00	25,928.50	25.9
TOTAL OPERATIONS - WATER FUND	105,905.83	588,615.43	1,418,500.00	829,884.57	41.5
<u>TRANSFERS OUT</u>					
02-80-7051-00 TRANSFER TO OTHER FUNDS	.00	.00	90,000.00	90,000.00	.0
TOTAL TRANSFERS OUT	.00	.00	90,000.00	90,000.00	.0
TOTAL FUND EXPENDITURES	128,924.35	2,150,665.86	3,435,100.00	1,284,434.14	62.6
NET REVENUE OVER EXPENDITURES	522,168.62	1,238,882.19	(1,561,500.00)	(2,800,382.19)	79.3

CITY OF JOHNSTOWN
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING AUGUST 31, 2013

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>SOURCE 00</u>					
03-00-4310-00 SEWER CHARGES	121,502.60	951,228.94	1,175,000.00	223,771.06	81.0
03-00-4320-00 SEWER TAP FEES	18,000.00	468,000.00	.00	(468,000.00)	.0
03-00-4330-00 MISCELLANEOUS	9,281.25	124,719.86	7,500.00	(117,219.86)	1662.9
03-00-4610-00 EARNINGS ON INVESTMENTS	(382.42)	22,826.17	23,000.00	173.83	99.2
 TOTAL SOURCE 00	 148,401.43	 1,566,774.97	 1,205,500.00	 (361,274.97)	 130.0
 TOTAL FUND REVENUE	 148,401.43	 1,566,774.97	 1,205,500.00	 (361,274.97)	 130.0

CITY OF JOHNSTOWN
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING AUGUST 31, 2013

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PERSONNEL</u>					
03-25-5010-00 SALARIES	4,121.22	35,080.03	55,700.00	20,519.97	63.0
03-25-5010-03 OVERTIME	.00	28.51	500.00	471.49	5.7
03-25-5015-00 PART-TIME SALARIES	191.18	1,141.39	2,500.00	1,358.61	45.7
03-25-5020-00 JANITORIAL SALARIES	216.67	1,733.34	2,600.00	866.66	66.7
03-25-5025-00 MANAGER SALARIES	3,482.82	29,603.97	46,400.00	16,796.03	63.8
03-25-5050-00 PAYROLL TAXES	577.91	4,885.26	8,100.00	3,214.74	60.3
03-25-5060-00 RETIREMENT FUND	602.20	5,122.02	7,800.00	2,677.98	65.7
03-25-5065-00 HEALTH INSURANCE	2,032.89	16,783.16	28,900.00	12,116.84	58.1
03-25-5070-00 WORKMEN'S COMPENSATION	27.90	221.59	300.00	78.41	73.9
03-25-6010-00 UTILITIES - TOWN HALL	428.03	2,377.24	4,000.00	1,622.76	59.4
03-25-6505-00 OFFICE EXPENSES	293.54	2,467.03	4,400.00	1,932.97	56.1
03-25-6506-00 UTILITY BILL MAILING	284.96	2,220.70	3,300.00	1,079.30	67.3
03-25-6510-00 TELEPHONE	130.75	902.15	1,800.00	897.85	50.1
03-25-6511-00 TRAINING & MEETINGS	.00	.00	1,000.00	1,000.00	.0
03-25-6515-00 DUES & SUBSCRIPTIONS	.00	258.64	500.00	241.36	51.7
03-25-6518-00 CLEANING SUPPLIES	72.17	484.07	900.00	415.93	53.8
03-25-6520-00 MILEAGE & EXPENSES	.00	.00	800.00	800.00	.0
03-25-6522-00 INSURANCE & BONDS	2,500.00	4,100.00	7,200.00	3,100.00	56.9
03-25-6544-02 COMPUTER SOFTWARE	.00	.00	1,500.00	1,500.00	.0
03-25-6544-04 CAPITAL OUTLAY - COMPUTER	.00	450.00	1,000.00	550.00	45.0
03-25-6544-07 MISCELLANEOUS OFFICE	.00	.00	500.00	500.00	.0
03-25-7020-00 REPAIR & MAINTENANCE	36.66	203.82	1,100.00	896.18	18.5
03-25-8010-00 AUDIT	.00	6,800.00	6,800.00	.00	100.0
03-25-8012-00 PROFESSIONAL SERVICES	381.47	4,300.37	6,300.00	1,999.63	68.3
03-25-8014-00 LEGAL	.00	10,624.00	30,000.00	19,376.00	35.4
03-25-8016-00 SALARY STUDY	.00	.00	800.00	800.00	.0
03-25-8017-00 PROFESSIONAL SERVICES - ENG.	3,667.85	5,430.99	70,000.00	64,569.01	7.8
TOTAL PERSONNEL	19,048.20	135,218.28	294,700.00	159,481.72	45.9

CITY OF JOHNSTOWN
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2013

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>OPERATIONS - SEWER FUND</u>					
03-70-5010-00 SALARIES	14,977.00	127,105.92	197,800.00	70,694.08	64.3
03-70-5010-03 OVERTIME PAY	539.67	3,582.87	10,000.00	6,417.13	35.8
03-70-5050-00 PAYROLL TAXES	1,159.10	9,774.39	15,900.00	6,125.61	61.5
03-70-5060-00 RETIREMENT FUND	739.46	6,237.32	12,000.00	5,762.68	52.0
03-70-5065-00 HEALTH INSURANCE	4,333.21	34,687.05	58,900.00	24,212.95	58.9
03-70-5070-00 WORKMEN'S COMPENSATION	585.97	4,624.27	4,500.00	(124.27)	102.8
03-70-6010-00 UTILITIES	15,360.28	123,927.83	200,000.00	76,072.17	62.0
03-70-6510-00 TELEPHONE	393.37	2,769.56	6,500.00	3,730.44	42.6
03-70-6511-00 TRAINING	270.00	1,080.00	1,000.00	(80.00)	108.0
03-70-6518-00 CLEANING SUPPLIES	.00	230.65	1,000.00	769.35	23.1
03-70-6522-00 INSURANCE	5,478.50	17,994.50	25,000.00	7,005.50	72.0
03-70-6524-00 GAS AND OIL	1,387.90	8,343.63	14,500.00	6,156.37	57.5
03-70-6526-00 OPERATING SUPPLIES	7,574.21	54,779.63	98,000.00	43,220.37	55.9
03-70-6527-00 SUPPLIES-SAFETY EQPT.	.00	184.53	2,500.00	2,315.47	7.4
03-70-6544-03 PICKUP	.00	12,134.50	13,000.00	865.50	93.3
03-70-6544-04 MANHOLE INSTALLATION	.00	.00	10,000.00	10,000.00	.0
03-70-6544-07 CENTRAL PLANT EXPANSION-DESIGN	.00	.00	20,000.00	20,000.00	.0
03-70-6544-09 LITTLE THOMPSON WATER TESTING	.00	.00	3,500.00	3,500.00	.0
03-70-6544-10 SEWERLINE REPLACEMENT	.00	1,047.00	30,000.00	28,953.00	3.5
03-70-6544-16 INSTRUMENTATION UPGRADES	.00	.00	30,000.00	30,000.00	.0
03-70-6544-22 WASTEWATER EXPANSION PROJECT	.00	42,826.00	1,120,000.00	1,077,174.00	3.8
03-70-7015-00 REPAIRS AND MAINTENANCE	4,269.51	14,054.21	70,000.00	55,945.79	20.1
03-70-7020-00 R & M MAINS	3,185.00	8,566.59	20,000.00	11,433.41	42.8
03-70-7022-00 VEHICLE REPAIRS	424.98	3,249.63	3,500.00	250.37	92.9
03-70-7023-00 WEED CONTROL/GROUND MAINT.	.00	600.00	3,000.00	2,400.00	20.0
03-70-7025-00 SEWERLINE CLEANING	.00	.00	30,000.00	30,000.00	.0
03-70-7090-00 INSURANCE DEDUCTIBLES	.00	.00	3,000.00	3,000.00	.0
03-70-8012-00 PROFESSIONAL SERVICES	4,992.81	11,156.11	25,000.00	13,843.89	44.6
TOTAL OPERATIONS - SEWER FUND	65,670.97	488,956.19	2,028,600.00	1,539,643.81	24.1
TOTAL FUND EXPENDITURES	84,719.17	624,174.47	2,323,300.00	1,699,125.53	26.9
NET REVENUE OVER EXPENDITURES	63,882.26	942,600.50	(1,117,800.00)	(2,060,400.50)	84.3

CITY OF JOHNSTOWN
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING AUGUST 31, 2013

CONSERVATION TRUST

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>SOURCE 00</u>					
05-00-4070-00 COLORADO LOTTERY	.00	27,135.30	40,000.00	12,864.70	67.8
05-00-4110-00 PARK FEES	34,500.00	141,500.00	50,000.00 (	91,500.00)	283.0
05-00-4130-00 LARIMER COUNTY USE TAX	8,356.10	47,664.36	35,000.00 (	12,664.36)	136.2
05-00-4330-00 OTHER	221.62	867.48	1,000.00	132.52	86.8
05-00-4610-00 CT-EARNINGS ON INVEST.	102.20	1,814.76	3,000.00	1,185.24	60.5
TOTAL SOURCE 00	41,179.92	218,981.90	129,000.00 (	89,981.90)	169.8
TOTAL FUND REVENUE	41,179.92	218,981.90	129,000.00 (	89,981.90)	169.8

CITY OF JOHNSTOWN
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING AUGUST 31, 2013

CONSERVATION TRUST

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>DEPARTMENT 70</u>					
05-70-6533-00 TREE TRIMMING	1,200.00	2,400.00	4,000.00	1,600.00	60.0
05-70-6544-00 PARK EQPT. & IMPROVEMENTS	.00	2,731.70	3,000.00	268.30	91.1
05-70-6544-01 CAPITAL - TREES	.00	.00	7,000.00	7,000.00	.0
05-70-6544-04 LAWN MOWER	16,066.77	16,066.77	20,000.00	3,933.23	80.3
05-70-6545-00 EDDIE ARAGON PARK	.00	736.67	2,500.00	1,763.33	29.5
05-70-6546-00 SUNRISE PARK	389.21	728.45	2,500.00	1,771.55	29.1
05-70-6547-00 PARISH PARK	.00	747.91	2,500.00	1,752.09	29.9
05-70-6548-00 HAYS PARK	317.80	317.80	2,500.00	2,182.20	12.7
05-70-6549-00 PIONEER RIDGE PARK	.00	.00	2,500.00	2,500.00	.0
05-70-6550-00 ROLLING HILLS RANCH PARK	640.80	1,377.46	2,500.00	1,122.54	55.1
05-70-6551-00 JOHNSTOWN LAKE PARK	.00	768.71	2,500.00	1,731.29	30.8
05-70-6553-00 CLEARVIEW PARK	.00	.00	2,500.00	2,500.00	.0
05-70-7020-00 REPAIR & MAINT.	.00	.00	2,000.00	2,000.00	.0
05-70-8012-00 PROFESSIONAL SERVICES	.00	.00	300.00	300.00	.0
TOTAL DEPARTMENT 70	18,614.58	25,875.47	56,300.00	30,424.53	46.0
<u>DEPARTMENT 80</u>					
05-80-7020-00 SCHOOL/PARK SITE REIMB.	.00	.00	23,000.00	23,000.00	.0
TOTAL DEPARTMENT 80	.00	.00	23,000.00	23,000.00	.0
TOTAL FUND EXPENDITURES	18,614.58	25,875.47	79,300.00	53,424.53	32.6
NET REVENUE OVER EXPENDITURES	22,565.34	193,106.43	49,700.00	(143,406.43)	388.5

CITY OF JOHNSTOWN
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING AUGUST 31, 2013

CONTINGENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>SOURCE 00</u>					
06-00-4110-00 TRANSFER FROM GENERAL FUND	.00	.00	200,000.00	200,000.00	.0
06-00-4330-00 OTHER	.00	2,130.02	.00	(2,130.02)	.0
06-00-4610-00 CF-EARNINGS ON INVESTMENTS	53.01	521.85	800.00	278.15	65.2
TOTAL SOURCE 00	53.01	2,651.87	200,800.00	198,148.13	1.3
TOTAL FUND REVENUE	53.01	2,651.87	200,800.00	198,148.13	1.3

CITY OF JOHNSTOWN
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING AUGUST 31, 2013

CONTINGENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>DEPARTMENT 70</u>					
06-70-6544-00 TRANSFER TO BANK FUND	(3,029.80)	11,516.20	864,800.00	853,283.80	1.3
TOTAL DEPARTMENT 70	(3,029.80)	11,516.20	864,800.00	853,283.80	1.3
TOTAL FUND EXPENDITURES	(3,029.80)	11,516.20	864,800.00	853,283.80	1.3
NET REVENUE OVER EXPENDITURES	3,082.81	(8,864.33)	(664,000.00)	(655,135.67)	(1.3)

CITY OF JOHNSTOWN
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING AUGUST 31, 2013

CEMETERY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>SOURCE 00</u>					
07-00-4310-00 CEMETERY LOTS AND CARE	99.00	2,815.05	2,000.00	(815.05)	140.8
07-00-4610-00 CP-EARNINGS ON INVESTMENTS	6.45	59.56	100.00	40.44	59.6
TOTAL SOURCE 00	105.45	2,874.61	2,100.00	(774.61)	136.9
TOTAL FUND REVENUE	105.45	2,874.61	2,100.00	(774.61)	136.9
NET REVENUE OVER EXPENDITURES	105.45	2,874.61	2,100.00	(774.61)	136.9

CITY OF JOHNSTOWN
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING AUGUST 31, 2013

EQUIPMENT REPLACEMENT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>SOURCE 00</u>						
09-00-4110-00	TRANSFER FROM GENERAL FUND	.00	.00	300,000.00	300,000.00	.0
09-00-4610-00	EARNINGS ON INVESTMENTS	.00	24.28	3,000.00	2,975.72	.8
TOTAL SOURCE 00		.00	24.28	303,000.00	302,975.72	.0
TOTAL FUND REVENUE		.00	24.28	303,000.00	302,975.72	.0

CITY OF JOHNSTOWN
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2013

EQUIPMENT REPLACEMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>DEPARTMENT 70</u>					
09-70-6544-02 EQUIPMENT PURCHASE	.00	.00	61,000.00	61,000.00	.0
09-70-6544-04 POLICE VEHICLE	.00	26,275.00	42,500.00	16,225.00	61.8
09-70-6544-05 SNOW PLOW FOR PICKUP	.00	.00	8,000.00	6,000.00	.0
09-70-6544-08 BUILDING DEPT. VEHICLE	.00	.00	26,000.00	26,000.00	.0
09-70-6544-09 MINI EXCAVATOR	.00	.00	70,000.00	70,000.00	.0
TOTAL DEPARTMENT 70	.00	26,275.00	205,500.00	179,225.00	12.8
TOTAL FUND EXPENDITURES	.00	26,275.00	205,500.00	179,225.00	12.8
NET REVENUE OVER EXPENDITURES	.00	(26,250.72)	97,500.00	123,750.72	(26.9)

CITY OF JOHNSTOWN
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING AUGUST 31, 2013

DRAINAGE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>SOURCE 00</u>					
11-00-4110-00 DRAINAGE FEES	28,065.00	221,141.26	297,000.00	75,858.74	74.5
11-00-4610-00 EARNINGS ON INVESTMENTS	136.86	6,731.93	7,500.00	768.07	89.8
TOTAL SOURCE 00	28,191.86	227,873.19	304,500.00	76,626.81	74.8
TOTAL FUND REVENUE	28,191.86	227,873.19	304,500.00	76,626.81	74.8

CITY OF JOHNSTOWN
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2013

DRAINAGE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATION</u>					
11-25-5010-00 CLERICAL SALARIES	1,305.40	11,131.25	17,000.00	5,868.75	65.5
11-25-5010-03 OVERTIME	.00	16.29	100.00	83.71	16.3
11-25-5011-00 PART TIME OFFICE	191.16	1,141.39	2,500.00	1,358.61	45.7
11-25-5025-00 MANAGER	1,794.18	15,250.53	23,600.00	8,349.47	64.6
11-25-5060-00 PAYROLL TAXES	242.90	2,033.42	3,400.00	1,366.58	59.8
11-25-5060-00 RETIREMENT FUND	220.99	1,880.67	3,200.00	1,319.33	58.8
11-25-5065-00 HEALTH INSURANCE	893.82	7,418.88	13,200.00	5,781.12	56.2
11-25-5070-00 WORKMAN'S COMPENSATION	300.00	300.00	300.00	.00	100.0
11-25-6010-00 UTILITIES	.00	.00	1,700.00	1,700.00	.0
11-25-6505-00 OFFICE SUPPLIES	.00	685.74	1,000.00	314.26	68.6
11-25-6506-00 UTILITY BILL MAILING	284.92	2,220.61	3,200.00	979.39	69.4
11-25-6510-00 TELEPHONE	.00	.00	700.00	700.00	.0
11-25-6522-00 INSURANCE AND BONDS	700.00	1,500.00	2,200.00	700.00	68.2
11-25-6544-04 COMPUTER SOFTWARE	.00	.00	2,500.00	2,500.00	.0
11-25-6544-05 COMPUTER	.00	.00	500.00	500.00	.0
11-25-7020-00 MAINTENANCE AND REPAIRS	.00	.00	500.00	500.00	.0
11-25-8010-00 AUDIT	.00	2,200.00	2,200.00	.00	100.0
11-25-8012-00 COMPUTER PROF. SERVICES	160.00	2,960.00	2,800.00	(160.00)	105.7
11-25-8014-00 LEGAL	.00	.00	2,000.00	2,000.00	.0
11-25-8017-00 PROFESSIONAL SERVICES	.00	90.23	1,500.00	1,409.77	6.0
TOTAL ADMINISTRATION	6,093.37	48,829.01	84,100.00	35,270.99	58.1
<u>OPERATIONS</u>					
11-70-5010-00 SALARIES	1,556.28	13,170.11	21,700.00	8,529.89	60.7
11-70-5010-03 OVERTIME	80.24	671.14	400.00	(271.14)	167.8
11-70-5050-00 PAYROLL TAXES	114.08	969.93	1,700.00	730.07	57.1
11-70-5060-00 RETIREMENT FUND	69.32	586.28	1,200.00	613.72	48.9
11-70-5065-00 HEALTH INSURANCE	705.60	5,643.77	10,100.00	4,456.23	55.9
11-70-5070-00 WORKMEN'S COMPENSATION	1,000.00	1,000.00	1,000.00	.00	100.0
11-70-6510-00 TELEPHONE	.00	.00	800.00	800.00	.0
11-70-6511-00 TRAINING	.00	.00	500.00	500.00	.0
11-70-6522-00 INSURANCE	1,000.00	2,322.00	4,200.00	1,878.00	55.3
11-70-6524-00 GAS & OIL	371.88	1,987.94	2,000.00	12.06	99.4
11-70-6526-00 OPERATING SUPPLIES	.00	.00	1,000.00	1,000.00	.0
11-70-6544-02 VEHICLE PURCHASE	.00	.00	700.00	700.00	.0
11-70-6544-06 INFRASTRUCTURE REPAIR	.00	.00	20,000.00	20,000.00	.0
11-70-7020-00 REPAIR & MAINTENANCE	.00	241.50	4,000.00	3,758.50	6.0
11-70-7024-00 INLET REPLACEMENT	9,456.00	9,456.00	20,000.00	10,544.00	47.3
11-70-7026-00 CURB/GUTTER REPLACEMENT	.00	3,500.00	20,000.00	16,500.00	17.5
11-70-9450-00 INTEREST PAYMENT	.00	.00	83,000.00	83,000.00	.0
TOTAL OPERATIONS	14,363.40	39,548.67	192,300.00	152,751.33	20.6
TOTAL FUND EXPENDITURES	20,446.77	88,377.68	276,400.00	188,022.32	32.0

CITY OF JOHNSTOWN
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING AUGUST 31, 2013

DRAINAGE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
NET REVENUE OVER EXPENDITURES	7,745.09	139,495.51	28,100.00	(111,395.51)	496.4

CITY OF JOHNSTOWN
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING AUGUST 31, 2013

PAVING FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>SOURCE 00</u>					
12-00-4110-00 PAVING FEES	473.00	2,281.00	.00	(2,281.00)	.0
12-00-4610-00 EARNINGS ON INVESTEMENTS	.00	.26	.00	(.26)	.0
TOTAL SOURCE 00	473.00	2,281.26	.00	(2,281.26)	.0
TOTAL FUND REVENUE	473.00	2,281.26	.00	(2,281.26)	.0

CITY OF JOHNSTOWN

EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2013

PAVING FUND

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEXPENDED</u>	<u>PCNT</u>
<u>DEPARTMENT 80</u>					
12-80-7050-00 TRANSFER CAPITAL PROJECTS FUND	.00	.00	400.00	400.00	.0
TOTAL DEPARTMENT 80	.00	.00	400.00	400.00	.0
TOTAL FUND EXPENDITURES	.00	.00	400.00	400.00	.0
NET REVENUE OVER EXPENDITURES	473.00	2,281.26	(400.00)	(2,681.26)	570.3

CITY OF JOHNSTOWN

REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2013

LIBRARY

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>SOURCE 00</u>					
14-00-4530-00 REFUND OF EXPENDITURES	65,832.75	65,832.75	.00	(65,832.75)	.0
TOTAL SOURCE 00	65,832.75	65,832.75	.00	(65,832.75)	.0
TOTAL FUND REVENUE	65,832.75	65,832.75	.00	(65,832.75)	.0

CITY OF JOHNSTOWN
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING AUGUST 31, 2013

LIBRARY

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>DEPARTMENT 00</u>					
14-00-5010-00 LIBRARY- SALARIES	17,400.49	144,290.15	.00 (	144,290.15)	.0
14-00-5050-00 LIBRARY-PAYROLL TAXES	1,304.67	10,826.52	.00 (	10,826.52)	.0
14-00-5065-00 HEALTH INS.	1,646.27	13,170.16	.00 (	13,170.16)	.0
14-00-5070-00 WORKMENS COMPENSATION	83.71	625.39	.00 (	625.39)	.0
TOTAL DEPARTMENT 00	20,435.14	168,912.22	.00 (	168,912.22)	.0
TOTAL FUND EXPENDITURES	20,435.14	168,912.22	.00 (	168,912.22)	.0
NET REVENUE OVER EXPENDITURES	45,397.61 (	103,079.47)	.00	103,079.47	.0

CITY OF JOHNSTOWN
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING AUGUST 31, 2013

CAPITAL PROJECTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>SOURCE 00</u>					
15-00-4060-00 USE TAX	325,665.08	1,760,639.91	675,000.00	(1,085,639.91)	260.8
15-00-4140-00 GRANT MONIES	.00	.00	7,000.00	7,000.00	.0
15-00-4610-00 EARNINGS ON INVESTMENTS	184.15	36,257.49	40,000.00	3,742.51	90.6
15-00-4720-00 FROM WATER FUND	.00	.00	45,000.00	45,000.00	.0
15-00-4810-00 TRANSFER FROM PAVING FUND	.00	.00	500.00	500.00	.0
TOTAL SOURCE 00	325,849.23	1,796,897.40	767,500.00	(1,029,397.40)	234.1
TOTAL FUND REVENUE	325,849.23	1,796,897.40	767,500.00	(1,029,397.40)	234.1

CITY OF JOHNSTOWN
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2013

CAPITAL PROJECTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>DEPARTMENT 70</u>					
15-70-6544-14 POLICE STATION PARKING LOT	.00	.00	5,000.00	5,000.00	.0
15-70-7015-00 ANNUAL OVERLAY	.00	199,479.87	200,000.00	520.33	99.7
15-70-7020-00 STREET REPAIR & MAINT.	(4,598.40)	63,641.87	100,000.00	36,358.13	63.6
15-70-7022-00 ALLEY IMPROVEMENTS	.00	1,204.43	2,000.00	795.57	60.2
15-70-7035-00 COMMUNITY CENTER IMPROVEMENTS	.00	.00	10,000.00	10,000.00	.0
15-70-7045-00 STREETLIGHTS	.00	.00	5,000.00	5,000.00	.0
15-70-7047-00 SIGNS	.00	3,774.01	5,000.00	1,225.99	75.5
15-70-7065-00 SIDEWALK/CURB REPL.	.00	200.00	20,000.00	19,800.00	1.0
15-70-7085-00 SHOP IMPROVEMENTS	.00	.00	2,500.00	2,500.00	.0
15-70-7086-00 POLICE-ELECTRONIC TICKETING	.00	11,499.08	12,000.00	500.92	95.8
15-70-7088-00 EMERGENCY WARNING SIREN	.00	30,590.45	31,000.00	409.55	98.7
15-70-7130-00 BICYCLE/PEDESTRIAN ACCESS IMP.	.00	.00	10,000.00	10,000.00	.0
15-70-7140-00 TRAIL/SIDEWALK CONNECTIONS	.00	25,792.20	200,000.00	174,207.80	12.9
15-70-7142-00 BOOSTER PUMP/PIONEER RIDGE	.00	.00	31,000.00	31,000.00	.0
TOTAL DEPARTMENT 70	(4,598.40)	336,181.71	633,500.00	297,318.29	53.1
<u>DEPARTMENT 80</u>					
15-80-7060-00 REBATE	.00	48,138.55	80,000.00	31,861.45	60.2
15-80-7080-00 PUBLIC WKS BLD. CONST. FUND	.00	.00	151,900.00	151,900.00	.0
TOTAL DEPARTMENT 80	.00	48,138.55	231,900.00	183,761.45	20.8
TOTAL FUND EXPENDITURES	(4,598.40)	384,320.26	865,400.00	481,079.74	44.4
NET REVENUE OVER EXPENDITURES	330,447.63	1,412,577.14	(97,900.00)	(1,510,477.14)	1442.9

CITY OF JOHNSTOWN
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING AUGUST 31, 2013

JOHNSON'S CORNER IMP. FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>SOURCE 00</u>					
16-00-4070-00 FROM SALES TAX	6,460.34	54,175.84	83,000.00	28,824.16	65.3
16-00-4610-00 EARNINGS ON INVESTMENTS	.00	6.64	10.00	3.36	66.4
TOTAL SOURCE 00	6,460.34	54,182.48	83,010.00	28,827.52	65.3
TOTAL FUND REVENUE	6,460.34	54,182.48	83,010.00	28,827.52	65.3

CITY OF JOHNSTOWN

EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2013

JOHNSON'S CORNER IMP. FUND

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEXPENDED</u>	<u>PCNT</u>
<u>DEPARTMENT 70</u>					
16-70-7010-00 CONSTRUCTION	.00	44,400.00	98,110.00	53,710.00	45.3
16-70-7090-00 TOWN OF JOHNSTOWN	.00	2,080.50	.00	(2,080.50)	.0
TOTAL DEPARTMENT 70	.00	46,480.50	98,110.00	51,629.50	47.4
TOTAL FUND EXPENDITURES	.00	46,480.50	98,110.00	51,629.50	47.4
NET REVENUE OVER EXPENDITURES	6,460.34	7,701.98	(15,100.00)	(22,801.98)	51.0

CITY OF JOHNSTOWN
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING AUGUST 31, 2013

IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>SOURCE 00</u>					
17-00-4610-00 EARNINGS ON INVESTMENTS	206.39	22,620.40	30,000.00	7,379.60	75.4
TOTAL SOURCE 00	206.39	22,620.40	30,000.00	7,379.60	75.4
<u>SOURCE 01</u>					
17-01-4110-01 TRANSPORATION FAC. DEV. FEE	126,704.01	568,200.52	180,000.00	(388,200.52)	315.7
17-01-4110-02 POLICE FACILITIES DEV. FEE	29,436.78	120,539.09	42,000.00	(78,539.09)	287.0
17-01-4110-03 PUBLIC FACILITIES DEV. FEE	78,499.23	321,442.18	112,000.00	(209,442.18)	287.0
17-01-4110-04 PARKS & OPEN SPACE DEV. FEE	76,318.83	312,513.90	109,000.00	(203,513.90)	286.7
17-01-4110-05 LIBRARY FACILITIES FEE	15,124.11	61,996.78	21,800.00	(40,196.78)	284.4
17-01-4110-06 TRAFFIC SIGNAL	13,852.35	14,964.09	300.00	(14,664.09)	1988.0
TOTAL SOURCE 01	339,935.31	1,399,656.56	465,100.00	(934,556.56)	300.9
TOTAL FUND REVENUE	340,141.70	1,422,276.96	495,100.00	(927,176.96)	287.3

CITY OF JOHNSTOWN

EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2013

IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>DEPARTMENT 70</u>					
17-70-8544-01 POLICE VEHICLE	.00	29,838.53	40,000.00	10,161.47	74.8
17-70-8544-14 POLICE WORKSTATION	574.81	3,864.70	3,700.00	(164.70)	104.5
17-70-8544-15 POLICE EQUIPMENT	.00	7,000.00	7,000.00	.00	100.0
17-70-8544-16 COUNTY ROAD 46 BRIDGE	170.00	170.00	90,000.00	89,830.00	.2
17-70-8016-00 PROFESSIONAL SERVICES	2,395.93	2,395.93	15,000.00	12,604.07	16.0
17-70-8017-00 PARKS & OPEN - PROFESSIONAL	.00	.00	30,000.00	30,000.00	.0
TOTAL DEPARTMENT 70	3,140.74	43,269.16	185,700.00	142,430.84	23.3
TOTAL FUND EXPENDITURES	3,140.74	43,269.16	185,700.00	142,430.84	23.3
NET REVENUE OVER EXPENDITURES	337,000.96	1,379,007.80	309,400.00	(1,069,607.80)	445.7

CITY OF JOHNSTOWN
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING AUGUST 31, 2013

PUBLIC WKS BLDG. CONST. FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>SOURCE 00</u>					
19-00-4060-00 USE TAX	.00	.00	151,900.00	151,900.00	.0
19-00-4070-00 GENERAL FUND MONIES	.00	400,000.00	650,000.00	250,000.00	61.5
19-00-4610-00 EARNINGS ON INVESTMENTS	1.76	23.85	100.00	76.15	23.9
TOTAL SOURCE 00	1.76	400,023.85	802,000.00	401,976.15	49.9
TOTAL FUND REVENUE	1.76	400,023.85	802,000.00	401,976.15	49.9

CITY OF JOHNSTOWN
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING AUGUST 31, 2013

PUBLIC WKS BLDG. CONST. FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>DEPARTMENT 70</u>					
19-70-6544-00 CONSTRUCTION	.00	502,916.77	850,100.00	347,183.23	59.2
19-70-8016-00 PROFESSIONAL SERVICES	.00	16,400.01	.00 (	16,400.01)	.0
TOTAL DEPARTMENT 70	.00	519,316.78	850,100.00	330,783.22	61.1
TOTAL FUND EXPENDITURES	.00	519,316.78	850,100.00	330,783.22	61.1
NET REVENUE OVER EXPENDITURES	1.76 (	119,292.93 )(	48,400.00)	71,192.93	(248.0)

AGENDA ITEM 9A

AMENDMENT

TO

2534

DESIGN GUIDELINES

(Multi-Family Use)

(Chrisland Commercial, Inc.)

(*Public Hearing)

*** PUBLIC HEARING PROCEDURE-Amendment to 2534-Amendment to 2534
Design Guidelines Proposed Land Use Plan –Multi-Family Use**

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

(SUGGESTED MOTIONS):

For Approval:

I move to approve the amendment to the 2534 Guidelines Proposed Land Use Plan to allow multi-family and accessory uses (subject to the following condition(s)...).

For Denial:

I move to deny approval of the amendment to the 2534 Design Guidelines Proposed Land Use Plan to allow multi-family and accessory uses.

TOWN COUNCIL AGENDA COMMUNICATION

AGENDA DATE: September 19, 2013

ITEM NUMBER: 9A

SUBJECT: *Public Hearing – Amendment to 2534 Design Guidelines Proposed Land Use Plan - Multi-Family Use

ACTION PROPOSED: Consider Amendment to 2534 Design Guidelines

PRESENTED BY: Mr. John Franklin, Town Planner

AGENDA ITEM DESCRIPTION: This is a request by Chrisland Commercial, Inc. for approval of an amendment to the 2534 Design Guidelines Land Use Plan ('Plan'). Section 1 of the 2534 Design Guidelines lists uses within various areas of the 2534 development as shown on the Plan. The amendment would move Multi-Family Residential and accessory uses, now allowed in Area D of the Plan (Thompson Crossing) to specific lots located in Area B. The proposed amendment would be in effect specifically for Lots 1 and 2, Block 1, 2534 Filing No. 2 which is located south of Ronald Reagan Blvd. and west of Thompson Parkway. Lots 1 and 2 encompass approximately 10.5 acres.

The 2534 Design Guidelines were approved by Town Council in 2004, amended in 2008 to include Commercial Outdoor Recreation Use in 2534 West, and amended recently for the Liberty Arms Institute use. 2534

The Planning and Zoning Commission held a public hearing on August 28, 2013 and voted to recommend approval with conditions, as follows:

1. The quality of the overall project including architecture and amenities shall be equal or better than the representations provided with the request.
2. Development shall be preceded by Town staff approval of a Final PUD Development Plan and related civil engineering in accordance with the 2534 Design Guidelines and Town Public Improvements Design Criteria.
3. No parking shall be allowed on Thompson Parkway.

LEGAL ADVICE: If approved, the Town Attorney will prepare a resolution for review at a subsequent meeting.

FINANCIAL ADVICE: N/A

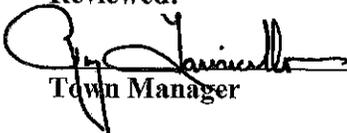
RECOMMENDED ACTION: The Planning and Zoning Commission has recommended approval of the amendment with conditions.

SUGGESTED MOTIONS:

For Approval: I move to approve the amendment to 2534 Design Guidelines Proposed Land Use Plan to Allow Multi-Family and accessory uses (subject to the following condition(s)...).

For Denial: I move to deny approval of the amendment to 2534 Design Guidelines Proposed Land Use Plan to Allow Multi-Family and accessory uses.

Reviewed:


Town Manager

**PLANNING AND ZONING
COMMISSION**

SUMMARY MINUTES

**SUMMARY MINUTES
PLANNING & ZONING COMMISSION
WEDNESDAY, AUGUST 28, 2013
COUNCIL CHAMBERS
450 S. PARISH AVE.**

1. CALL TO ORDER: *Chair Longdo called the meeting to order at 7:02 p.m.*

2. ROLL CALL: *Present were Commissioners Tepper, Montez, Longdo, Kingsolver, Dowling and Terasa. Absent was Commissioner Eady.*

3. PUBLIC COMMENTS REGARDING ITEMS NOT ON THE AGENDA: *None*

4. PUBLIC HEARINGS:

A. Amendment to 2534 Design Guidelines Proposed Land Use Plan to Move Multi-Family use from Land Use Area C (Thompson Crossing) to Lots 1 & 2, Block 1, 2534 Filing No. 2 - Chrisland Commercial, Inc. *Chair Longdo opened the public hearing at 7:05. Town Planner Franklin introduced the application and presented the staff recommendation. Ryan Schaeffer, Chrisland Commercial, Inc. introduced Jake Hallauer and Susan Stanton and then presented the request.*

Commissioner questions:

- *What is the time frame for development? (12 months)*
- *Is the concept to bring more retail shoppers to the area? (yes)*

Public Comments:

- *Dillon Bruce. Manager at Culver's – excited about more people living nearby, having new customers.*
- *Cliff barker, 4635 Tarragon – Opposed because of impact on quality of live, traffic access to property, lack of emergency access for Thompson Crossing.*
- *Rick Callahan, 2496 Thompson Parkway – Only way on or out of Thompson Crossing, limited access, concerned about possible parking on Thompson Parkway; roundabout is too small for traffic.*
- *John Skradsky, 4636 Tarragon – Status of Outlot 3 next to these lots? (Owned by First National Bank, developer trying to buy to enlarge multi-family)[Ryan Schaeffer addressed the traffic concern stating that the roads are adequate to handle the anticipated traffic]*
- *Cliff Barker again – train traffic is increasing, not planned when crossing designed – longer wait times.*
- *Mr. Tesh, Rolling Hills Ranch resident – goes to Kaiser in 2534, and the roundabout is a hassle, lane stripes are wearing off.*

Chair Longdo closed the hearing at 8:15 p.m. and called for discussion and a motion.

Motion by Kingsolver, seconded by Tepper to recommend approval of the amendment to the "Proposed Land Use Plan" of the 2534 Design Guidelines to remove Multi-Family uses from Area D and locate in Area B and specifically to Lots 1&2, Block 1, 2534 Filing No. 2, with conditions, as follows:

- 1. The quality of the overall project including architecture and amenities shall be equal or better than the representations provided with the request.*
- 2. Development shall be preceded by Town staff approval of a Final PUD Development Plan and related civil engineering in accordance with the 2534 Design Guidelines and Town Public Improvements Design Criteria.*
- 3. That no parking be allowed on Thompson Parkway.*

Unanimous.

B. Final Plat for Thompson River Ranch Filing No. 2 – Oakwood Homes. Chair Longdo opened the public hearing at 8:25 p.m. Town Planner Franklin introduce the application and presented the staff recommendation. Chad Ellington, Vice President of Oakwood Homes, presented the request. Commissioner Questions: None.

Public Comment:

Kathy Chalk, 1029 Peaceful View Place – Pointed out where future filing's road to CR 18 crossed their private road. (Applicant stated that it will not cause a conflict as road was part of MREC/Oakwood's ownership)

Chair Longdo closed the public hearing at 8:50 p.m. and called for discussion and a motion.

Motion by Tepper, seconded by Kingsolver to recommend approval of the Thompson River Ranch Filing No. 2 Final Plat with the following conditions:

1. The applicant shall resolve and report on all comments by referral agencies and Town Advisors prior to completion of the public improvements development agreement development agreement for Town Council consideration.
 2. Woodland- theme street names shall be approved by Town staff and added to the plat prior to recording.
 3. Landscaping, signage, street lighting and related private improvements are subject to the Thompson River Ranch Design Guidelines and Final PUD Development Plan.
 4. A Water and Sewer Service Agreement and a Public Improvement Development Agreement acceptable to the Town and signed by the developer shall be submitted for Town Council consideration with the Final Plat.
- Unanimous.

5. NEW BUSINESS:

A. Approval of Minutes of July 24, 2013: Motion to approve by Dowling, seconded by Kingsolver. Unanimous.

B. Referrals: Weld County USR-Solar Farm: The Commissioners did not find a conflict with Town Plans.

6. STAFF REPORT: Town Planner Franklin presented brief comments on the following items:

A. Recent Town Council Actions (Attachment)

B. Applications in Review (Attachment)

C. Project and Program Updates:

1. ADA Self Evaluation

7. COMMISSIONERS' ITEMS: None

8. ADJOURN: Chair Longdo adjourned the meeting at 9:05 p.m.

Prepared by John Franklin, Town Planner, as Secretary to the Commission

**STAFF REPORT
TO
PLANNING AND ZONING
COMMISSION**

MEMORANDUM

TO: Johnstown Planning and Zoning Commission
FROM: John Franklin, AICP, Town Planner 
DATE: For the August 28, 2013 Meeting
SUBJECT: Public Hearing Regarding Amendment to 2534 Design Guidelines Proposed Land Use Plan to Move Multi-Family Use from Land Use Area D (Thompson Crossing) to Lots 1 & 2, Block 1, 2534 Filing No. 2 - Chrisland Commercial, Inc.

Property Information

Applicant: Chrisland Commercial Real Estate, Inc.
Owners: 2534 Office Investors (Lot 1); 2534 Office Investors II (Lot 2)
Location: South of Ronald Reagan Blvd. and west of Thompson Parkway
Property Size: 10.5± Acres
Comprehensive Plan Designation: Commercial
Current Zoning: PUD-MU; Retail, Office, Flex per 2534 Design Guidelines
Current Use(s) of Property: Vacant
Surrounding Land Uses/Zoning:
North: Vacant/PUD-MU/Retail
South: Vacant/PUD-MU - Office, Flex and Retail
East: Vacant/PUD-MU - Office, Flex and Retail
West: Vacant/PUD-MU - Office, Flex, R&D

Summary of Application: The owners of the property have requested Town approval of an amendment to the 2534 Design Guidelines, Proposed Land Use Plan. The amendment would allow Multi-Family Residential, a Principal Use as described in Section 1.4.1, and Residential Accessory uses as described in Section 1.4.2 of the Guidelines to be in effect for specific lots in an area currently designated for Office, Flex and Retail Uses.

Prior Actions: The overall 2534 Design Guidelines were amended in 2008 to allow Outdoor Recreation Uses (Boondocks Family Fun Center) and in 2013 for the Liberty Arms Institute. 2534 Filing No. 2 was re-subdivided from Filing 1 in 2007.

Existing and Proposed Land Use(s): The property is presently vacant, and the proposal is for a Multi-Family and accessory uses in the southwest corner of Ronald Reagan Blvd. and Thompson Parkway.

Design Guidelines: The 2534 Design Guidelines will apply.

Technical Analysis

Relationship to Town Vision and Strategic Plan: “Ensure a balance of housing types.” The Johnstown Comprehensive Area Plan designates higher density residential development around and outside of commercial areas, to provide a full range of housing opportunities and to provide for a transition to single family residential development. Multi-Family and single family residential were envisioned as part of the 2534 mixed use development and designated for the south end of the development, where the Thompson Crossing single family neighborhood exists today.

From an economic perspective, the 2534 development was envisioned by the Town Council as a major contributor to the local economy, with a large proportion of the property designated for retail and employment and the on-going generation of sales tax revenue. The 10.5 acres proposed for Multi-Family would be removed from retail or employment land inventory. The applicant has provided a market review and assessment of the economic impact of this change, and offers that the additional residential will generate retail customers and not seriously impact the overall commercial growth or prospective sales tax revenue of the development.

Public Health and Safety Impacts: No special public health and safety impacts are noted.

Access and Traffic: Primary access to the site will be from Exposition Drive (collector) and Ronald Reagan Blvd. (Minor Arterial). Traffic management and access points are subject to Town Traffic Engineer review at Final PUD development Plan prior to development.

Utilities: The property is within the Town’s service area. Sanitary sewer will be treated at Low Point Wastewater treatment Plant. Stormwater is to be collected and detained in a private, regional detention facility. A stormwater development fee has been paid for the site at time of plat.

Mineral Interests and Operations: There are no oil/gas wells or production facilities approved for the site.

Parks and Open Space: On-site, private recreation amenities and landscaped common areas are anticipated. Sidewalk access is required.

Schools: The property is located within the Thompson School District. A school bus stop near the property currently serves the children from Thompson Crossing.

Architectural Design: A preliminary concept is provided. Final design review will be by the owners group (DRC) and Town Staff (JRC) in accordance with the 2534 Design Guidelines.

Landscaping: Landscaping shall comply with Johnstown Landscape Standards and Specifications, and 2534 Design Guidelines.

Fencing and Screening: Not known – subject to Final Development Plan.

Lighting and Street Furniture: Not known – subject to Final Development Plan.

Signage: Signage shall conform the Town Sign Code.

Phasing: The property will be developed in one or more phases.

Attachments: Written request narrative, Filing No. 2 Final Plat, Concept Plan, AGM Narrative, Market Impact Study Summary

Municipal Code Review Provisions: N/A

Crucial Referral Responses: N/A

Applicant's Response: N/A

Staff Report

Technical Findings:

- The proposed Multi-Family use and related accessory uses are currently listed in the 2534 Design Guidelines.
- The area currently designated for Multi-Family (Residential Area D) is fully developed for single family (Thompson Crossing) and there would be no reasonable way to develop or re-develop multi-family uses in this neighborhood.
- The introduction of quality higher density residential in a mixed use development is consistent with other mixed use development plans in the Town.
- Architecture, site plan, civil engineering and traffic movements will be submitted for review as part of the required Final PUD development Plan process described in the 2534 Guidelines.

Staff Recommendation:

Staff recommends approval of the amendment to the "Proposed Land Use Plan" of the 2534 Design Guidelines to remove Multi-Family uses from Area D and locate in Area B and specifically to Lots 1&2, Block 1, 2534 Filing No. 2, with conditions, as follows:

1. The quality of the overall project including architecture and amenities shall be equal or better than the representations provided with the request.
2. Development shall be preceded by Town staff approval of a Final PUD Development Plan and related civil engineering in accordance with the 2534 Design Guidelines and Town Public Improvements Design Criteria.

Planning Commission Action

1. Recommendation:

"I move that the Commission recommend approval of the amendment to the "Proposed Land Use Plan" of the 2534 Design Guidelines remove Multi-Family uses from Area D and locate in Area B and specifically to Lots 1&2, Block 1, 2534 Filing No. 2."

Or,

2. Recommendation with Conditions:

"I move that the Commission recommend approval of the amendment to the "Proposed Land Use Plan" of the 2534 Design Guidelines remove Multi-Family uses from Area D Residential and locate in Area B and specifically to Lots 1&2, Block 1, 2534 Filing No. 2 with the following condition(s):

- a) _____;
- b) Etc."

Or,

3. Recommend denial:

"I move that the Commission recommend denial of the amendment to the "Proposed Land Use Plan" of the 2534 Design Guidelines remove Multi-Family uses from Area D and locate in Area B and specifically to Lots 1&2, Block 1, 2534 Filing No. 2 for the following reasons:

- a) _____;
- b) _____;
- c) Etc."

APPLICATION



Chrisland Commercial Real Estate, Inc.
4745 Wheaton Drive, Suite 120
Fort Collins, Colorado 80525

Telephone: 970.663.3150
Facsimile: 970.663.3291

www.chrislandcommercialrealestate.com

July 25, 2013

Mr. John Franklin, Town Planner
Town of Johnstown
450 S. Parish Ave
Johnstown, CO 80534
E: jfranklin@townofjohnstown.com

Sent via email

RE: APPLICATION FOR A LAND USE AMENDMENT TO THE 2534 DESIGN GUIDELINES

Dear Mr. Franklin:

I am pleased to share exciting news for 2534 and the Town of Johnstown: two entities affiliated with Chrisland Commercial have reached an agreement to sell approximately 10.475 acres (consisting of Lots 1 & 2 of 2534 Filing No. 2 as shown on the attached copy of the plat and hereafter collectively referred to as "Site") to the A.G. Spanos Companies. As A.G. Spanos is one of the world's foremost developers of high quality apartment communities, this news is part of the solution to the biggest concern that anchor retailers have expressed when considering 2534: "there are not enough residential rooftops in the immediate area to sustain additional retail."

This problem can be partially addressed with the addition of A.G. Spanos's proposed high quality apartment community within 2534. While the proposed multi-family residential use is allowed under the 2534 Design Guidelines, the use is not specifically permitted on Site. Therefore, 2534 Office Investors, LLC (the owner of Lot 1) and 2534 Office Investors II, LLC (the owner of Lot 2) are hereby requesting a land use amendment to the 2534 Design Guidelines which would add Multi-Family Dwellings (such as generally herein described and as conceptually depicted on the attached site plans and perspective drawings) to the permitted uses allowed under the 2534 Design Guidelines on Site. If this request is approved, A.G. Spanos desires to proceed rapidly with the design and construction of its proposed upscale apartment community.

As Chrisland Commercial continues to focus on high quality development that benefits 2534 and Johnstown, we are very excited about this opportunity for the following reasons:

1. **CREDIBILITY & CRITICAL MASS:** Having built over 100,000 apartments in their approximately 50-year history, A.G. Spanos is the largest privately held developer of apartments in the U.S. and enjoys a paramount reputation in the real estate development industry. The quality of their proposed project, the credibility that a \$25,000,000+ investment by A.G. Spanos brings to 2534 and the Town of Johnstown, and the critical mass of this approximately 250,000 s.f. apartment community (on our side of US 34) would further elevate the credibility and reputation of 2534 and the Town of Johnstown amongst developers, retailers, and primary employers.

2. **PROPOSED USE & RETAIL ENHANCEMENT:** A.G. Spanos is proposing to add approximately 240 apartment homes on Site which will increase the future likelihood of adding a top quality anchor retailer at 2534, while improving retail sales amongst the existing businesses.
3. **CONSISTENCY WITH 2534'S VISION:** This proposed use is consistent with the Vision expressed in section 1.2 of the 2534 Design Guidelines which reads: "The vision for 2534 is that of a high quality regional commerce center and mixed-use community that responds to the needs of the area and market forces, integrates with the natural environment, and provides vibrant places for people to shop, work, live, and socialize." (Emphasis is mine).
4. **SOUND MASTER PLANNING:** The world's most vibrant master-planned communities have a synergistic mix of residential and commercial uses. Local examples like the Denver Tech Center, Interlocken, and Centerra allow people the opportunity to live, work, and play without having to leave the community. With proper balance and land planning, this mix of uses is essential to optimize the vibrancy of the overall master planned community and each use within.

In this case, the proposed use is complementary to and compatible with nearby lands zoned for retail, office, flex, R&D, and residential uses. The quality of the proposed apartments would enhance the overall 2534 community and the use would benefit neighboring retail sites (by providing for a larger customer base and higher sales potential for such neighboring retail). Additionally, the apartment community would provide much needed high quality rental housing for existing and future employers at 2534.

The Site of the proposed apartments is located along Thompson Parkway between The Plaza at 2534 (retail center) and the single family residences of Thompson Crossing, providing for an appropriate stepping down of intensity and tried and true transition amongst those uses.

5. **CAREFULLY CONSIDERED SITE PLANNING:** The enclosed conceptual site plan shows a mix of housing types with townhome product along the frontage of Thompson Parkway (which provides a nice transition between the retail to the north and the single family homes at Thompson Crossing). Larger buildings are located away from Thompson Parkway along the north, west, and southern boundaries of the site. The high quality buildings shown on the attached renderings are intentionally positioned along the perimeter of Site which (along with high quality landscaping along the perimeter) makes the community visually appealing and minimizes views of the interior parking areas from neighboring properties. Extensive amenities (including a clubhouse, a pool, and a fitness center) will be centrally located within the project to maximize accessibility from each of the apartment homes.
6. **HIGH QUALITY DESIGN:** The architectural style of the proposed conceptual elevations (attached) can be described as "modern prairie architecture." This architectural type, along with the use of stone and earth tone colors is high quality, consistent with the favored architectural styles expressed in the 2534 Design Guidelines, and is very compatible with existing commercial buildings and homes at 2534 and Thompson Crossing.

7. **UPGRADE OVER OTHER ALLOWED USES:** The proposed use of high quality apartments is also an aesthetic and economic upgrade over other uses such as flex, back office, and call centers which are allowed on Site according to the 2534 Design Guidelines. For example purposes, I have included a site plan for a call center on Site.
8. **SIGNIFICANT REVENUE TO THE TOWN:** In addition to the above noted visioning and qualitative benefits, the proposed project by A.G. Spanos would create significant upfront fee revenue to the Town of Johnstown and hundreds of thousands in revenue from water and sewer taps for the metro district. In addition to upfront revenue, the property tax revenue to both the Town and the District are significant. Overall revenues over 25 years to the Town are estimated to exceed those that would be generated by a back office or call center use.

We appreciate your willingness to consider this high quality and very beneficial use to the overall 2534 project. We look forward to receiving your feedback and answering any questions that you may have.

Best regards,



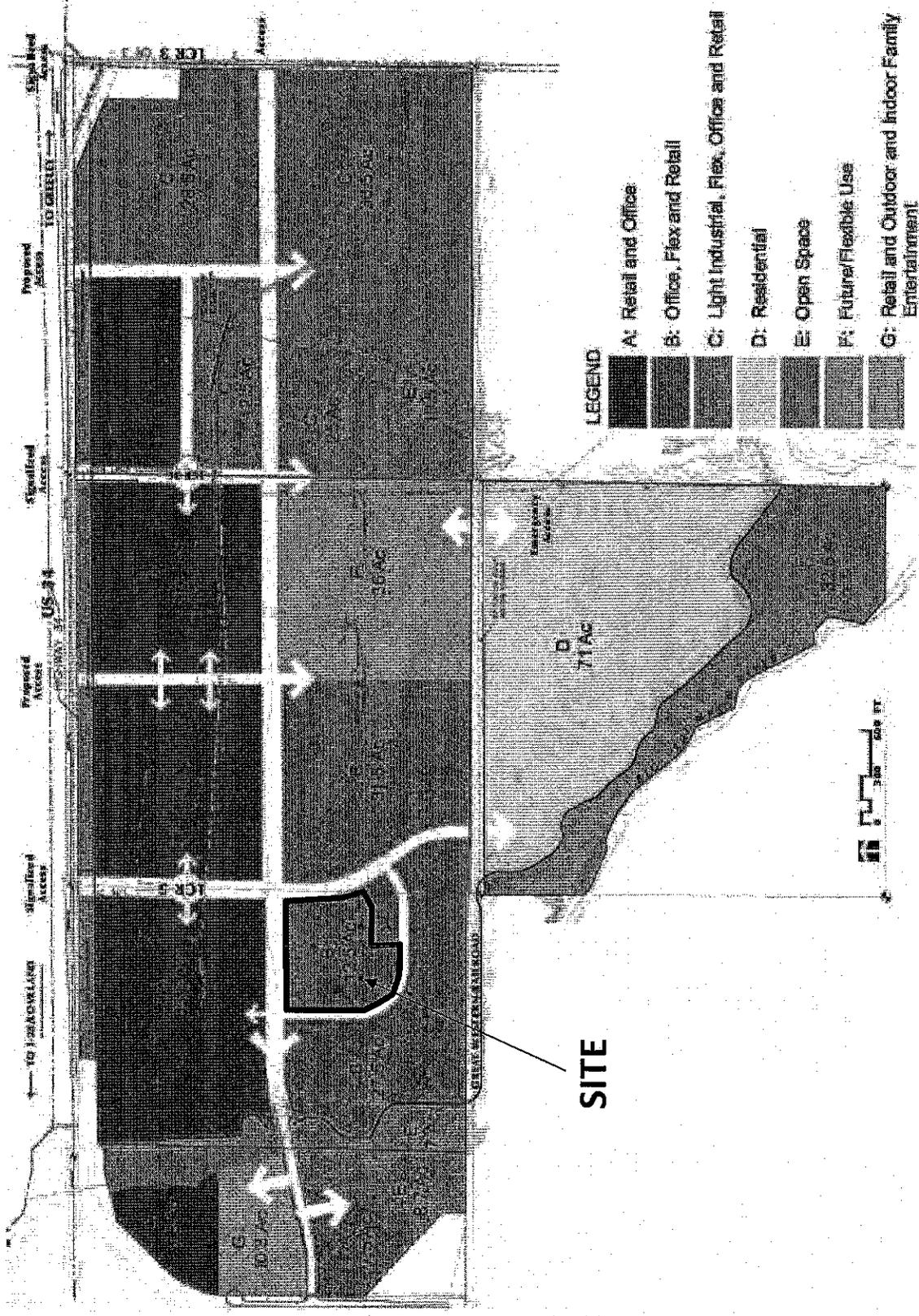
Ryan J. Schaefer
President

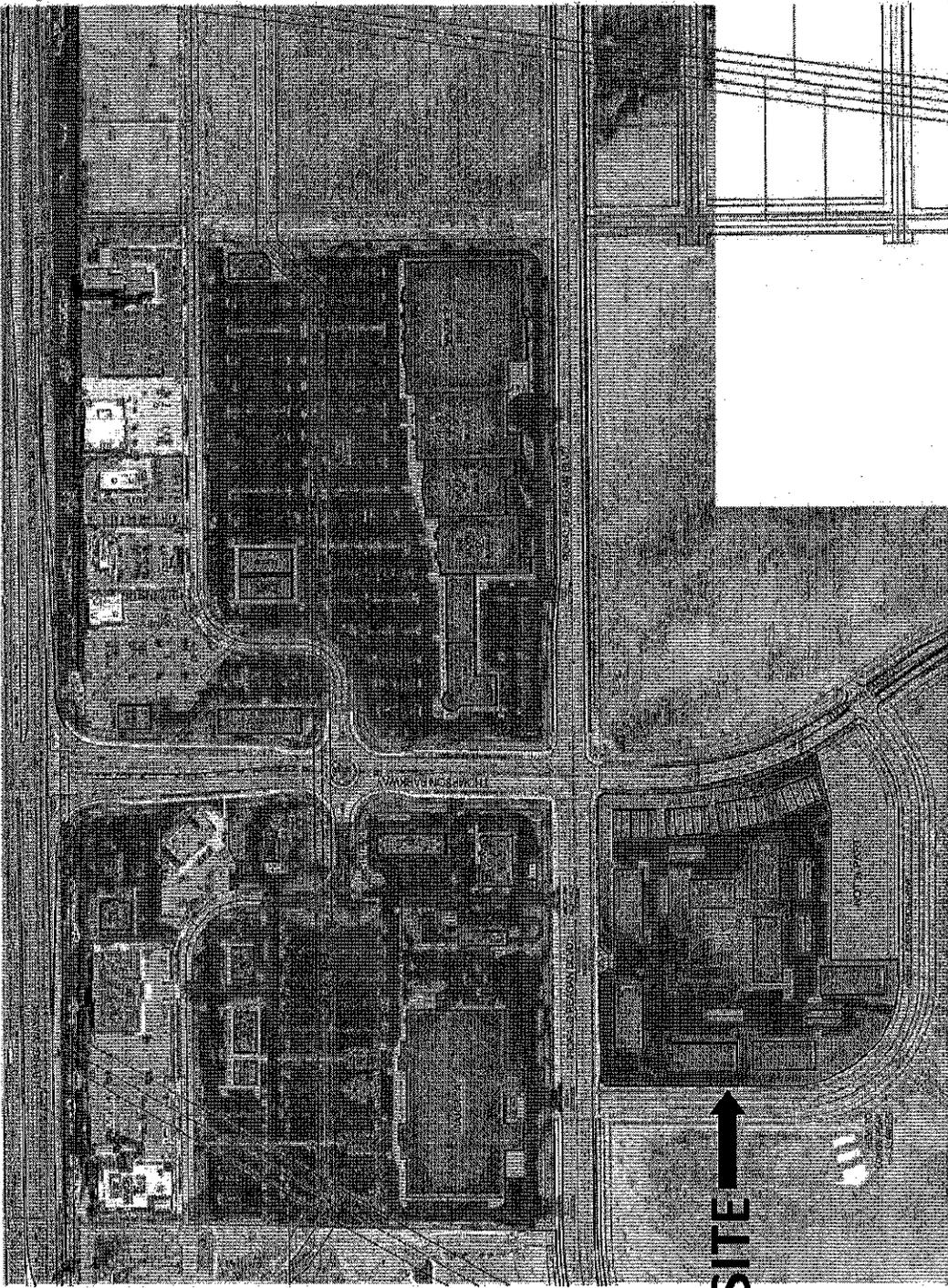
Christland Commercial Real Estate, Inc.

Attachments:

- Plat for 2534 Filing No. 2.
- 2534 Master-Plan with subject Site identified.
- The Plaza at 2534 Conceptual Site Plan with neighboring subject Site identified.
- Conceptual renderings of the proposed apartment community.
- Conceptual Site Plan for the proposed apartment community.
- Conceptual site plan for an alternative use on subject Site (Call Center).
- Proof of ownership of Site.
- List of landowners of record within 600' from Larimer County website.

2534 Master Plan





SITE →

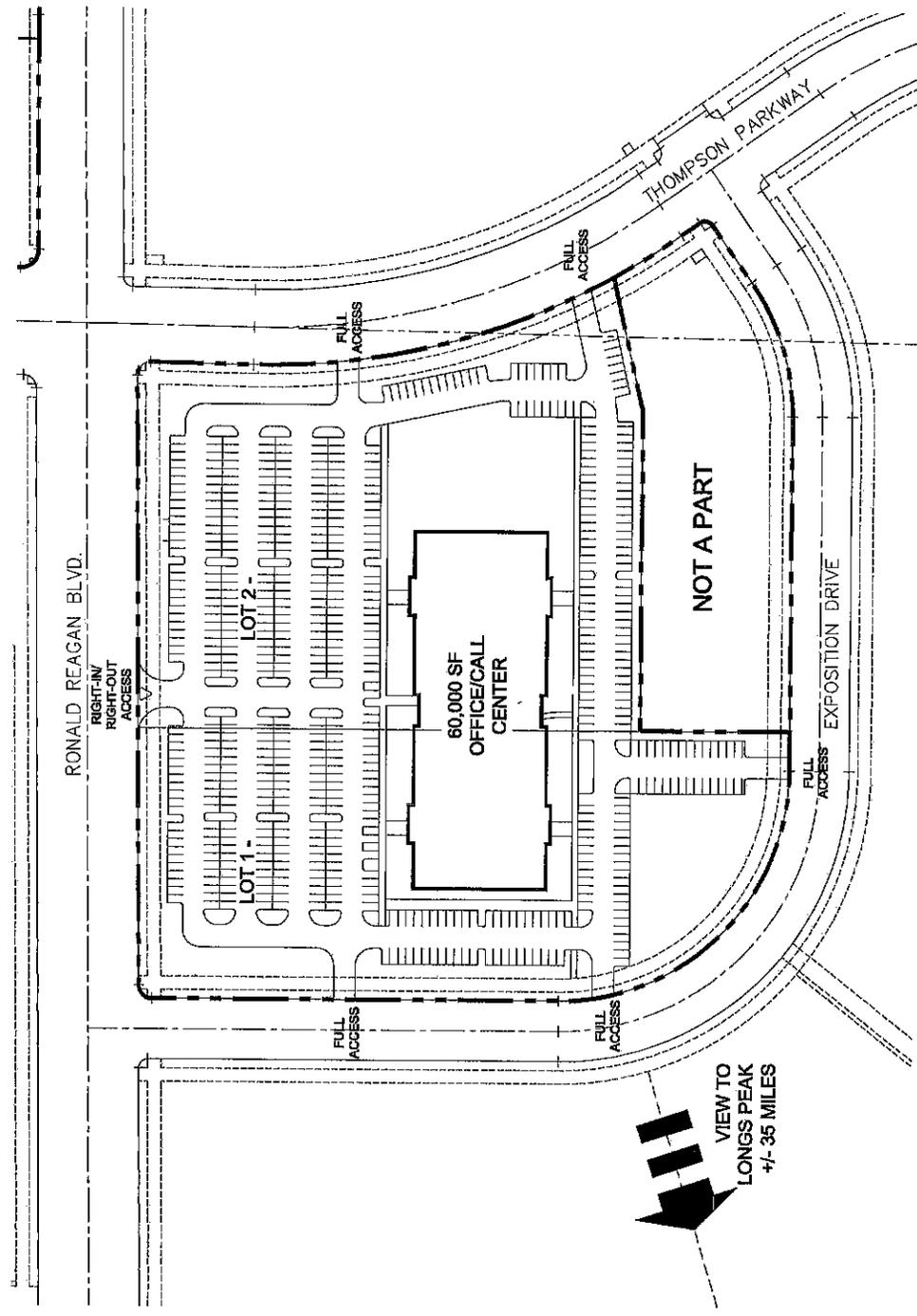


OVERALL CONCEPTUAL PLAN

Galloway



THE PLAZA AT 2534
CONCEPTUAL SITE PLAN



SITE 2 CONCEPTUAL PLAN OPTION D:

LAST REVISED: MAY, 2013.

SITE DATA:

JOHNSTOWN, COLORADO, AT THE SWIC OF RONALD REAGAN BLVD. & THOMPSON PARKWAY. (aka SITE 2)

DEVELOPED BY:

2534 OFFICE INVESTORS I, LLC & 2534 OFFICE INVESTORS II, LLC.

OVERALL SITE:

458,398 S.F. OR 10.47 AC.

BUILDING DATA:

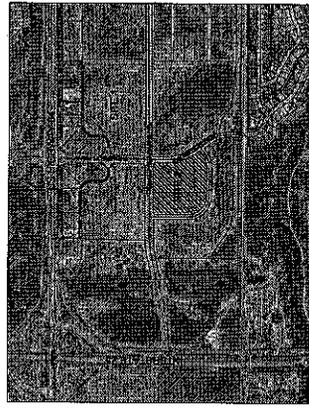
LOTS 1 & 2: 60,000 S.F. ONE STORY BUILDINGS

SITE PARKING:

LOT 1 & 2: 600 SPACES OR 10/1000 S.F.

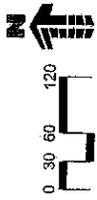
NOTES:

- ALL AREAS PROVIDED AND PROPERTY DELINEATED ARE APPROXIMATE AND WILL NEED TO BE VERIFIED.
- PLAN FOR ILLUSTRATIVE PURPOSES ONLY. BOUNDARY AND TOPOGRAPHY TO BE VERIFIED.



PROJECT MAP

NOT TO SCALE



**CONCEPT PLAN
AND RENDERINGS**

Ronald Reagan Blvd

Primary Entry

32 Plex Building (Typ.)

Open Parking (Typ.)

Clubhouse/Leasing

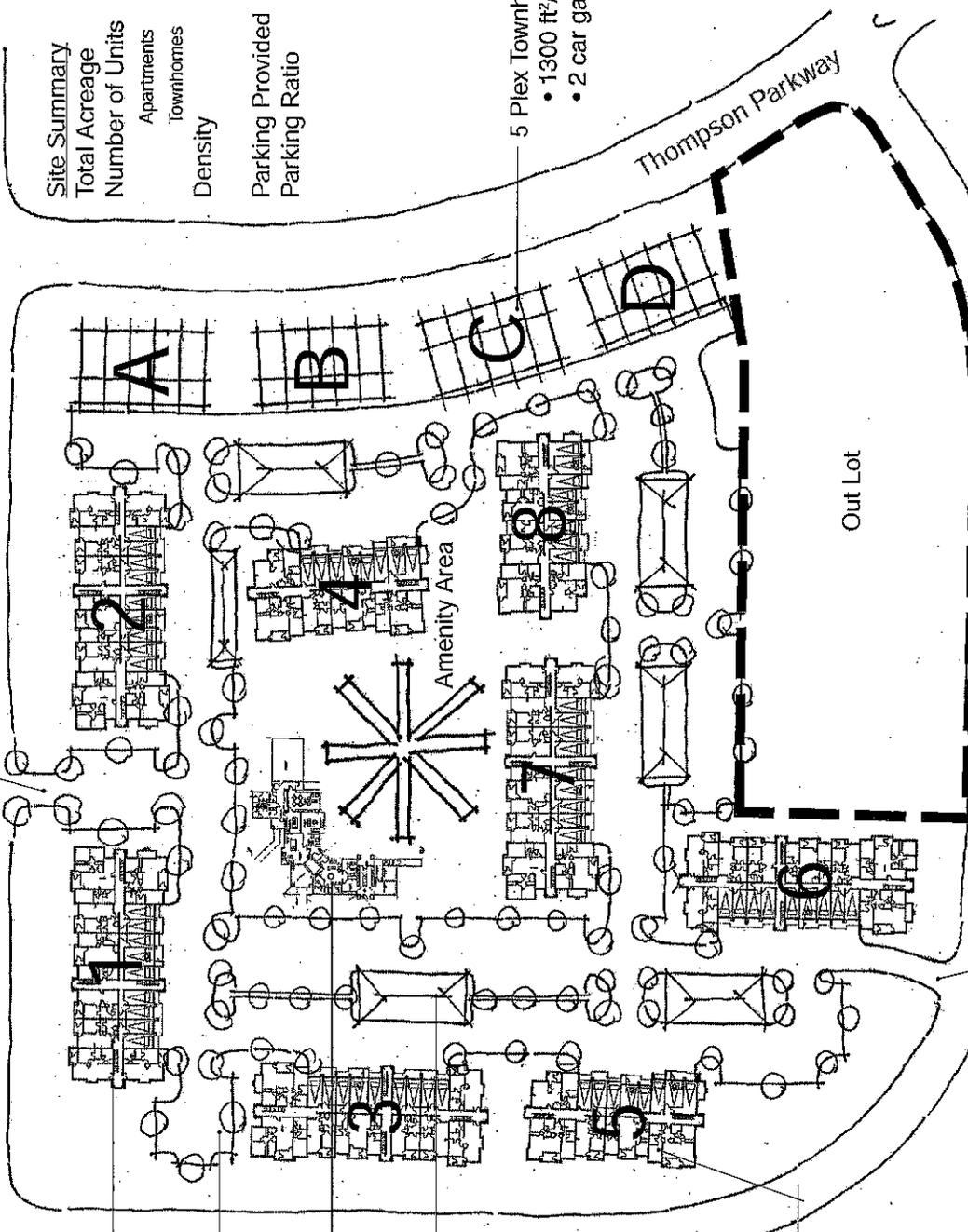
Detached Covered Parking (Typ.)

21 Plex Building (Typ.)

Site Summary

Total Acreage 10.5 AC
 Number of Units 243 Du
 Apartments 223 Du
 Townhomes 20 Du
 Density 23.1 Du/AC
 Parking Provided 496 Spaces
 Parking Ratio 2.0 Sp/Du

5 Plex Townhome (Typ.)
 • 1300 ft²/unit
 • 2 car garage/unit

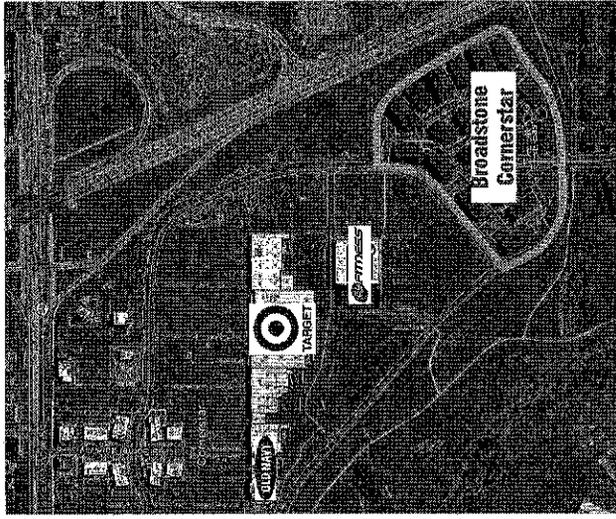
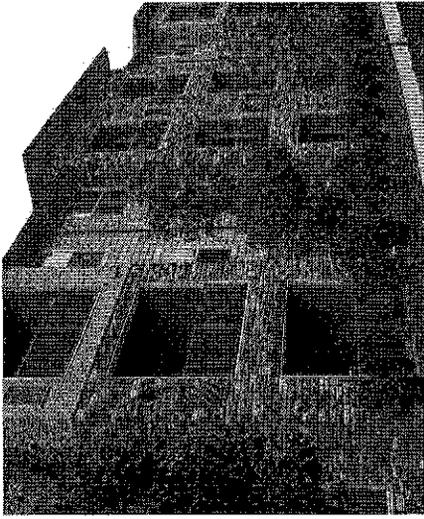
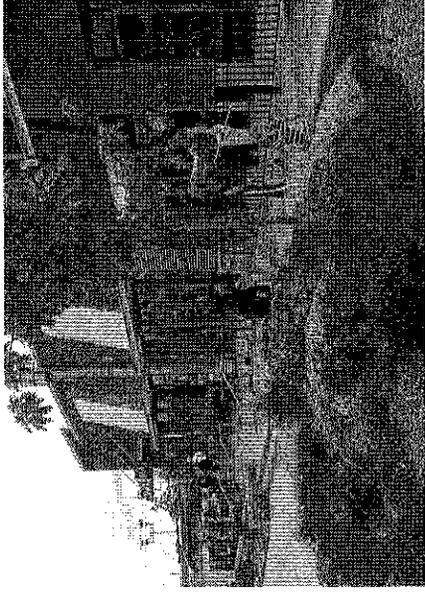
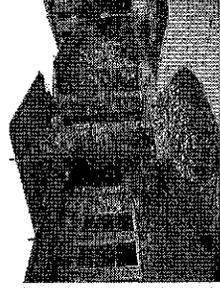
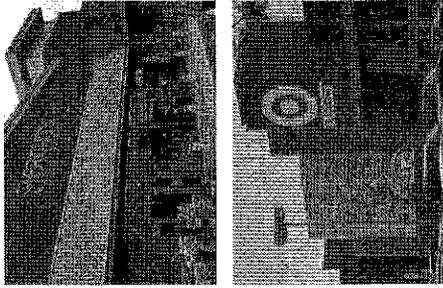
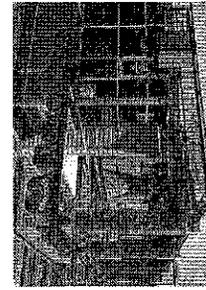
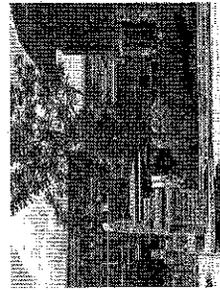
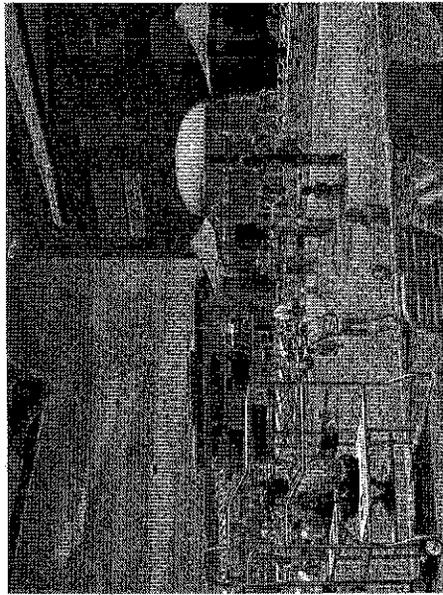
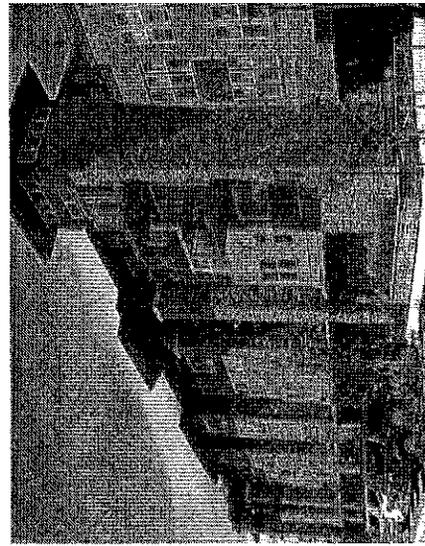
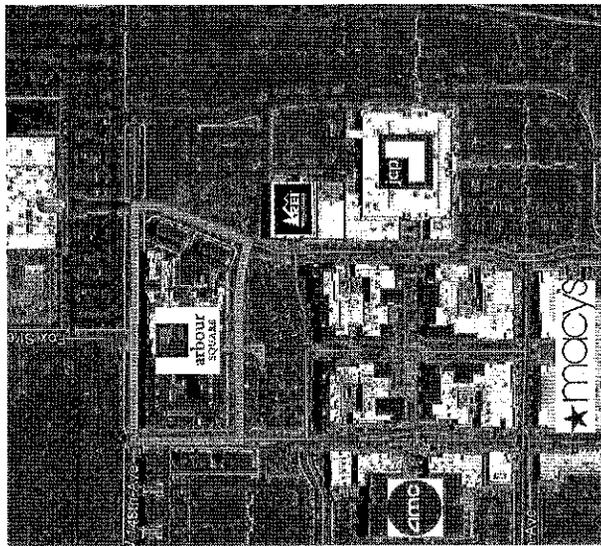


THOMPSON APARTMENTS
 JOHNSTOWN CO
 CONCEPT PLAN 2



NORTH
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 May 6, 2013 213046

Arbor Square & The Orchards Town Center
Westminster, CO



Cornerstar & Broadstone Cornerstar
Aurora, CO

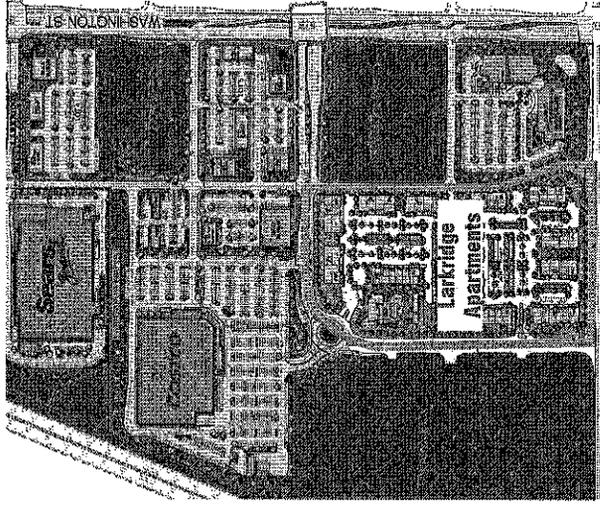
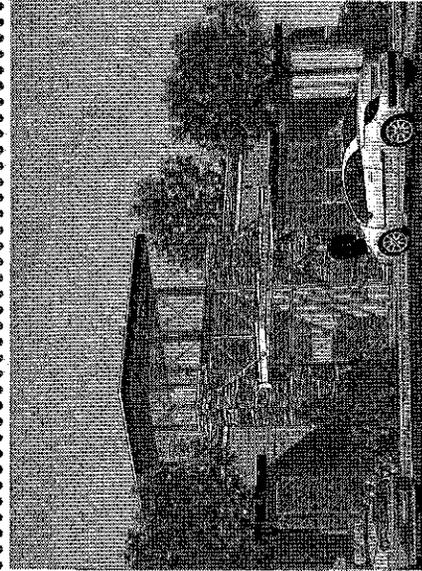
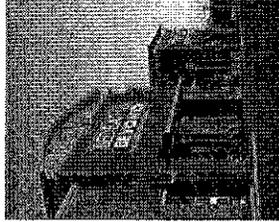
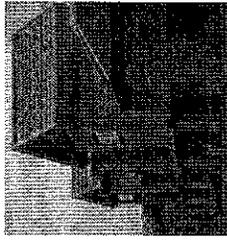
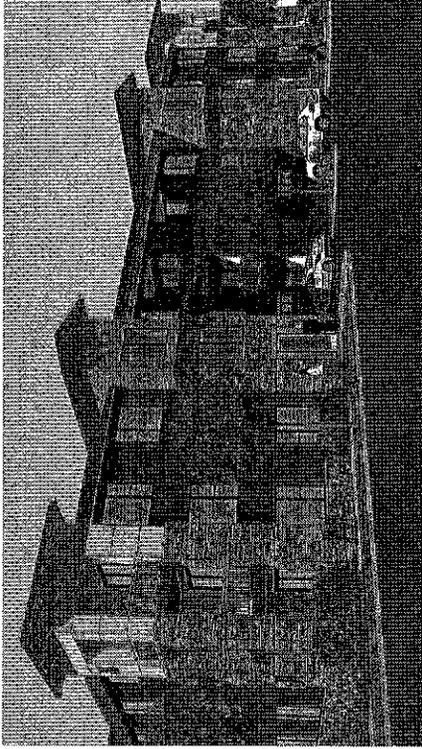
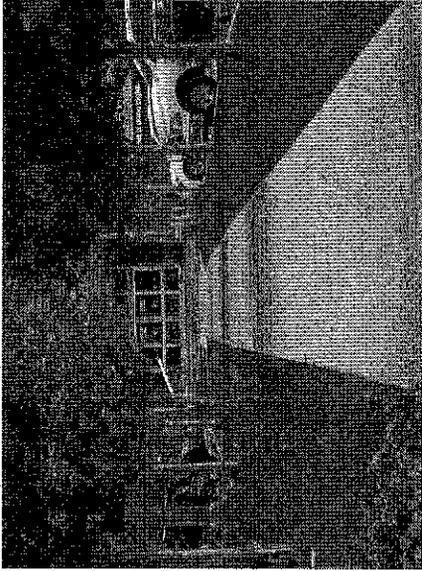
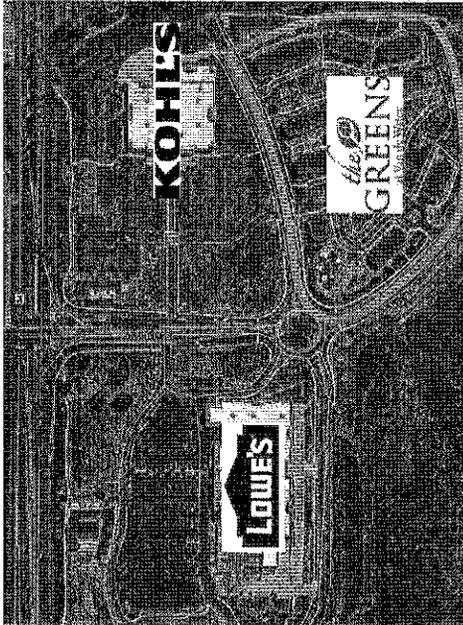
JOHNSTOWN MIXED USE VISION

08-17-2018
210094



KEPHART
Community Planning & Architecture

Van de Water & The Greens at Van de Water
Loveland, CO



Lartridge
Thornton, CO



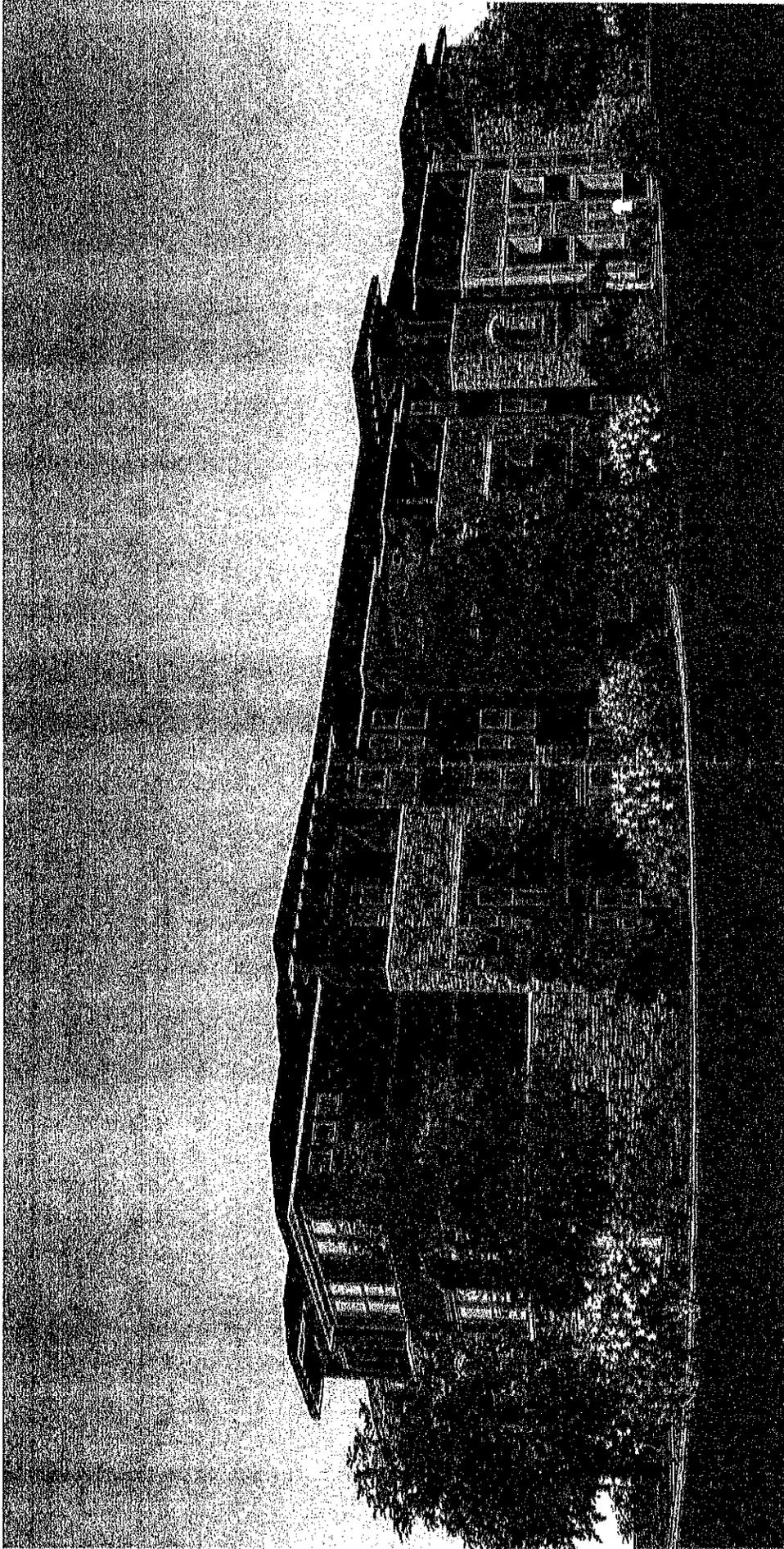
JOHNSTOWN MIXED USE VISION

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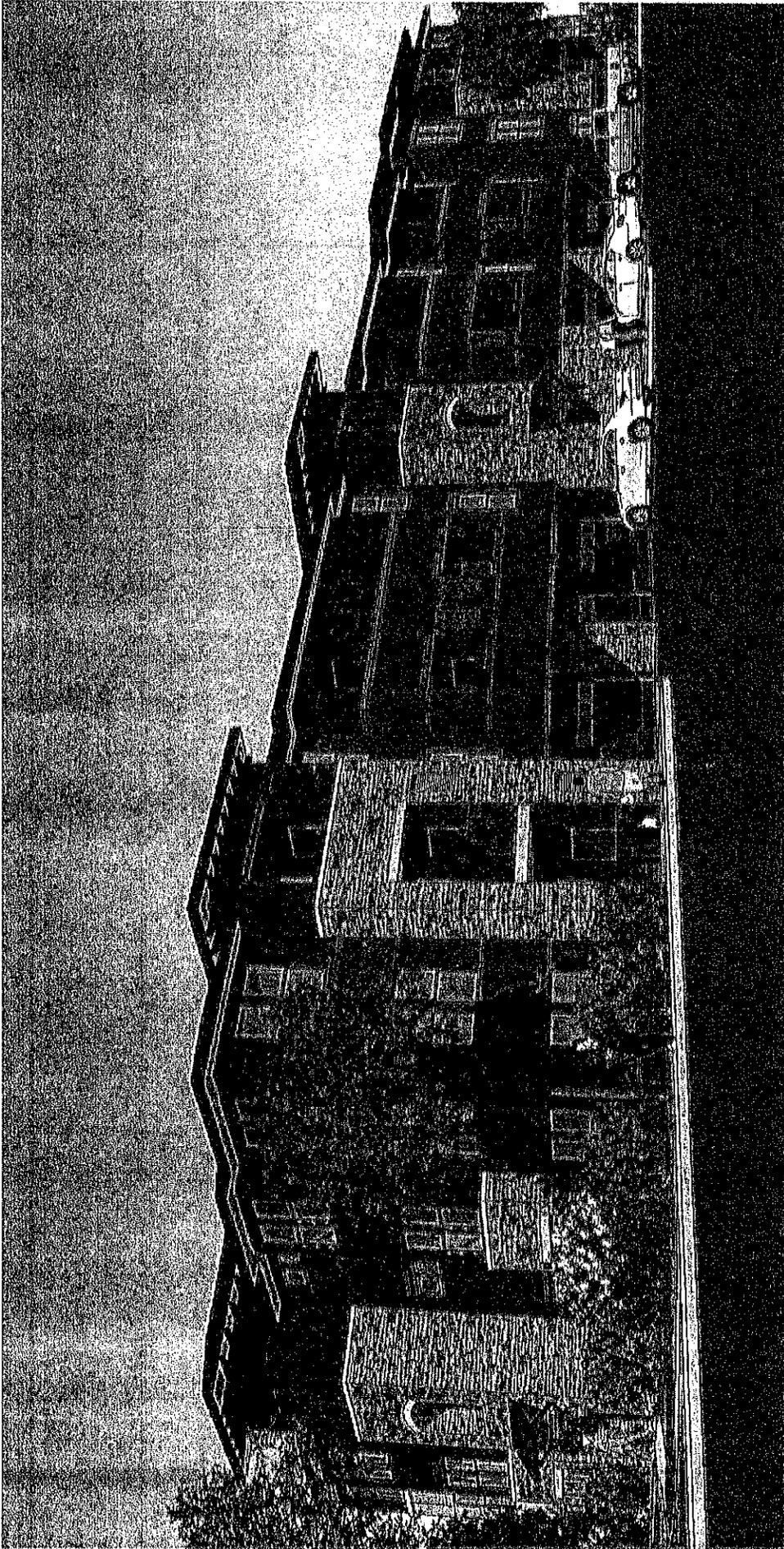
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JOHNSTOWN
CO**
CONCEPTUAL ARCHITECTURE

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ECONOMIC IMPACT ANALYSIS

MEMORANDUM

To: Susan Stanton, The Stanton Solution
Lex Economou, AG Spanos Companies

From: Andrew Knudtsen and Brian Duffany,
Economic & Planning Systems

Subject: AG Spanos Residential Development Proposal—Johnstown,
Colorado; EPS #133057

Date: August 19, 2013

The Economics of Land Use



Summary of Findings

The 2534 site has a total development capacity of approximately 3.9 million square feet, of which 256,000 has been constructed (applying floor area ratios to site areas). In the future, the 2534 property has the physical capacity for an additional 2.2 million square feet of retail, 1.3 million square feet of office, and 223,000 square feet of industrial/flex space. The 12.5 acre site under consideration has a development potential of 160,000 square feet (based on a FAR of .30). The opportunity cost to the Town represented by 160,000 square feet relative to the remaining development potential of 3.7 million square feet is minimal. A reasonable course of action would be to increase residential uses to trigger additional demand for commercial development.

Background

AG Spanos is proposing to develop an apartment project of approximately 243 units within the "2534" development in Johnstown, Colorado. 2534 is a commercial land development located on the southeast corner of the junction of I-25 and State Highway 34. 2534 contains 542 acres of land with nearly 500 acres designated for a variety of land use types, largely retail, office, and flex/industrial.

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Apartments are proposed on a 12.5 acre parcel designated for "Office, Flex, and Retail" development. Residential development is not specifically allowed on this parcel. The Town of Johnstown has expressed concerns about allowing residential development, which would mean forgoing more fiscally productive commercial and retail development. AG Spanos has asked EPS to provide land use calculations and background market data to understand the challenges in attracting retail and other commercial development to this site.

The site under consideration is shown as 12.5 acres on the Town maps. However, the formal submittal and potential purchase by Spanos would be for 10.47 acres based on survey boundaries and current ownership. For this analysis, EPS has used the Town's figures of 12.5 acres.

2534 was initiated in about 2004 along the south side of Highway 34 opposite the Promenade Shops at Centerra in Loveland. The Promenade is a 640,000 square foot lifestyle center anchored by Macy's, Dicks Sporting Goods, Barnes & Noble, and MetroLux Theatres. Over 1 million square feet of retail and restaurant space has been built at the northwest corner of I-25 and Hwy 34 including the Outlets at Loveland (540,000 square feet) and a Marketplace at Centerra power center (486,000 square feet).

In the absence of greater population density in the immediate area, the presence of this surrounding retail competition has made it difficult to attract retailers to the 2534 site. In addition, the market has not recognized this location as a major employment center due to competition in Centerra and other existing locations along the northern I-25 corridor. To date, 2534 has attracted 256,000 square feet of development including an Ethan Allen furniture store, a Kaiser Permanente Office, a Starbucks, Bonefish Grill, Culvers restaurant, a bicycle store, and other small office buildings.

EPS and AG Spanos recognize the importance of attracting retail, office, and other commercial development to Johnstown. EPS has reviewed market data on retail, office, and industrial absorption in the Johnstown area, and understands the competitive market for these uses from previous and other ongoing work in the Northern Colorado market.

2534 Development Capacity

EPS reviewed the 2534 PUD, amended 2008 to tabulate the PUD land uses and to estimate the likely use for each land use designation. EPS' estimates were made largely based on the location and physical attributes of each parcel. 2534 has 467.5 total acres as shown in **Table 1**. In order to estimate the future buildout of 2534, some assumptions need to be made for the more specific buildout of parcels that allow multiple land uses. As shown, "Retail and Office" land is assumed to be built as retail because these parcels are on the more visible Hwy. 34 frontage. Office/Flex/Retail parcels are assumed to be all office. The light industrial/flex/office/retail parcels are divided equally across retail, office, and flex/industrial with a third of the acreage going to each category. The Future/Flexible Use category is assumed to be built half as retail and half as office. The Retail and Outdoor Entertainment parcel is assumed to be built as retail. In total, EPS estimates that there would be 180 acres for potential retail, 123.7 acres of potential office, and 34.2 acres of potential flex/industrial land.

Table 1
2534 Land Use Assumptions

Land Use	PUD Acres	Likely Use (EPS Estimate)					Total
		Retail	Office	Flex / Industrial	Residential	Open Space	
A: Retail and Office	117.5	117.5					117.5
B: Office, Flex, and Retail	71.5		71.5				71.5
C: Light Industrial, Flex, Office, and Retail	102.5	34.2	34.2	34.2			102.5
D: Residential	71.0				71.0		71.0
E: Open Space	58.7					58.7	58.7
F: Future/Flexible Use	36.0	18.0	18.0				36.0
G: Retail and Outdoor Ent.	10.3	10.3					10.3
Total Acres	467.5	180.0	123.7	34.2	71.0	58.7	467.5

Source: Economic & Planning Systems

H:\133057-Johnstown Residential\Fiscal Data\11-0307-Dev Capacity\y06-12-2013.xlsx\2534 Land Use

Allowing apartments on the 12.5 acre parcel under consideration would not forgo the opportunity to attract and develop a significant amount of retail or office space. The 2534 site has 302 acres of developable retail, office, and flex/industrial land and 24.9 acres have been built on to date, as shown in **Table 2**. The 24.9 acres translates to approximately 256,000 square feet of development. The Northern Colorado Rehab Hospital is 70,000 square feet. There are also approximately 127,000 square feet of small office uses and 59,000 square feet of retail and restaurant development. There are 300 acres of land remaining in the project, after deducting the 12.5 acre parcel under consideration for apartments. At a FAR of 0.15 to 0.30 (as shown in the table below), the project has the capacity to accommodate roughly 3.7 million square feet of additional development.

Table 2
2534 Site Development Capacity

	Retail	Office	Flex / Industrial	Total
Retail, Office, and Flex Acres	180.0	123.7	34.2	337.8
Built Acres	-11.1	-13.8	0.0	-24.9
Proposed Apartment Parcel	<u>0.0</u>	<u>-12.5</u>	<u>0.0</u>	<u>-12.5</u>
Remaining Acres	168.9	97.4	34.2	300.4
Estimated FAR	0.30	0.30	0.15	
Remaining Development Capacity (Sq. Ft.)	2,207,000	1,273,000	223,000	3,703,000
Sq. Ft. of Existing Development	59,000	197,000	0	256,000

Source: Economic & Planning Systems

H:\133057-Johnstown Residential Floor Data\13307-Dev Capacity 08-12-2013.xlsx\2534 Site

Retail Development

2534 has approximately 168.9 acres of land remaining that have been designated for retail. At a FAR of 0.30, the site could accommodate 2.2 million square feet of retail space. For comparison, several common retail prototypes, their site acreage requirements, and typical building footprints are shown in **Table 3**. The purpose of providing these prototypes is to illustrate that the site has enough remaining land for a significant amount of retail development. If the Town could capture all of the uses in the table below, it would still have about half the PUD left over for additional retail development.

Table 3
Retail Development Formats and Site Requirements

Retail Formats	Land Acres	Devel. Sq. Ft.	FAR	Example	Site Ac.	Devel. Sq. Ft.
Remaining Acres	168.9	2,207,000	0.30			
Power Center	30.6	400,000	0.30	Marketplace at Centerra, Loveland	59.0	486,000
Super Center	13.4	175,000	0.30	Walmart (Avg. Store and Site)	20.0	185,000
Warehouse/Wholesale Club	11.5	150,000	0.30	Costco (Avg. Store and Site)	12.0	140,000
Home Improvement Center	8.4	110,000	0.30	Menards (Avg. Store and Site)	15 - 20	100,000 to 240,000
Grocery Anchored Center	11.5	150,000	0.30	The Shops at Rigden Farm, Fort Collins	11.9	101,000

Source: Economic & Planning Systems

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Office and Industrial/Flex Development

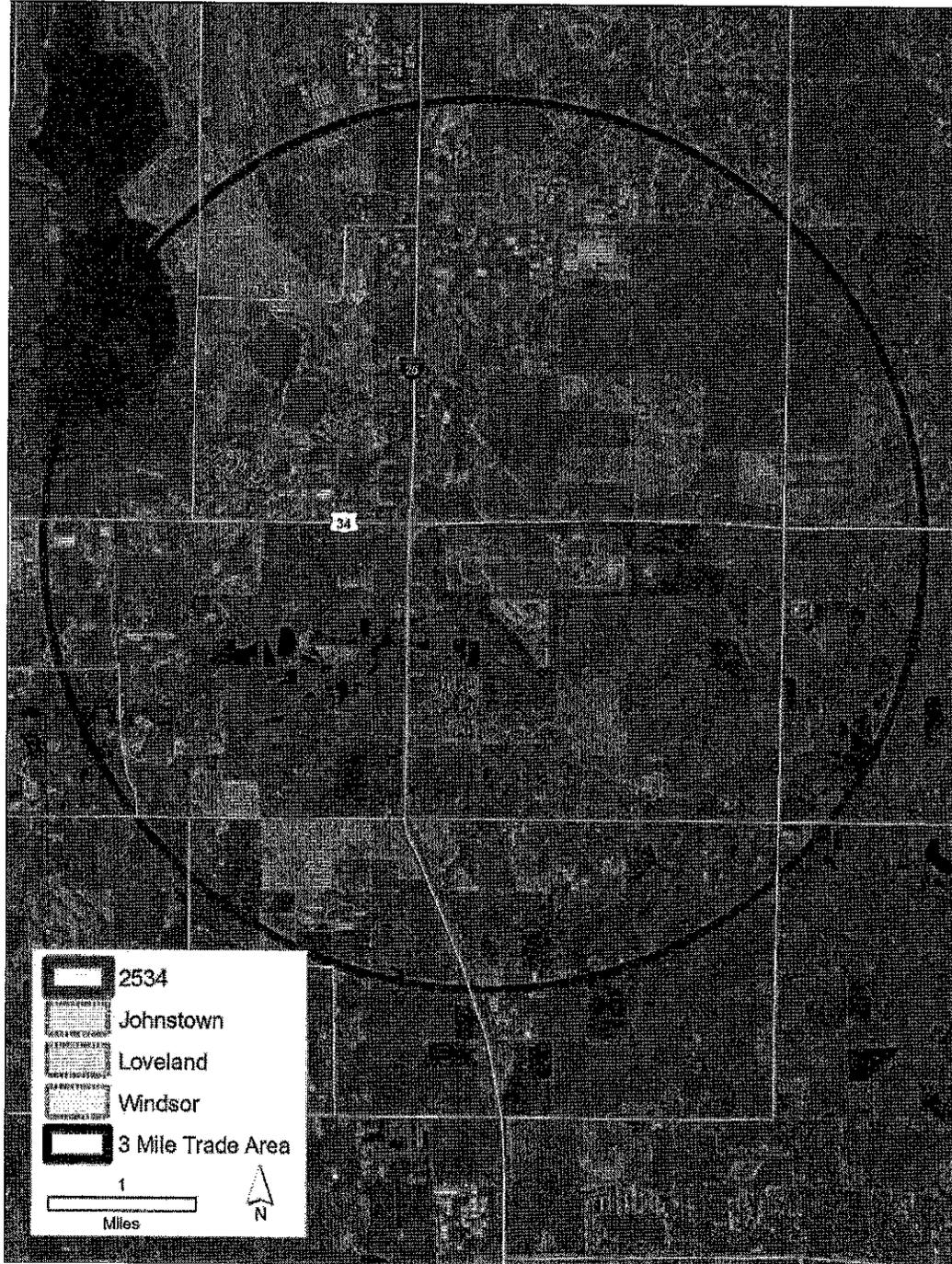
The 97 acres remaining designated for office development could accommodate approximately 1.27 million square feet of office space, as shown above in **Table 2**. This is equivalent to roughly fifteen 75,000 square foot buildings which is a fairly typical size for a speculative multitenant building on the North I-25 corridor. The site could also accommodate a smaller number of larger single user corporate office buildings. The potential to attract these larger users is somewhat unpredictable, as it depends on a number of factors including the number of large businesses looking for sites in this area, brokerage community relationships, and the competitiveness of 2534 compared to other options in Northern Colorado.

The site could also host roughly 223,000 square feet of flex/industrial development. This could be a collection of smaller flex buildings in the 20,000 to 50,000 square foot range, or a larger distribution or manufacturing building.

Market Trends

EPS obtained market trend data from CoStar, a commercial real estate property database. The data on retail, office, and industrial market growth in this memorandum illustrates the competitive environment, and the historic market share for Johnstown and a 3-mile trade area around 2534, illustrated in **Figure 1**.

Figure 1
2534 3-mile Trade Area



Several tables are attached as an appendix to this memorandum that provides a history of retail, office, and industrial construction and absorption trends in a 3-mile radius from the site, and in the major cities in the Northern Colorado market including Johnstown.

Retail Market Trends

Inventory

- The Northern Colorado submarket contains 25.8 million square feet of retail space as shown in **Table 4**.
- The 3-mile trade area contains 2.7 million square feet or 10 percent of the submarket. The 3-mile trade area contains The Promenade Shops at Centerra and the additional Highway 34 retail in Loveland.
- Within Johnstown, there is 152,000 square feet of retail space, which is less than 1 percent of the submarket.
- Since 2006, the 3-mile trade area added over 500,000 square feet of retail, largely in Centerra when the Promenade was constructed in 2007. The 3-mile trade area comprised 18.5 percent of the submarket growth.
- Fort Collins captured 36.6 percent of the growth in the submarket, followed by Loveland with 30.7 percent of the growth.
- Johnstown added nearly 27,000 square feet of retail space accounting for 1 percent of the submarket's growth.

Absorption

- The trends in absorption (growth in *occupied* space) mirror the inventory (construction) trends.
- The 3-mile trade area absorbed 587,000 square feet, exceeding the inventory growth indicating a fall in vacancy rates, as shown in **Table 5**. Annual absorption was 84,000 square feet per year.
- The majority of absorption occurred in Loveland and Fort Collins. Loveland absorbed 872,000 square feet (32 percent market capture). Fort Collins absorbed 1.0 million square feet (38 percent market capture).
- Johnstown absorbed 29,000 square feet, or 1 percent of the market.

Office Market Trends

Inventory

- The Northern Colorado market contains 14.9 million square feet of inventory, as shown in **Table 6**. The largest submarkets are Fort Collins with 6.8 million square feet (45.6 percent), Greeley with 3.85 million square feet (25.8 percent), and Loveland with 2.3 million square feet (15.4 percent).
- The 3-mile trade area contains 1.2 million square feet of office space which is 8.0 percent of the Northern Colorado market. The 3-mile trade area inventory is almost entirely in Loveland, as Johnstown has 169,000 square feet of office space.
- From 2000 through 2013 YTD the 3-mile trade area inventory grew by 1.1 million square feet, including 129,000 square feet of growth in Johnstown.

Absorption

- Within the 3-mile trade area, inventory growth slightly outpaced absorption, as absorption was 911,000 square feet from 2000 through 2013 YTD as shown in **Table 7**. This is equivalent to 70,000 square feet per year.
- Fort Collins absorbed 1.65 million square feet, capturing 34 percent of the market. Loveland absorbed 1.1 million square feet or 22.8 percent of the market.
- Of the 911,000 square feet absorbed in the 3-mile trade area, Johnstown accounted for 107,000 square feet of absorption which is 2.2 percent of the Northern Colorado market.

Industrial Market Trends

Inventory

- The Northern Colorado market contains 41.2 million square feet of industrial space. Within the three mile trade area, there are 2.9 million square feet as shown in **Table 8**.
- Johnstown has been more successful in attracting industrial development than office or retail development. The growth in Johnstown's industrial inventory accounted for 5 percent of the growth in the Northern Colorado market, compared to 1.0 percent for retail and 2.4 percent for office.

Absorption

- The 3-mile trade area absorbed 962,000 square feet of industrial space from 2000 through 2013 YTD, capturing 16.4 percent of the Northern Colorado market. Annual absorption in the trade area was 74,000 square feet on average as shown in **Table 9**.
- Johnstown accounted for over half of the 3-mile trade area's absorption, with 489,000 square feet of absorption from 2000 through 2013.

Conclusions

The 2534 site has a total development capacity of approximately 3.9 million square feet, of which 256,000 has been constructed (applying floor area ratios to site areas). In the future, the 2534 property has the physical capacity for an additional 2.2 million square feet of retail, 1.3 million square feet of office, and 223,000 square feet of industrial/flex space. The 12.5 acre site under consideration has a development potential of 160,000 square feet (based on a FAR of .30). The opportunity cost to the Town represented by 160,000 relative to the remaining development potential of 3.7 million square feet is minimal. A reasonable course of action would be to increase residential uses to trigger additional demand for commercial development.

Findings that the Town of Johnstown should take into account include:

- If the 2534 project could theoretically increase its market capture (even tripling the past decade), there would continue to be land remaining for commercial and industrial land uses over an extended 20-year planning horizon.
- Even under highly optimistic assumptions about retail capture, the 2534 site could accommodate a substantial amount of future retail, even if the site under consideration develops as residential (see **Table 2**).
- The Town's share of development in the 3-mile trade area has been low over the past decade, at approximately 1 to 2 percent for retail and office, and 8 percent for industrial. Adding residential density to the 3-mile trade area will, over time, help balance land uses and create more demand for retail space.

Memorandum
AG Spanos Residential Development Proposal

Table 4
Retail Inventory (Square Feet) by City, 2006-3Q2013

Location	2006	2007	2008	2009	2010	2011	2012	2013	Total Change 2006-2013	Annual Change	% of Submarket
3 Mile Radius	2,198,681	2,481,862	2,661,996	2,667,393	2,667,393	2,704,800	2,706,985	2,706,985	507,304	72,472	18.5%
Fort Collins	9,900,411	10,017,385	10,223,276	10,743,402	10,754,201	10,754,201	10,900,392	10,906,092	1,005,681	143,669	36.6%
Greeley	6,340,383	6,410,914	6,547,410	6,555,670	6,555,670	6,664,475	6,706,033	6,706,033	365,650	52,236	13.3%
Johnstown	125,168	138,044	149,922	149,922	149,922	149,922	152,107	152,107	26,939	3,848	1.0%
Loveland	5,134,631	5,628,601	5,912,062	5,917,459	5,917,459	5,977,465	5,977,465	5,977,465	843,234	120,462	30.7%
Windsor	651,359	714,255	753,507	789,036	796,529	796,529	796,529	796,529	145,170	20,739	5.3%
Other Larimer/Weld County	903,467	935,164	1,110,501	1,266,329	1,266,329	1,266,329	1,266,329	1,266,329	362,862	51,837	13.2%
Northern Colorado Submarket	23,055,419	23,844,363	24,696,678	25,421,817	25,450,645	25,608,921	25,798,855	25,804,955	2,749,536	392,791	100.0%

Source: CoStar, Economic & Planning Systems
H:\33057-Johnstown Residential Fiscal Data\33057-Retail.xlsx\Inventory

Table 5
Retail Absorption (Square Feet) by City, 2006-3Q2013

Location	2006	2007	2008	2009	2010	2011	2012	2013	YTD 2013	Total Change 2006-2013	Ann. Avg.	% of Submarket
3 Mile Radius	217,783	275,827	-45,112	31,916	1,137	17,778	84,578	84,578	3,827	587,734	83,962	22%
Fort Collins	-136,954	329,225	357,157	-14,393	2,987	213,751	141,776	141,776	136,255	1,029,804	147,115	38%
Greeley	-99,559	161,957	-166,204	-10,581	5,450	166,800	46,022	46,022	143,024	246,909	35,273	9%
Johnstown	1,828	21,121	4,892	3,347	-1,875	839	-740	-740	-407	29,005	4,144	1%
Loveland	124,602	581,144	-1,210	-17,231	67,962	36,166	75,229	75,229	5,604	872,266	124,609	32%
Windsor	-3,794	107,177	11,552	-62,480	-4,925	21,718	1,851	1,851	61,091	132,190	18,884	5%
Other Larimer/Weld County	72,922	-13,421	356,987	-37,611	42,391	9,222	-11,032	-11,032	1,866	421,324	60,189	15%
Northern Colorado Submarket	-40,955	1,187,203	563,174	-138,949	111,990	448,496	253,106	253,106	347,433	2,731,498	390,214	100%

Source: CoStar, Economic & Planning Systems
H:\33057-Johnstown Residential Fiscal Data\33057-Retail.xlsx\Absorption

Memorandum
AG Spanos Residential Development Proposal

Table 6
Office Inventory (Square Feet) by City, 2000-3Q2013

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total Change 2000-2013	Annual Change	% of Submarket
3 Mile Radius	146,828	155,226	215,707	257,385	286,436	353,824	490,566	747,366	955,169	1,033,032	1,118,032	1,229,737	1,229,737	1,229,737	1,082,911	83,301	20.3%
Fort Collins	5,063,197	5,424,326	5,725,429	5,966,906	6,070,890	6,204,709	6,405,539	6,488,866	6,565,159	6,681,163	6,779,821	6,808,821	6,846,145	6,846,145	1,782,948	137,150	33.5%
Greeley	2,328,003	2,345,563	2,677,316	3,119,869	3,187,927	3,370,605	3,487,872	3,604,481	3,690,776	3,698,393	3,698,393	3,713,966	3,837,368	3,851,559	1,525,556	117,360	28.7%
Johnstown	40,038	40,038	47,500	62,300	62,300	62,300	62,300	103,300	134,378	169,065	169,065	169,065	169,065	169,065	129,047	9,927	2.4%
Loveland	1,126,650	1,138,950	1,241,506	1,297,414	1,320,452	1,433,724	1,603,951	1,824,162	2,031,441	2,063,671	2,178,943	2,289,648	2,321,466	2,321,466	1,194,916	91,917	22.4%
Windsor	241,130	271,303	300,021	306,652	314,739	332,395	348,736	389,364	389,364	389,364	389,364	451,664	451,664	451,664	215,493	16,576	4.0%
Other Larimer/Weld County	770,179	774,932	822,695	841,375	887,366	916,540	1,005,748	1,058,623	1,124,628	1,136,597	1,136,597	1,178,261	1,237,561	1,246,395	476,216	36,632	8.9%
Northern Colorado Submarket	9,567,097	9,995,112	10,814,467	11,614,516	11,843,694	12,320,263	12,919,146	13,468,796	13,936,747	14,188,273	14,352,203	14,612,445	14,863,287	14,891,273	5,324,176	409,552	100.0%

Source: CoStar, Economic & Planning Systems
H:\33057-Johnston Residential Final\Data\33057-Office\33057-Office\Inventory

Table 7
Office Absorption (Square Feet) by City, 2000-3Q2013

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	YTD 2013	Total Change 2006-2013	Ann. Avg.	% of Submarket
3 Mile Radius	0	50,807	23,425	16,866	73,732	43,104	71,534	148,545	95,792	113,185	131,721	63,589	46,712	32,946	911,958	70,151	18.8%
Fort Collins	404,818	221,825	-114,947	167,598	24,702	280,416	124,689	178,494	30,312	-118,840	125,995	191,048	112,220	27,612	1,656,952	127,381	34.2%
Greeley	-11,840	182,385	-18,744	324,687	243,284	131,488	246,338	158,156	-5,975	-37,637	50,886	-42,577	173,402	-50,718	1,343,145	103,319	27.7%
Johnstown	-500	4,262	14,400	-600	-1,747	200	2,300	40,884	47,246	713	-16,863	-7,273	23,466	971	107,289	8,251	2.2%
Loveland	52,426	60,082	-38,410	74,273	82,307	196,271	101,306	149,525	62,945	98,089	135,829	71,034	19,451	37,822	1,102,950	84,842	22.8%
Windsor	22,073	20,063	-1,772	12,844	30,418	13,366	31,253	15,741	3,994	-13,411	50,324	-29,366	-6,766	49,712	188,473	15,267	4.1%
Other Larimer/Weld County	-2,345	5,590	8,559	-8,349	56,682	57,366	120,483	60,653	19,630	-6,043	48,086	15,843	72,963	-10,280	436,858	33,604	9.0%
Northern Colorado Submarket	454,632	494,207	-150,914	570,463	435,646	679,127	626,379	603,253	158,152	-77,129	392,267	198,709	394,736	55,119	4,844,647	372,665	100.0%

Source: CoStar, Economic & Planning Systems
H:\33057-Johnston Residential Final\Data\33057-Office\33057-Office\Absorption

Memorandum
AG Spanos Residential Development Proposal

Table 8
Industrial/Flex Inventory (Square Feet) by City, 2000-3Q2013

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total Change 2000-2013	Annual Change	% of Submarket
3 Mile Radius	1,963,348	2,150,211	2,238,404	2,261,722	2,308,246	2,410,219	2,569,898	2,824,225	2,841,225	2,841,225	2,861,225	2,924,576	2,924,576	2,924,576	961,228	73,941	11%
Fort Collins	10,528,858	10,619,559	10,822,903	11,059,040	11,097,608	11,197,083	11,258,781	11,278,443	11,278,443	11,356,681	11,356,681	11,410,383	11,418,513	11,418,513	889,665	68,435	10%
Greeley	6,520,541	6,633,146	6,681,252	6,700,074	6,738,870	6,859,801	6,902,226	6,902,226	6,904,930	6,951,055	6,951,055	6,965,534	6,969,534	6,982,330	481,789	36,522	5%
Johnstown	192,182	233,622	309,362	336,756	336,756	431,590	483,030	515,278	515,278	515,278	515,278	515,278	515,278	680,278	488,096	37,546	6%
Loveland	5,516,394	5,812,747	6,053,964	6,260,204	6,538,201	6,655,414	6,908,646	7,083,816	7,125,216	7,155,005	7,175,005	7,238,366	7,238,366	7,238,366	1,721,962	132,469	20%
Windsor	2,783,350	2,916,447	3,145,198	3,250,196	3,303,698	3,983,773	4,041,223	4,228,058	4,586,920	4,689,818	4,689,818	4,689,818	4,689,818	4,689,818	1,916,468	147,421	22%
Other Larimer/Weld County	7,053,290	7,336,122	7,864,150	8,118,265	8,219,777	8,422,192	8,632,763	9,078,012	9,235,994	9,325,279	9,435,470	10,288,083	10,273,483	10,160,001	3,106,711	238,978	36%
Northern Colorado Submarket	32,894,615	33,590,643	34,876,829	36,704,535	36,234,908	37,519,863	38,206,669	39,093,831	39,646,781	40,003,116	40,133,307	41,097,482	41,110,982	41,179,296	8,564,681	660,360	100%

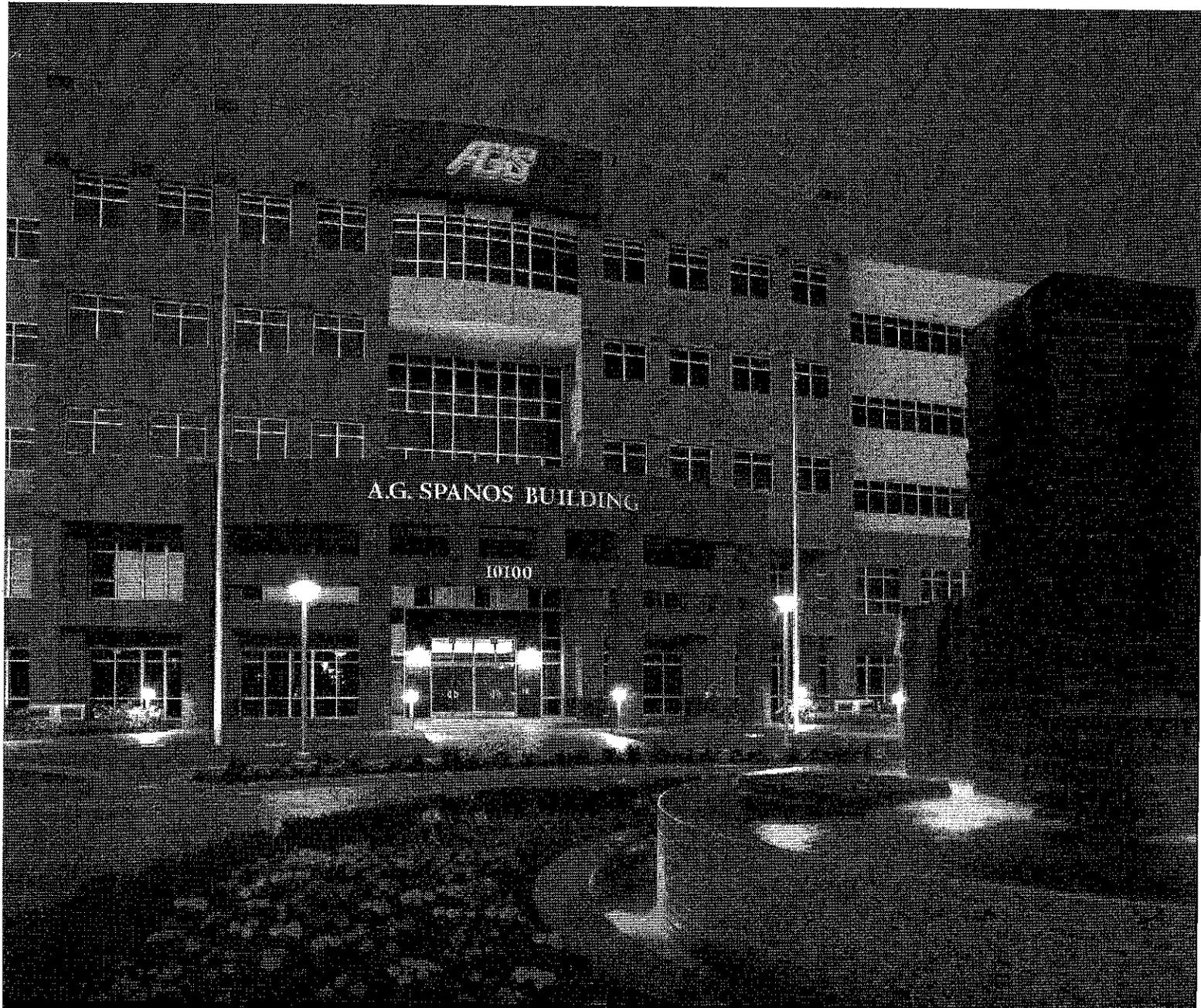
Source: CoStar, Economic & Planning Systems
H:\323057-HomeResidential\FiscalData\10097-IndustrialSubInventory

Table 9
Industrial/Flex Absorption (Square Feet) by City, 2000-3Q2013

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	YTD 2013	Total Change 2006-2013	Ann. Avg. Submarket	% of Submarket
3 Mile Radius	47,073	190,671	11,509	71,224	109,809	127,456	155,858	67,770	9,580	-13,688	127,293	17,754	32,405	7,380	962,094	74,007	16.4%
Fort Collins	173,762	-17,118	103,283	-174,803	415,142	94,698	-78,057	267,069	-121,447	-69,162	91,343	32,129	147,717	-7,202	867,354	65,950	14.6%
Greeley	97,790	-107,094	-62,434	145,926	-241,328	47,772	121,487	79,048	54,689	-23,782	-54,067	-266,110	-35,623	108,375	-135,351	-10,412	-2.3%
Johnstown	7,300	48,630	34,662	-15,000	57,542	106,474	37,246	40,542	-29,089	517	-3,946	6,193	22,631	177,904	488,596	37,584	8.3%
Loveland	115,461	398,333	-11,325	231,648	362,032	134,110	-28,224	318,892	-714,103	-186,328	152,700	69,918	99,072	-38,266	903,920	89,582	15.4%
Windsor	-6,967	135,598	107,228	92,527	723,180	48,378	135,836	319,323	196,221	12,204	-1,329,707	6,800	119,912	-3,126	567,407	42,877	9.5%
Other Larimer/Weld County	559,748	28,578	153,603	-64,031	302,916	156,062	212,156	493,602	411,493	-59,749	969,028	1,261	-83,707	112,841	3,193,799	245,677	54.4%
Northern Colorado Submarket	947,094	483,927	325,017	216,267	1,619,484	587,494	400,444	1,518,476	-202,246	-326,300	-174,651	-149,809	270,002	350,526	5,865,725	451,210	100.0%

Source: CoStar, Economic & Planning Systems
H:\323057-HomeResidential\FiscalData\10097-IndustrialSubInventory

**A.G. SPANOS CORPORATION
INFORMATION**

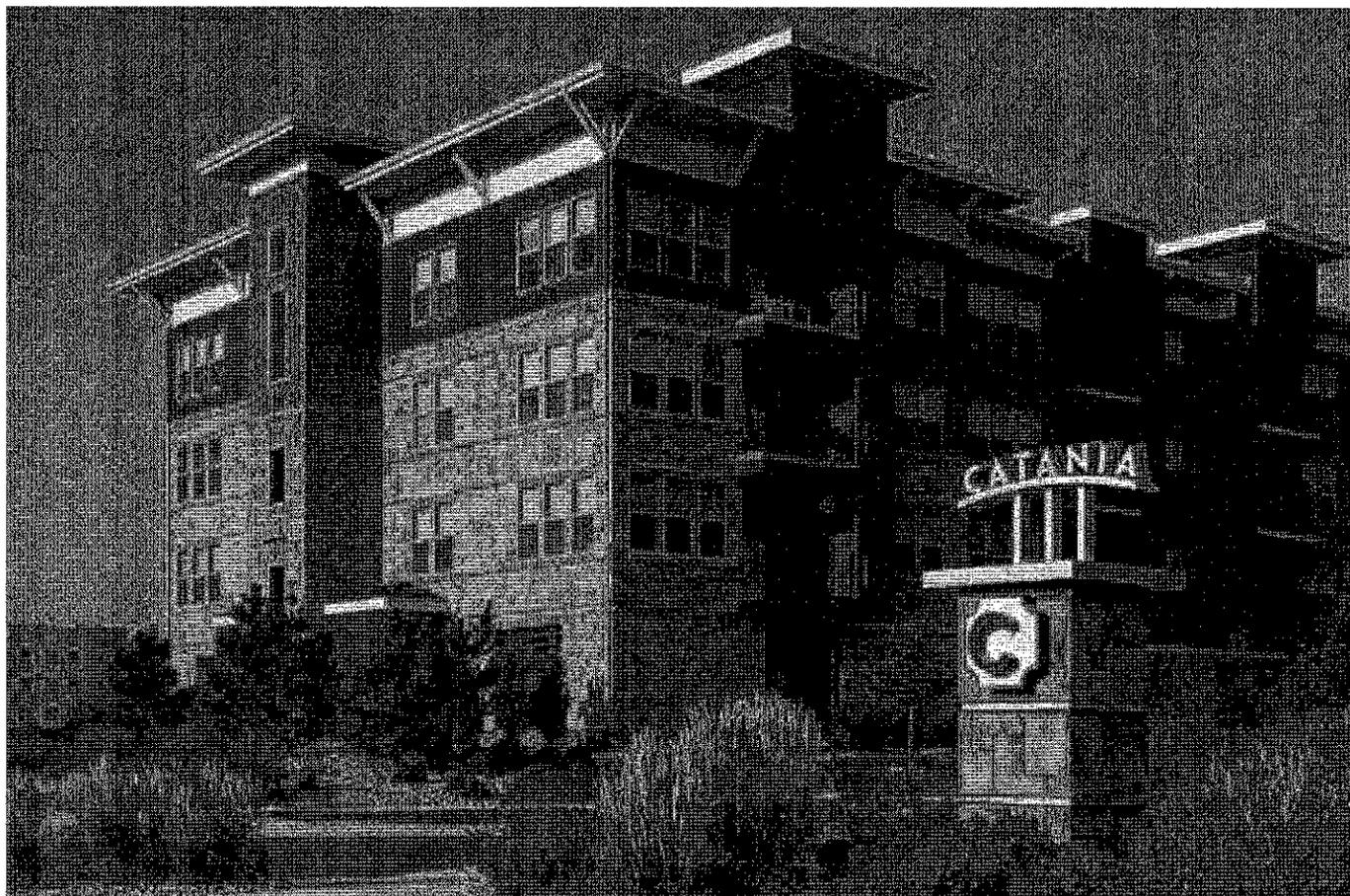


AGS

A.G. SPANOS Companies



A.G. Spanos Companies
is a family-owned builder of
multifamily housing and master-
planned communities with fifty
years of operational experience.
Our mission is to enhance the
communities where we build and
develop projects that endure.



CATANIA

Broomfield, CO

Premier luxury apartment homes. 297 units, podium garage with wood frame above. Achieved a density of 38 units per acre while maintaining 40% open area (landscaping) on the property for an urban yet open and livable project. Catania is part of a mixed use development at the intersection of two major transportation corridors and an RTD stop.

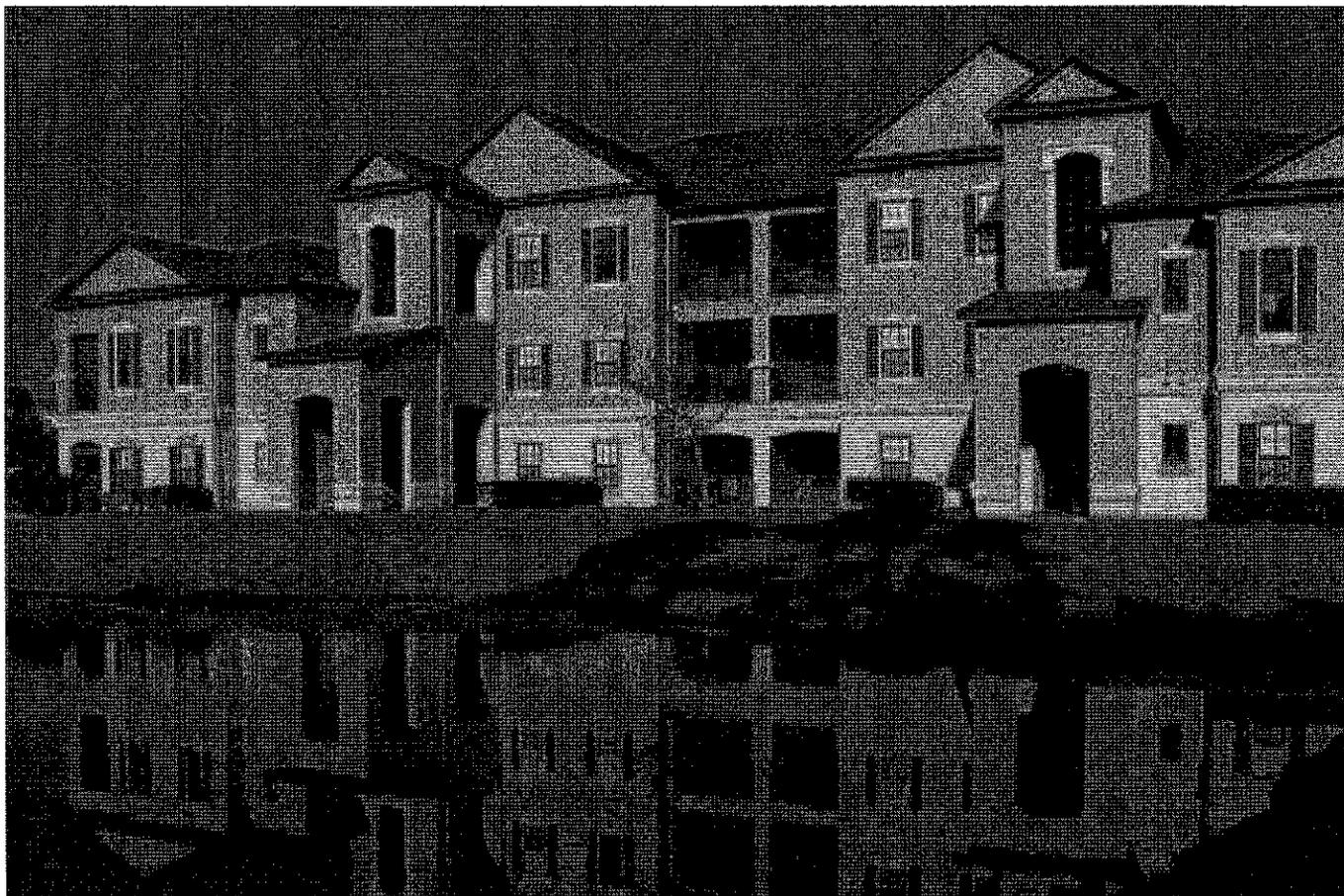




HAWTHORN VILLAGE

Napa, CA

244 units in a three story garden style building in the heart of Northern California wine country. Hawthorn Village offers luxurious living in a tranquil, park-like setting. Beautifully landscaped, it is a great community for both families and individuals alike. Just a short distance to shopping, fine restaurants, and entertainment, Hawthorn Village provides easy access to Highway 29 and the San Francisco Bay Area.



ARLINGTON
AT NORTHWOOD
Tampa, FL

312 spacious apartments in thirteen, three story garden style buildings with clubhouse, pool, spa, tot lot, and tennis facilities. Flood plain mitigation ponds built in compliance with approved plans provide gorgeous water and conservation views for the residents.

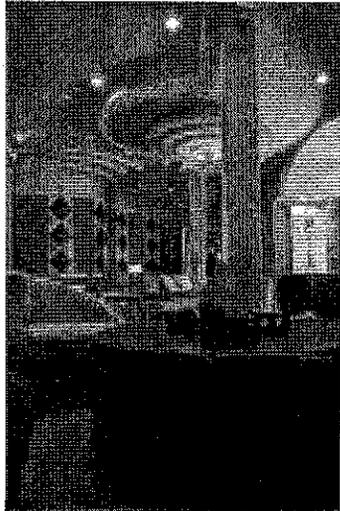




THE ALEXANDER AT THE DISTRICT Atlanta, GA

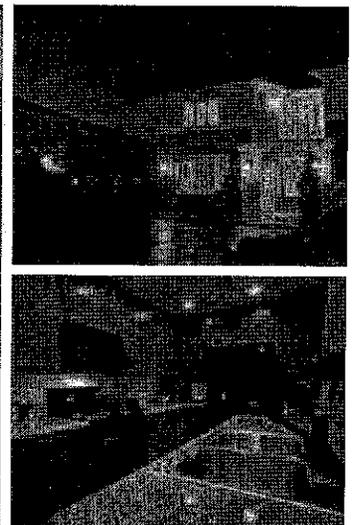
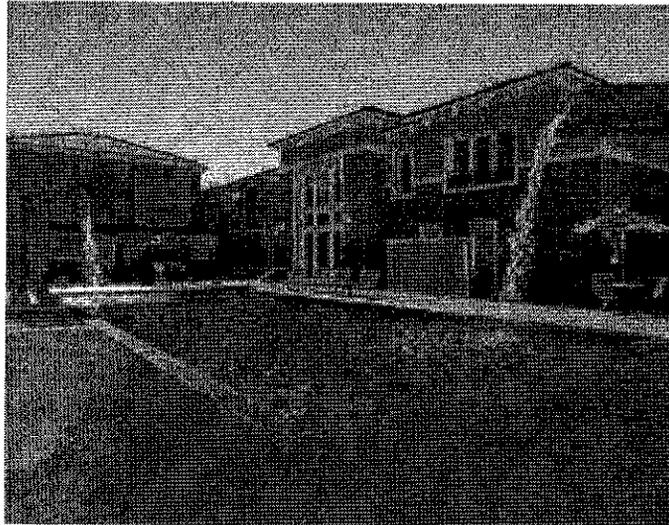
280 luxury mid-rise apartment
units and first class amenities.

The units are four stories of wood
frame construction with surface
parking, underground parking and
an independent precast parking
structure. An elevated pedestrian
bridge and vehicular bridge from
our parking garage connects to an
adjacent 300,000 sq ft (approx.)
retail shopping center.



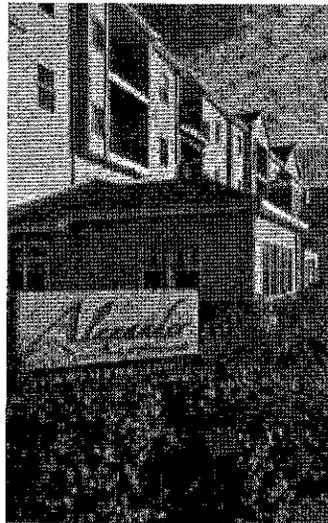
THE ALEXANDER

Reno, NV
350 UNITS



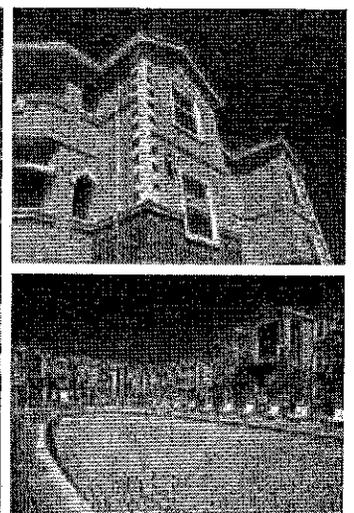
THE ALEXANDER AT PATROON CREEK

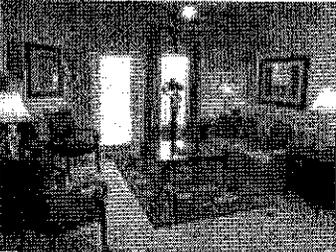
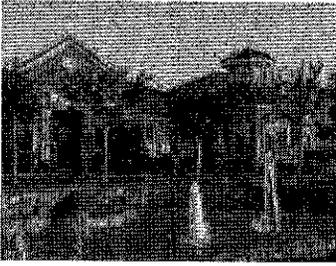
Albany, NY
300 UNITS



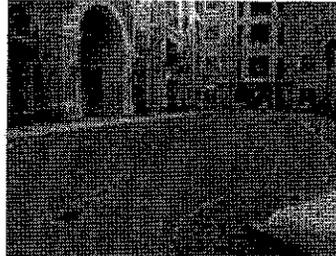
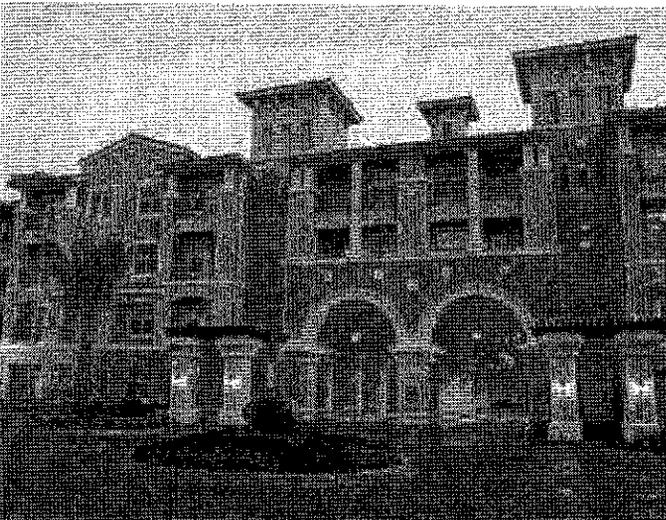
ASHTON PARC

Sacramento, CA
168 UNITS





BELTERRA
North Fort Worth, TX
288 UNITS



CHEVAL
Houston, TX
387 UNITS

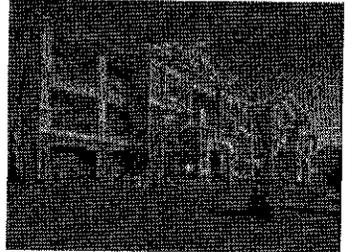
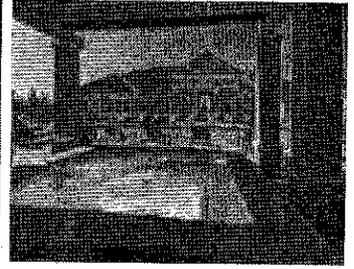


**CORBIN
CROSSING**
Overland Park, KS
298 UNITS

CORDILLERA RANCH

Kansas City, MO

324 UNITS



EGRET'S LANDING

Palm Harbor, FL

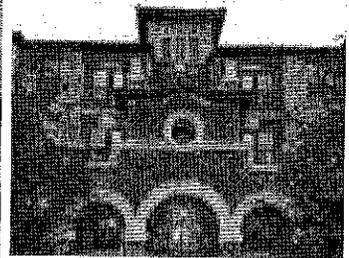
228 UNITS



MONTERRA AT LAS COLINAS

Irving, TX

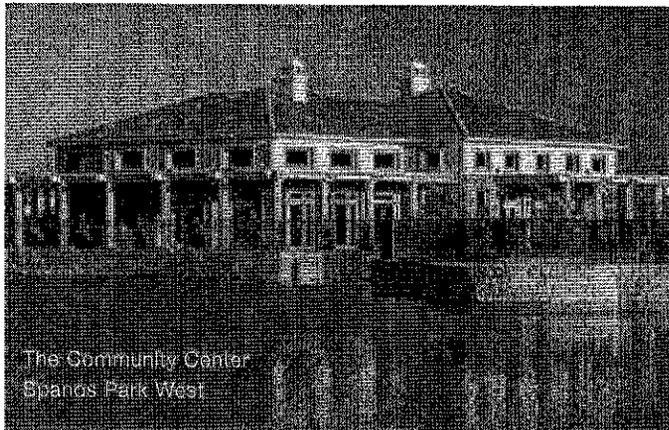
282 UNITS





LAND DEVELOPMENT

The A.G. Spanos Companies has been involved in a broad range of high-quality projects—including master-planned communities, commercial buildings and mixed-use developments. With 50 years in the business, we have the skills and the knowledge to navigate our projects through the often complex and difficult land development process—turning vision into reality.



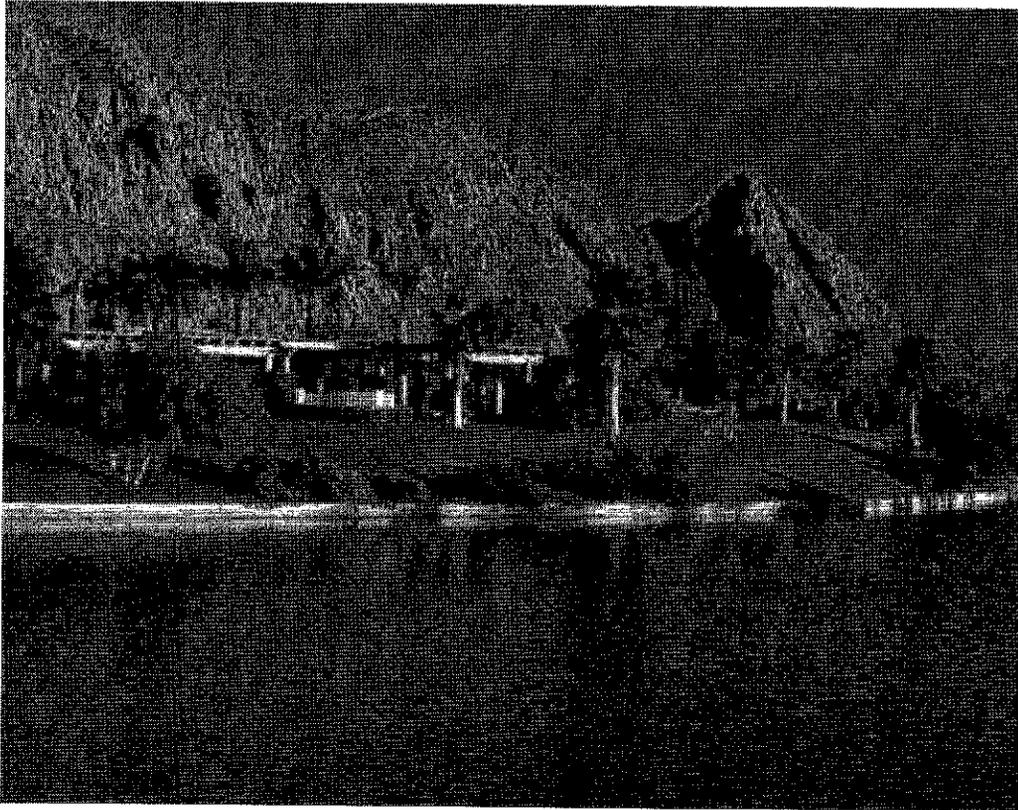
SPANOS PARK

Stockton, CA

Spanos Park was launched in the early 2000s, and is comprised of two residential communities—Spanos Park East and Spanos Park West—and Park West Place, a 150 acre commercial retail and business park. Spanos Park represents a one billion-dollar, 3,000-acre master planned development that is situated in North Stockton.



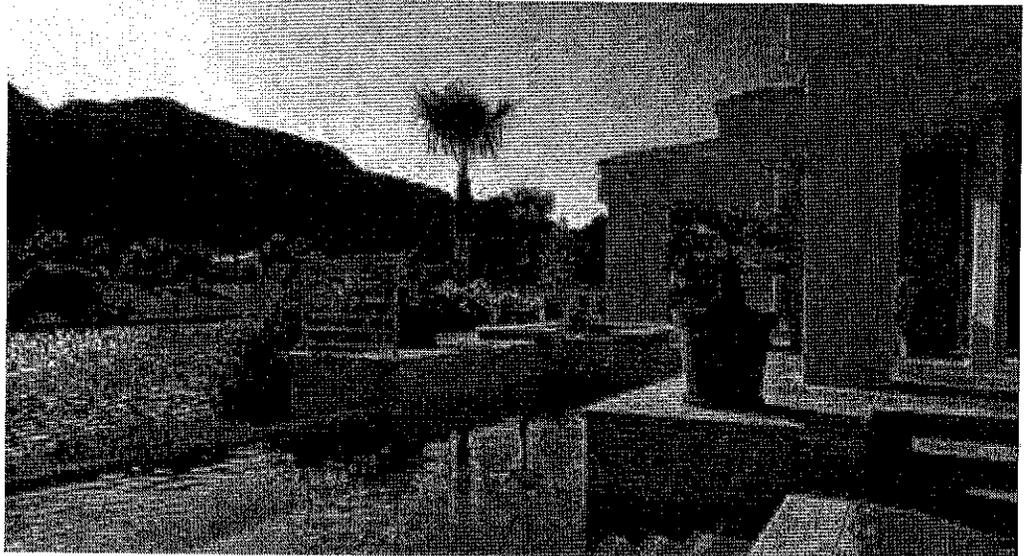
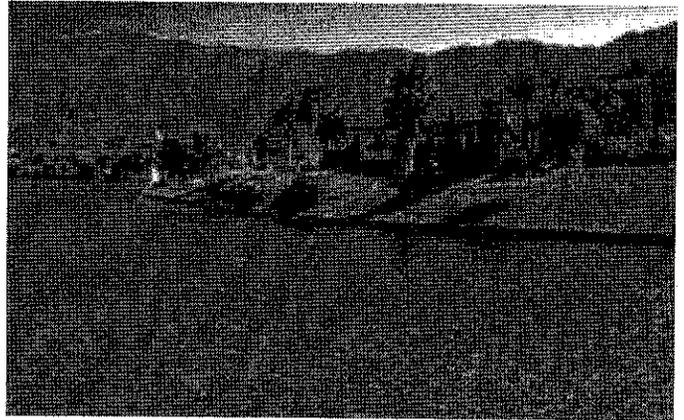
Shopping Center at
Park West Place



LAKE LA QUINTA

La Quinta, CA

A short 2-hour drive east of Los Angeles, Lake La Quinta is a "water-oriented" master planned community consisting of 288 single family detached homes. In addition to waterfront home sites, community amenities include a 3-acre community park with community pool, tennis, and barbecue picnic area.





LEGACY



In 1960, Alex G. Spanos founded a construction company in his hometown of Stockton, California to build apartment projects and meet the housing needs of his community. Fifty years later, the company is recognized as one of the nation's leading family-owned builders of multifamily housing and developers of master planned communities. In 2005, Spanos transferred the leadership and responsibility of running the company to his two sons, Dean and Michael.

1961 A.G. Spanos Construction builds their first apartment complex, Bali Hai, in Stockton, California.

1962 The company builds its second project, the Outrigger, right next to Bali Hai.

1965 The company builds its headquarters in Stockton, California.

1975 A.G. Spanos Construction expands into Nevada.

1977 A.G. Spanos Construction is the #1 builder of apartments in America.

1985 A.G. Spanos Construction has division offices in 15 states across the Sunbelt.

1990 AGS builds projects designed with the immediate area in mind, from developing for the rich color and hues in Florida to combining community living and leisurely lifestyle.

2004 A new head office complex is built in Stockton, California.

2005 Alex Spanos hands the reins to his sons Dean and Michael, who continue to build upon their father's legacy.

PRESENT AGS continues to build luxury community living complexes and is consistently looking to build future projects that meet individual market demand.

COMMUNITY OUTREACH

Alex G. Spanos, the founder of A.G. Spanos Companies, believed in giving to his community and left a legacy of supporting education, the arts, youth athletic programs, and assistance to those who are most in need. Today, his sons, Dean and Michael Spanos, operate and oversee the company with the same dedication and commitment to these values.



EDUCATION

Over the years, Alex Spanos has made significant contributions in many states to improve the quality of education offered to high schools and universities and to assist needy students with the establishment of numerous scholarships.



THE ARTS

Spanos is a supporter of the arts and has helped bring the treasures of Ancient Greece to America. He donated to the Hellenic Cultural Museum in Chicago and to all the arts and theatre groups in Stockton, CA. He was the principle donor to the renovation of the Bob Hope Theatre in Stockton and the Faye Spanos Concert Hall at the University of the Pacific.



RELIEF ASSISTANCE

Alex Spanos made substantial donations to the Red Cross, the Florida Hurricane Relief Fund, the Tsunami Relief effort and the Katrina Relief effort. He also provided financial assistance to help Turkey, Greece and Armenia when devastating earthquakes hit these countries.



COMMUNITY

Alex Spanos has donated time and money to help charities throughout the country. The local YMCA, United Way, the Starbright Foundation, the Survivors of the Shoah Visual History Foundation, Homeless Shelters, Food Banks, the Goodwill Industries, and the Volunteers of America are just a handful of those that have received the benefits of his largesse. He has also donated to many hospitals and clinics.

WORKSESSION

- **Discuss Wholesale Municipal Water Sale Agreement
(Central Weld Water District)**

WHOLESALE MUNICIPAL WATER SALE AGREEMENT

This Wholesale Municipal Water Sale Agreement (the "Agreement") is made and entered into this 10th day of July, 2013 between the TOWN OF JOHNSTOWN, COLORADO, a municipal corporation, hereinafter referred to as the "Town," and the CENTRAL WELD COUNTY WATER DISTRICT, a special district organized pursuant to Colorado law, hereinafter referred to as the "District." The District and the Town agree as follows:

1. BACKGROUND, PURPOSE AND AUTHORITY

1.01 Section 29-1-203, C.R.S. provides that District and Town may enter into agreements with one another to provide governmental services.

1.02 District owns, maintains and operates a system for the treatment of water and the storage, transportation and distribution of potable water within Larimer and Weld Counties in Colorado.

1.03 Town owns, maintains and operates a system for the storage and distribution of potable water to the inhabitants of the Town.

1.04 Town desires to purchase from the District, and the District desires to sell to the Town, potable water for use by the Town for an Emergency Condition or a Temporary Condition. Town desires to obtain other supplies of potable water so that the District is NOT the exclusive supplier of potable water to the Town.

1.05 By enacting Titles 31 and 32 and specifically §31-35-402 (1) (b) and §32-1-502 (2) (c) of the Colorado Revised Statutes and pursuant to Article XIV, Section 18 of the Colorado Constitution, the Legislature of the State of Colorado has: (a) determined that the State of Colorado has a valid interest in providing water for its citizens; (b) clearly articulated and affirmatively expressed the State of Colorado's policy to allow municipalities and special service districts to provide water by utilizing cooperative agreements and to eliminate competition in areas where each party is capable of providing service; (c) developed a structure to actively supervise municipalities and special service districts if the District and Town choose to utilize such agreements; and (d) specifically provided that there shall be no overlapping service territories for municipal corporations providing water service.

1.06 The Agreement supersedes any prior agreements between the parties for the provision of water.

2. PROVISION OF POTABLE WATER

2.01 District shall sell and deliver to Town, and Town shall purchase and receive from District, potable water for use in Town's water system under either an Emergency Condition or a Temporary Condition. The rates paid for the water and other District products and services shall be as provided on Schedule A attached to the Agreement. The point(s) of delivery of potable water by the District to Town set forth in Schedule B attached hereto, which may be amended from time to time as

agreed upon by the parties ("Delivery Points"). The minimum annual amount, peak hourly demand, and operating pressures shall be as provided on Schedule C attached to the Agreement.

- 2.02 For the purpose of this Agreement:
- .01 An "Emergency Condition" is defined as any occurrence, condition or event that results in the Town being unable to deliver treated water for Essential Use to their customers. Emergency Conditions have a finite duration linked to a formal schedule agreed upon by both parties to fix, repair or replace the root cause of the Emergency Condition and return the systems to normal service.
 - .02 A "Temporary Condition" assumes the District will provide service as a "convenience" to facilitate construction or upgrade of major facilities for duration of approximately ninety days or less.
 - .03 Essential Use is defined as all uses except for the watering and irrigation of exterior landscape, and the washing of pavement, sidewalks, structures or vehicles.

2.03 Town may purchase or receive potable water from any water system other than the District throughout the term of the Agreement. The Town has a water purchase agreement in effect on the date of the Agreement with the City of Greeley, Colorado dated May 16, 2005. The Town has entered into an Intergovernmental Agreement with Little Thompson Water District dated October 21, 2002 and January 21, 2009. The Town will advise the District as early as practicable about the commencement of negotiations on any new water purchase agreements with any person or entity prior to the time that any such agreements may be modified or entered into by the Town. The District will be allowed to comment on any such agreements prior to the time any such agreement is approved by the Town.

3. RATES

3.01 Town shall timely pay District a rate for potable water delivered to the Town at the Delivery Point(s) during the previous month. Until revised by District the rates(s) shall be as specified on Schedule A. Schedule A may be revised from time to time by the District. Such revised rates established by District after the date of this Agreement shall be deemed to be substituted for the original rates herein provided in Schedule A; and Town agrees to pay such revised rates after the effective date of such rate revisions. No rate increase shall take effect until after ninety days' prior written notice to the Town.

3.02 Billing for the rates shall be as provided in the tariffs, rules and regulations of the District. Any bill not paid shall be subject to the termination of service and be subject to the terms of the tariffs, rules and regulations of the District for nonpayment. A delinquency fee as stated on Schedule A. Any default by Town under the Agreement shall be considered as a delinquency in payment.

4. TERM

4.01 This Agreement shall remain in full force and effect until **thirty** years from the date of the Agreement.

4.02 The term of the Agreement shall not be extended without the written agreement of the parties. Upon the expiration of the term of the Agreement, all water sales by the District to Town shall terminate. District may at its sole election remove or abandon any or all of its facilities that are used to provide water service to Town after the end of the term of the Agreement.

4.02 Town and District agree that not less than five years prior to the expiration of the Agreement, both parties shall jointly review the Agreement for the purpose of considering the advisability of extending, altering, or modifying the Agreement.

5. RAW WATER

5.01 Town shall annually, each calendar year, provide to District raw (untreated) water for use by District within District's water system, at the rate specified on Schedule C in the "Raw Water Requirements." Raw water provided to District shall be provided on an actual gallon basis. Schedule C may be revised by the District at any time.

5.02 The Raw Water Requirements shall be provided to District from the Colorado-Big Thompson Project ("CBT"), the Northern Colorado Water Conservancy District's Windy Gap water, or any other source of water acquired by Town and treatable by District at its facility.

5.03 Town shall retain ownership of the raw water rights, however the annually transferred water shall be owned by District upon the date of each annual transfer to District by Town.

5.04 Town shall purchase, own and give to District for use in District's water system no less than all of its Raw Water Requirements.

5.05 District shall not be required to acquire any additional raw water necessary to meet Town's Raw Water Requirements.

5.06 In the event Town does not provide sufficient raw water to District to meet its Raw Water Requirements the Town shall be in default under the Agreement. District shall give Town notice of such insufficiency, however such notice shall not be a prerequisite to a default under the Agreement.

5.07 Town shall pay for all costs associated with acquisition of the Raw Water Requirements by Town and transfer of the same to District, and any periodic charges or assessments related to such raw water. Town shall be responsible for all costs or expenses involved in changing the District's operations to facilitate District's use of raw water under the terms of this Agreement from a provider other than the Northern Colorado Water Conservancy District or Windy Gap water.

6. MASTER METER(S), OWNERSHIP AND MAINTENANCE OF FACILITIES

6.01 One or more master meters shall be installed, owned, operated and maintained by the District at each Delivery Point.

6.02 Such meter(s) shall be read by District under the District's meter reading schedule. If requested by Town, District shall give Town advance notice of the time and date of any master meter

reading and allow a Town representative to be present. Town shall have access to the meter reading data at any time. If any meter shall fail to register for any period, Town and District shall attempt in good faith to reach agreement as to the amount of water furnished during such period based upon all reasonable criteria and indicia of use for the period at issue. If no agreement can be reached, District shall issue a billing to Town which shall be based upon historical average annual usage data; and Town shall pay such bill issued by the District.

6.03 Town's water shall not be allowed to backflow or otherwise enter the District's water delivery system; and the interconnections shall provide for protection for this requirement. Town shall own, operate and maintain, and shall be responsible for the construction, operation, and maintenance of its water distribution lines and other water system facilities on the downstream side of the Delivery Point(s). Town shall undertake all proper steps under American Water Works Association standards to prevent or disconnect, or both, connections to Town's water system which would in any way permit water in Town's water distribution system to enter District's water distribution system by backflow, back-pressure or otherwise, so as to prevent the quality of water in District's water distribution system from being detrimentally affected by water in Town's water distribution system.

6.04 District shall own, operate and maintain and shall be responsible for the construction, operation and maintenance of District's water distribution lines and other water system facilities, water lines and treatment plant facilities necessary to serve Town as required by this Agreement, ending at the Delivery Point(s). For the purpose of determining repair, replacement, operation and maintenance responsibility, District shall own all facilities at each Delivery Point to a point five feet on the downstream side of the master meter vault. From the point five feet on the downstream side of the master meter vault continuing on the downstream side of the vault, Town shall own all such water facilities.

6.05 Town shall pay for and District shall install, own and operate a flow restricting valve at each of the Delivery Point(s). Said valve(s) shall be equipped with a timer capable of providing a maximum rate of flow as provided in Schedule C (such maximum is for the total of all delivery points to the Town).

7. ANNEXATION INFORMATION

7.01 Town shall provide to District notice of any proposed annexation to Town at the time Town's officials become aware of the proposed annexation. The notice shall contain a legal description of the annexation and a map showing the area proposed to be annexed as well as the surrounding area. The map shall also indicate locations of natural landmarks and all existing utilities and shall also contain other information pertinent to the annexation. Town shall provide to District a copy of any report furnished to the County Commissioners pursuant to §31-12-108.5, C.R.S. District shall be allowed to participate in all planning relative to the location of utilities, roads, drainage easements, ditch rights-of-way and utility easements. Such participation shall be that which is accorded to District by law.

8. ESTABLISHMENT OF SERVICE AREAS

8.01 Town shall not render any water service directly or indirectly in the exclusive District Service Area shown on Schedule D until after the date of annexation of property that is within the

District Service Area and after the date that the property has been excluded from the boundaries of the District. Town shall not sell any water at wholesale or retail to any existing or potential customer of Town for resale by that customer to any point for use within the District Service Area.

8.02 District shall continue to be the exclusive water service provider within the District Service Area notwithstanding the annexation of any part of such area by Town.

8.03 Within thirty days after the annexation to the Town of a parcel of property that is in the boundaries of District becomes final and nonappealable, Town may request to exclude any such annexed area from District's boundaries and District's Service Area. If Town fails to make such request, then District shall have the perpetual exclusive right to serve at retail all water within such annexed area notwithstanding the termination of this Agreement. If Town makes such request to District, then District will take action under state statute to exclude such annexed area from the boundaries of the District after payment by Town to District of the total amount required under this Agreement. The total amount due shall be invoiced by District to Town and Town shall pay such invoice within thirty days of the invoice date.

9. ENFORCEABILITY

9.01 The parties to this Agreement recognize that there are legal constraints imposed upon Town and District by the Constitution, statutes and laws of the State of Colorado and the United States. Subject to such constraints, the parties fully intend to carry out the terms and conditions of this Agreement in good faith.

9.02 Notwithstanding any of the provisions of this Agreement to the contrary, in no event shall any of the parties exercise any powers or undertake any actions which shall be prohibited by applicable law.

9.03 Whenever possible, each provision of the Agreement shall be interpreted in such a manner as to be effective and valid under applicable law. The invalidity or unenforceability of any provisions of the Agreement shall not affect or impair any other provisions.

9.04 All negotiations, considerations, representations, and understandings between the parties are incorporated herein.

9.05 Town shall abide by all tariffs, rules, regulations and policies of the District that the District establishes from time to time; and all such tariffs, rules, regulation and policies of the District may be changed by the District at any time during the term of the Agreement. The Schedules attached to the Agreement may be changed by the District at any time.

10. MISCELLANEOUS

10.01 Neither party shall be considered in default in respect to any obligation hereunder if prevented from fulfilling such obligations by reason or uncontrollable forces, the terms uncontrollable forces being deemed for the purposes of the Agreement to mean any cause beyond the control of the party affected, including, but not limited to, failure of facilities, flood, earthquake, storm, lightning, fire,

epidemic, or, riot, civil disturbance, labor disturbance, sabotage, and restraint by court or public authority, which by due diligence and foresight such party could not reasonably have been expected to avoid. Either party rendered unable to fulfill any obligation by reason of uncontrollable forces shall exercise due diligence to remove such inability with all reasonable dispatch. Failure to pay any amount due under the Agreement shall never be considered as due to an uncontrollable force.

10.02 Town and District agree to continue the cooperative exchange of information, operational assistance and emergency aid. If, in the maintenance of their respective water systems and other water systems from which either party may obtain water service, it becomes necessary by reason of any emergency or extraordinary condition for either party to request the other to furnish personnel, materials, tools, and equipment for the accomplishment thereof, the party so requested shall cooperate with the other and render such assistance as the party so requested may determine to be available. The party making such requests, upon receipt of properly itemized bills from the other party shall reimburse the party rendering such assistance for all costs properly and reasonably incurred by it in such performance, including but not to exceed ten percent thereof for administrative and general expense, such costs to be determined on the basis of current charges or rates used in its own operations by the party rendering the assistance.

10.03 The parties shall promptly take all necessary action to obtain approvals necessary to consummate this Agreement and render to each other such assistance in cooperation as the parties may reasonably request of the other in order to expeditiously carry out the terms and provision hereof.

10.04 The laws of the State of Colorado shall govern the validity, performance and enforcement of this Agreement and venue for all actions shall be in Weld County.

10.05 The parties agree that the provisions of the Agreement may be specifically enforced in a court of competent jurisdiction, and the parties agree that the defaulting party shall pay all costs of such action as actually incurred by the non-defaulting party, including attorney fees.

10.06 Nothing contained herein shall be deemed or construed by the parties hereto, nor by any third party, as creating the relationship of principal and agent or a partnership or a joint venture between the parties hereto.

10.07 Whenever herein the singular number is used, the same shall include the plural, and neuter gender and shall include the masculine and feminine genders when the context so requires.

10.08 Any waiver of or deferral of action upon at any time by either party hereto of its rights with respect to a default or any other matter arising in connection with the Agreement shall not be deemed to be a waiver with respect to any subsequent default or matter.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

SCHEDULE A
TO
WHOLESALE MUNICIPAL WATER SALE AGREEMENT
BETWEEN
TOWN OF JOHNSTOWN, COLORADO
AND
CENTRAL WELD COUNTY WATER DISTRICT
[water rate, tap fee rate and delinquency fees]

RATES:

ACCOUNT CHARGE \$1,500.00/month

~~DEMAND CHARGE~~

COMMODITY CHARGE \$2.00/Thousand Gallons

(Minimum Monthly Bill)

CAPITAL CONTRIBUTION:

~~TAP FEE: FOR EACH RESIDENTIAL EQUIVALENT TAP PAY \$ _____ TO DISTRICT~~

OTHER CHARGES:

PER REGULAR RULES AND REGULATIONS OF THE DISTRICT
LATE PAYMENT FEES
UNPAID AMOUNT TO BEAR INTEREST AT 18% PER ANNUM

**SCHEDULE B
TO
WHOLESALE MUNICIPAL WATER SALE AGREEMENT
BETWEEN
TOWN OF JOHNSTOWN, COLORADO
AND
CENTRAL WELD COUNTY WATER DISTRICT
[point(s) of delivery of potable water]**

1. At Weld County Road 42 and Weld County Road 17 on the 20 inch water line of Central Weld County Water District.

**SCHEDULE C
TO
WHOLESALE MUNICIPAL WATER SALE AGREEMENT
BETWEEN
TOWN OF JOHNSTOWN, COLORADO
AND
CENTRAL WELD COUNTY WATER DISTRICT**

[minimum annual amount, peak hourly demand, operating pressure, maximum rate of flow, and Raw Water Requirement]

RAW WATER REQUIREMENT:

120% OF ESTIMATED ANNUAL USAGE

~~The maximum hourly rate of usage shall be the highest quantity of water delivered by District to Town at all points of delivery (total demand) during one 24 hour period constituting one day. The annual amount may be increased from time to time only upon the prior written supplement to the Agreement. Town shall be responsible for all minimum and maximum pressure rates within its water system on Town's side of the point(s) of delivery of potable water. The parties are not required to agree upon additional, new or moved Delivery Point(s); and such matters shall only be accomplished by a prior written supplement to the Agreement.~~

