Board of Trustees Regular Meeting

807 Mountain Avenue
Town Board Meeting Room
Berthoud, Colorado 80513
Tuesday, April 14, 2026, at 6:30 PM

This meeting will be streamed live on YouTube. The live stream is accessible by visiting www.berthoud.org/stream.

The Board of Trustees may act on any of the following agenda items as presented or modified prior to or during the meeting and items necessary or convenient to effectuate the agenda items.

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

IV. Citizen Participation

V. Scheduled Items and Estimated Times for Discussion

1. Consent Agenda **(5 Min)**

a. April 14, 2026 Meeting Agenda

b. March 24, 2026 Meeting Minutes

c. 2026 Road and Sidewalk Improvement Projects Bid Award

d. 3rd of July Event Service Agreements

e. A Little Help Senior Services Contract

f. Berthoud Arboretum at Waggener Farm Park Bid Results

g. Berthoud Historical Society Community Program Agreement

h. February 2026 Financial Information

i. Local Planning Capacity Grant Amendment to Accept No-Match Award by DOLA

The order of agenda items listed above is approximate and intended as a guideline for the Town Board. Individuals needing special accommodation may request assistance by contacting the Town Clerk 807 Mountain Avenue, Berthoud, Colorado 80513, 970-532-2643 at least 24 hours in advance.

j. Hometown Heroes Program Fee Waiver

2. Sustainability Action Plan Adoption (10 Min)

3. Discussion of Certificates of Participation and Approval of Resolution Authorizing Engagement with Piper Sandler & Co for COP Financing – Mountain Vista Park Phase 1 (Richardson) (45 Min)

4. PUBLIC HEARING: Comprehensive Plan Update to Include Water Conservation Element (20 Min)

5. PUBLIC HEARING: Lewis Valley Annexation, Annexation Agreement, Zoning, and Neighborhood Master Plan (60 Min)

6. Establish Interview Committee to Fill Vacancies on the Planning Commission (5 Min)

7. Elected Official Reports (20 Min)

a. Town Board -

b. Mayor -

c. Staff - Town Administrator, Attorney

VI. Adjourn

Town Clerk or Deputy Town Clerk

William Karspeck, Mayor

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Board of Trustees Information

Administration Department

Meeting Date:	**April 14, 2026**
Agenda Title/Subject:	**Consent Agenda**
Type of Item:	**Consent Agenda**
Purpose:	**Board approval to authorize Mayor to execute acceptance and grant amendment**
Presented by:	**Christian Samora**

Attachments:
None

Background:
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 Board Member wishes to remove an item for discussion separately. Items removed from the consent agenda should be considered immediately following adoption of the amended Consent Agenda.

Update/Next Steps:
Any updates or next steps for the items on the Consent Agenda will be articulated in the information sheet provided for each item on the Consent Agenda.

Fiscal Impact and Fund Source:
Any fiscal information for the items on the Consent Agenda will be articulated in the information sheet provided for each item on the Consent Agenda.

Community Touchstones:
Any Community Touchstones for the items on the Consent Agenda will be articulated in the information sheet provided for each item on the Consent Agenda.

Recommended Action(s):
"Move to combine and approve the items on the Consent Agenda."
Followed by a second and a vote.

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I. Call to Order

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b. March 24, 2026 Meeting Minutes

c. 2026 Road and Sidewalk Improvement Projects Bid Award

d. 3rd of July Event Service Agreements

e. A Little Help Senior Services Contract

f. Berthoud Arboretum at Waggener Farm Park Bid Results

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2. **Sustainability Action Plan Adoption** **(10 Min)**

3. **Discussion of Certificates of Participation and Approval of Resolution Authorizing Engagement with Piper Sandler & Co for COP Financing – Mountain Vista Park Phase 1 (Richardson)** **(45 Min)**

4. **PUBLIC HEARING: Comprehensive Plan Update to Include Water Conservation Element** **(20 Min)**

5. **PUBLIC HEARING: Lewis Valley Annexation, Annexation Agreement, Zoning, and Neighborhood Master Plan** **(60 Min)**

6. **Establish Interview Committee to Fill Vacancies on the Planning Commission** **(5 Min)**

7. **Elected Official Reports** **(20 Min)**

   a. Town Board -

   b. Mayor -

   c. Staff - Town Administrator, Attorney

VI. Adjourn

_____ _____

Town Clerk or Deputy Town Clerk William Karspeck, Mayor

April 14, 2026, Meeting Agenda

The order of agenda items listed above is approximate and intended as a guideline for the Town Board. Individuals needing special accommodation may request assistance by contacting the Town Clerk 807 Mountain Avenue, Berthoud, Colorado 80513, 970-532-2643 at least 24 hours in advance.

Board of Trustees Meeting Minutes

807 Mountain Avenue
Town Board Meeting Room
Berthoud, Colorado 80513
Tuesday, March 24, 2026, at 6:30 PM

3/24/2026 – Minutes

I. Call to Order

Mayor Karspeck called the meeting to order at 6:30 PM.

II. Pledge of Allegiance

Mayor Karspeck led the Pledge of Allegiance.

III. Roll Call

The following Board members were present:

Trustee May Albrecht
Trustee Karl Ayers
Trustee Tim Hardy
Trustee Brett Wing
Mayor Pro-Tem Sean Murphy
Mayor Will Karspeck

The following Board members were absent:

Trustee Mark Brodie

The following staff members were present:

Town Attorney Kendra Carberry
Town Administrator Chris Kirk
Town Clerk Christian Samora
Deputy Town Clerk Lexi Dovel
Larimer County Sheriff Sergeant Justin Williamson

IV. Citizen Participation

Norm Steen spoke regarding his homeschool high school civics class.
Jeff Mark spoke regarding the Revere property and ballot questions for the April 7, 2026 election.

Loree Schwartz spoke regarding a potential consumption lounge at the Green Tree marijuana dispensary.
John Anderson, Christy Anderson, and Ken Dewey spoke regarding construction traffic in their neighborhood.

V. Scheduled Items and Estimated Times for Discussion

1. Consent Agenda (5 Min)

Consent Agenda items are considered to be routine by the Town Board and will be enacted with a single vote. There will be no separate discussion of these items. If discussion is deemed necessary, an item may be removed from the Consent Agenda and considered separately.

a. March 24, 2026 Meeting Agenda
b. March 10, 2026 Meeting Minutes
c. March 2026 Board Report
d. January 2026 Financial Information
e. Arbor Day 2026 Proclamation
f. 2026 Water Line Replacement Project Bid Award
g. Approval of Application for Change of Handy Ditch Company Water Right
h. Approval of Berthoud Local General Services Agreement

Trustee Wing requested item G be removed from the Consent Agenda for individual consideration.

Trustee Ayers moved to combine and approve the Consent Agenda, less item G. Trustee Hardy seconded the motion. In a 6-0 roll call vote, the motion Passed.

The Board had further discussion on item G, Approval of Application for Change of Handy Ditch Company Water Right.

Trustee Wing moved to approve item G. Trustee Hardy seconded the motion. In a 6-0 roll call vote, the motion Passed.

2. Mountain Vista (Richardson) Park Next Steps Discussion (120 Min)

Administrator Kirk provided an introduction and gave a presentation on the Mountain Vista (Richardson) Park discussion.

Andrew Ma with Piper Sandler provided additional information on the financing options available for the project.

Mayor Karspeck opened the item to public comment.
Amber Schneider, Deanne Mulvihill, Bill Hindman, Steve Mulvihill, Dwight Osborne, Sarah Lincoln, Butch Hause, Richard Bailey, Marleene Buttice, Charlotte Roe, Christine Torres, Casey

Grace, and Laura Huff spoke during public comment.

Mayor Pro-Tem Murphy moved to direct staff to take no further action on the non-binding opinions of cost and to pursue the 100% completion of construction documents and then have the Board consider proceeding with a conventional invitation to bid. Mayor Karspeck seconded the motion. In a 2-4 roll call vote, the motion Failed, with Trustee Albrecht, Trustee Ayers, Trustee Hardy, Trustee Wing voting no.

Mayor Pro-Tem Murphy moved to direct staff to take no further action in pursuing COP financing on this project; Financing through a bond subject to the vote of the people will be the only option considered moving forward at a date following the 100% completion of construction documents. Mayor Karspeck seconded the motion. In a 1-5 roll call vote, the motion Failed, with Trustee Albrecht, Trustee Ayers, Trustee Hardy, Trustee Wing, and Mayor Karspeck voting no.

Trustee Wing moved to authorize the Town Administrator to enter into a CM/GC contract with ECI Site Construction Management for preconstruction services of the Mountain Vista Park project, in an amount not to exceed $35,000, subject to review and approval by the Town Attorney. Trustee Hardy seconded the motion. In a 5-1 roll call vote, the motion Passed, with Mayor Pro-Tem Murphy having the dissenting vote(s).

Trustee Wing moved to direct staff to pursue financing for the Mountain Vista Park project using COP's, and to bring back a resolution authorizing the Town Administrator to pursue said financing at the April 14, 2026, Town Board meeting. Trustee Hardy seconded the motion. In a 4-2 roll call vote, the motion Passed, with Mayor Pro-Tem Murphy and Mayor Karspeck having the dissenting vote(s).

3. Elected Official Reports (20 Min)

Trustee Ayers moved to extend the meeting past 9:30 pm. Trustee Albrecht seconded the motion. In a 6-0 roll call vote, the motion Passed.

a. Town Board

Trustee Albrecht reported that Youth Advisory Commission members have been registered for the League of Cities conference in November, and inquired about year-round bathroom accessibility at the town parks.

Trustee Ayers reported on PORT Committee discussions regarding Newell Farm Park, the Jaskowski property, and Pioneer Park. Ayers reported on the upcoming Open Space Workshop on March 30 at 5:30 pm.

Trustee Hardy reported on a Berthoud Main Street proposal that will be coming to the Town Board at a future meeting and provided an update on beekeeping activities.

Trustee Wing reported on a citizen concern sent to the Board and Administrator Kirk. Wing inquired about the legal uses of e-bikes in Town, and about tree health and watering restrictions.

Mayor Pro-Tem Murphy reported on discussions among the Tree Advisory Committee regarding the Arboretum project, the Arbor Day poster contest, tree recommendations for specific locations in town, and tree pruning and watering. Murphy reported on the St Patricks Day run and discussed breaches of the Code of Conduct by the Town Board.

b. Mayor

Mayor Karspeck reported that Trustee Albrecht has joined him on the Community Foundation Committee, and that Trustee Wing will be joining him at the next MPO meeting. Karspeck referenced discussions with Neighbor to Neighbor regarding grant money and homelessness. Karspeck reported on the recent St. Patrick's Day run, as well as the upcoming RAFT Chili Cook Off and the Chamber After Hours event, both on March 26.

c. Staff - Town Administrator, Attorney

Administrator Kirk reported on a Chamber of Commerce After Hours event at 5:30 pm on Thursday, March 26, as well as a Town Open Space Workshop at 5:30 pm on Monday, March 30 at Town Hall. Kirk reported that the next Town Board meeting will be on April 14th, and on an upcoming meeting with Berthoud Main Street to discuss their proposal to the Town Board.

VI. Adjourn

The meeting was adjourned at 10:04 PM.

Town Clerk or Deputy Town Clerk

William Karspeck, Mayor

Board of Trustees Information

Public Works Department

Meeting Date:	**April 14, 2026**
Agenda Title/Subject:	**2026 Road and Sidewalk Improvement Projects Bid Award**
Type of Item:	**Consent Agenda**
Purpose:	**Board Approval of Contractor Selections for 2026 Road and Sidewalk Improvement Projects**
Presented by:	**Daniel Buendia**

Attachments:

1. 2026 Roadway & Sidewalks Improvements Project Locations
2. Caraveo Bid Tabulation
3. 2026 Sidewalk Improvements Project Locations
4. Concrete Pride Bid Tabulation

Background:

The Town received 8 bids for the 2026 Road and Sidewalk Improvements Project. Caraveo Construction submitted the lowest bid at $569,511.08. Town staff has reviewed references and recommends awarding the project to Caraveo Construction.

The 2026 repairs will consist of multiple task items, including roadway and sidewalk repairs. These can include patching of Urban Pl., Woodcock Dr., and roads in the Bel Cara subdivision. Slurry sealing of portions of Gateway Park Blvd. Mill and overlay of portions of Gateway Park Blvd., Gateway Park Dr., Glacier Ave., Lake Ave., and portions of 7th St. Full depth reclamation of a single alley in the Mary's Farm subdivision. Various partial and full-depth patches in multiple locations.

Sidewalks adjacent to the planned 2026 Road Improvements will also be repaired. Additionally, missing segments will be constructed between Hammond and HWY 287, the 1st St. Roundabout and Peakview Meadows, and Bunyan Ave.

The Town received 16 bids for the 2026 Sidewalk Improvements Project. Concrete Pride submitted the lowest bid at $177,440.00. Town staff has reviewed references and recommends awarding the project to Concrete Pride.

Following our 5-Year Sidewalk Improvement Plan 2026 Schedule, the 2026 sidewalk repairs take place mainly along 8th St., 9th St., 10th St., Franklin Ave., Bruce Ave., and Bunyan Ave.

Update/Next Steps:

No additional Board action is needed after approval.

Fiscal Impact and Fund Source:
2026 Road & Sidewalk Improvement Projects Cost:
$569,511.08 + 15% Contingency = $654,937.74

2026 Sidewalk Improvements Project Cost:
$177,440.00 + 15% Contingency = $204,056.00

All Projects are currently funded in the 2026 Budget
41-00-5221.00 – Downtown Sidewalk Replacement - $350,000.00
51-00-5038.00 – Sidewalks/ADA - $350,000.00
51-00-5239.00 – Street Improvements - $1,500,000.00

Community Touchstones:
Sidewalks and Roadways provide sustainable & vital networks for vehicle and pedestrian travel. Improvements to our Old Town sidewalk infrastructure enhances Berthoud's Community Identity of a small town, rich in beautiful parks, historic homes, and a mature urban forest that everyone can walk through and enjoy.

Recommended Action(s):
Board Approval to Award selected contractors for 2026 Roadway and Sidewalk Improvements Projects.



ASPHALT PROJECT LOCATIONS

Project Road Bids

Date 3-19-26

Bidder	Bid Amount
Cennell	$ 1,265,066.90
Coulson	$ 923,707.09
Asphalt Specialties	$ 952,741.09
A-one chipseal	$ 958,575.75
NPT	$ 815,634.66
Martin Marietta	$ 1,448,014.79
Caraveo construction	$ 569,511.08
All pro pavement	$ 686,749.88

Caravco construction

Bit Item A Total	$	367,926.38
Bid Item B Total	$	60,521.00
Bid Item C Total	$	77,810.90
Bid Item D Total	$	63,252.80
Bid Item E Total	$	117,109.00
Project Total Cost	$	569,511.08

Notes*

Do not modify grey cells

Enter data only in green cells

Efrain Caravco

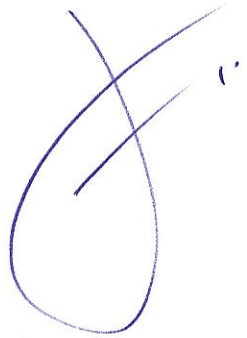
PRESIDENT.

Caraveo construction

ITEM NO.	ITEM DESCRIPTION	PAY UNIT	TOTAL QTY	PROJECT UNIT PRICE	PROJECT TOTAL PRICE
1	Adjust Manhole/Water Valve to grade	EA	6	$ 100.00	$ 600.00
2	Levelling	SY	1,000	$ 10.00	$ 10,000.00
3	Hot Mix Asphalt 2.5"-Depth (S)	SY	3,948	$ 12.91	$ 50,968.68
4	Hot Mix Asphalt 1.5"-Depth (SX)	SY	13,634	$ 7.91	$ 107,844.94
5	Patching	SY	732	$ 39.15	$ 28,657.80
6	Slurry Seal	SY	17,712	$ 3.38	$ 59,866.56
7	Subgrade preparation	SY	956	$ 13.50	$ 12,906.00
8	Asphalt Removal	SY	13,634	$ 3.60	$ 49,082.40
9	Mobilization	LS	1	$ 11,000.00	$ 11,000.00
10	Traffic Control	LS	1	$ 37,000.00	$ 37,000.00
	Bid Item A Cost				$ 367,926.38

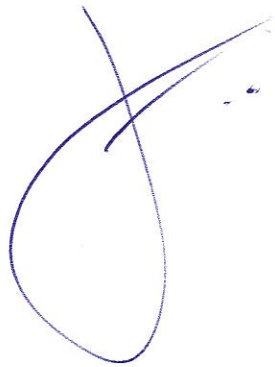
Caraveo construction

ITEM NO.	ITEM DESCRIPTION	PAY UNIT	TOTAL QTY	PROJECT UNIT PRICE	PROJECT TOTAL PRICE
1	Sawcut Existing Asphalt	LF	2,272	$ 2.00	$ 4,544.00
2	Asphalt Removal	SY	1,148	$ 3.60	$ 4,132.80
3	Patching	SY	1,148	$ 39.15	$ 44,944.20
4	Mobilization	LS	1	$ 1,900.00	$ 1,900.00
5	Traffic Control	LS	1	$ 5,000.00	$ 5,000.00
	Bid Item B Cost				$ 60,521.00



Caraveo construction

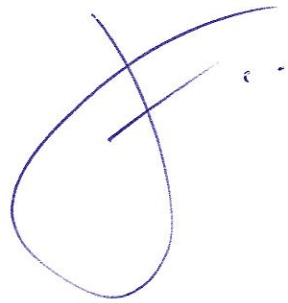
ITEM NO.	ITEM DESCRIPTION	PAY UNIT	TOTAL QTY	PROJECT UNIT PRICE	PROJECT TOTAL PRICE
1	Vertical Curb and gutter removal and replacement	LF	175	$ 39.00	$ 6,825.00
2	New 4' attached or detached sidewalk construction – No existing sidewalk or flagstone (LF)	LF	210	$ 9.03	$ 1,896.30
3	Concrete Drive pan per LCUASS 706.1	SY	64	$ 99.00	$ 6,336.00
4	Attached 4' Sidewalk Removal & Replacement	LF	20	$ 40.40	$ 808.00
5	Detached 4' Sidewalk Removal & Replacement	LF	179	$ 41.40	$ 7,410.60
6	Handicap Ramps Diagonal	EA	10	$ 2,500.00	$ 25,000.00
7	Handicap Ramps Directional	EA	1	$ 2,400.00	$ 2,400.00
8	Concrete Trip Hazard Grinding	EA	31	$ 75.00	$ 2,325.00
9	1' Driveway transition Strip	EA	50	$ 300.00	$ 15,000.00
10	CDOT ROW Permit	LS	1	$ 3,175.00	$ 3,175.00
11	Mobilization	LS	1	$ 2,735.00	$ 2,735.00
12	Traffic Control	LS	1	$ 3,900.00	$ 3,900.00
	Bid Item C Total Cost				$ 77,810.90



Caraveo construction

ITEM NO.	ITEM DESCRIPTION	PAY UNIT	TOTAL QTY	PROJECT UNIT PRICE	PROJECT TOTAL PRICE
1	Sawcut Existing Asphalt	LF	412	$ 2.00	$ 824.00
2	Asphalt Removal	SY	276	$ 13.50	$ 3,726.00
3	6" Class 6 Aggregate	TON	113	$ 55.00	$ 6,215.00
4	4" HMA (S)	TON	86	$ 97.00	$ 8,342.00
5	Vertical Curb and Gutter	LF	412	$ 31.00	$ 12,772.00
6	5' New Concrete Sidewalk	SF	2,060	$ 9.13	$ 18,807.80
7	Fill	CY	93	$ 35.00	$ 3,255.00
8	Landscaping Wall (6"x6" PT lumber)	LS	1	$ 1,500.00	$ 1,500.00
9	Relocate Sign	EA	1	$ 190.00	$ 190.00
10	Silt Fencing	LF	400	$ 5.00	$ 2,000.00
11	Inlet Protection	EA	1	$ 350.00	$ 350.00
12	Mobilization	LS	1	$ 1,971.00	$ 1,971.00
13	Traffic Control	LS	1	$ 3,300.00	$ 3,300.00

Bid Item D Total Cost	$ 63,252.80



Caraveo construction

ITEM NO.	ITEM DESCRIPTION	PAY UNIT	TOTAL QTY	PROJECT UNIT PRICE	PROJECT TOTAL PRICE
1	Sawcut Existing Concrete	LF	12	$ 9.00	$ 108.00
2	6" New Concrete Sidewalk	SY	534	$ 76.50	$ 40,851.00
3	Construction Survey	LS	1	$ 4,377.00	$ 4,377.00
4	Unclassified Excavation	CY	89	$ 32.00	$ 2,848.00
5	24" RCP Culvert	LF	53	$ 200.00	$ 10,600.00
6	6" PVC Culvert	LF	34	$ 130.00	$ 4,420.00
7	8" PVC Culvert	LF	34	$ 170.00	$ 5,780.00
8	18" RCP Extension	LF	11	$ 201.00	$ 2,211.00
9	18" RCP FES	EA	2	$ 1,711.00	$ 3,422.00
10	24" RCP FES	EA	4	$ 1,900.00	$ 7,600.00
11	Fill	CY	315	$ 35.00	$ 11,025.00
12	Silt Fencing	LF	600	$ 5.00	$ 3,000.00
13	Inlet Protection	EA	3	$ 350.00	$ 1,050.00
14	Concrete Headwall	EA	7	$ 1,900.00	$ 13,300.00
15	Roll Max Erosion Control Mat	SY	480	$ 3.15	$ 1,512.00
16	Mobilization	LS	1	$ 5,005.00	$ 5,005.00
	Bid Item E Total Cost				$ 117,109.00

SIDEWALK PROJECT LOCATIONS



Project Sidewalk Bids

Date 3-19-26

Bidder	Bid Amount
All pro pavement	$ 253,396.00
concrete pride	$ 177,440.00
GLH	$ 239,472.17
E&M concrete	$ 316,150.00
Maher construction	$ 388,504.00
Lightfield enterprises	$ 254,279.00
Civil specialties	$ 249,985.76
Caraveo	$ 243,000.00
CHatois Juarez	$ 293,324.00
LG contractors	$ 244,030.00
A-one chipseal	$ 246,456.05
western plains construction	$ 298,730.00

Project _____

Date _____

Bidder	Bid Amount
Gold star concrete	$252,778.09
metro pavers	$251,205.05
Lucero concrete	$225,141.00
NorthStar concrete	$242,913.00

The **2026 Berthoud Sidewalk Improvements Project** as defined per task order may consist of full removal and replacement, grinding, and new installation of concrete sidewalk, curb and gutter, and accessible ramps. Some areas may require asphalt cutting and patching. Landscape restoration, expansion joint construction, dowels, and sawcutting activities shall be inclusive of bid price. Bidders shall follow CDOT standard specifications for ADA ramps, sidewalks, and vertical curbs. LCUASS standards shall be followed for standard rollover curbs; however, some instances may be required to match existing conditions. Actual work quantities will vary from the Bid Form quantities.

Bid Item A: Sidewalk Improvements

ITEM NO	ITEM DESCRIPTION	PAY UNIT	TOTAL QTY	PROJECT UNIT PRICE	PROJECT TOTAL PRICE
1	Alley Attached 4' 8" thick sidewalk w. rollover curb	LF	64	$42.00	$2,688.00
3	Vertical Curb and gutter removal and replacement	LF	290	$45.00	$13,050.00
4	R&R Attached sidewalk w. rollover curb	LF	1,920	$45.00	$86,400.00
5	Attached 4' Sidewalk Removal & Replacement	LF	1,440	$23.00	$33,120.00
6	Detached 4' Sidewalk Removal & Replacement	LF	262	$24.00	$6,288.00
7	Handicap Ramps Diagonal	EA	2	$2,500.00	$5,000.00
8	Concrete Trip Hazard Grinding	EA	86	$6.00	$516.00
9	1' Driveway transition Strip	LF	1,033	$16.00	$16,528.00
10	Adjust Manhole to grade	EA	1	$550.00	$550.00
11	Asphalt Patch	TON	20	$165.00	$3,300.00
12	Mobilization	LS	1	$8,000.00	$8,000.00
13	Traffic Control	LS	1	$2,000.00	$2,000.00

TOTAL PROJECT COST ITEM A: $ $177,440.00

Agreement for Services
(Fixed Fee)

This Agreement for Services (the "Agreement") is made and entered into this 3 day of July, 2026 (the "Effective Date"), by and between the Town of Berthoud, a Colorado municipal corporation with an address of 807 Mountain Avenue, Berthoud, CO 80513 (the "Town"), and Ram Waste Systems, Inc., an independent contractor with a principal place of business at 5704 Bueno Drive Fort Collins, CO 80525-3879 ("Contractor") (each a "Party" and collectively the "Parties").

Whereas, the Town requires services; and

Whereas, Contractor has held itself out to the Town as having the requisite expertise and experience to perform the required services.

Now Therefore, for the consideration hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

I. Scope of Services

A. Contractor shall furnish all labor and materials required for the complete and prompt execution and performance of all duties, obligations, and responsibilities which are described or reasonably implied from the Scope of Services set forth in **Exhibit A**, attached hereto and incorporated herein by this reference, and known as:

B. A change in the Scope of Services shall not be effective unless authorized as an amendment to this Agreement. If Contractor proceeds without such written authorization, Contractor shall be deemed to have waived any claim for additional compensation, including a claim based on the theory of unjust enrichment, quantum merit or implied contract. Except as expressly provided herein, no agent, employee, or representative of the Town is authorized to modify any term of this Agreement, either directly or implied by a course of action.

II. Term and Termination

A. This Agreement shall commence on the Effective Date, and shall continue until Contractor completes the Scope of Services to the satisfaction of the Town, or until terminated as provided herein.

B. Either Party may terminate this Agreement upon 30 days advance written notice. The Town shall pay Contractor for all work previously authorized and completed prior to the date of termination. If, however, Contractor has substantially or materially breached this Agreement, the Town shall have any remedy or right of set-off available at law and equity.

III. Compensation

In consideration for the completion of the Scope of Services by Contractor, the Town shall pay Contractor $4,659.98. This amount shall include all fees, costs, and expenses incurred by Contractor, and no additional amounts shall be paid by the Town for such fees, costs, and expenses. Contractor may submit periodic invoices, which shall be paid by the Town within 30 days of receipt.

IV. Contractor's Responsibilities

A. Contractor hereby warrants that it is qualified to assume the responsibilities and render the services described herein and has all requisite corporate authority and licenses in good standing, required by law. The work performed by Contractor shall be in accordance with generally accepted practices.

B. The Town's review, approval or acceptance of, or payment for any services shall not be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.

C. Contractor shall at all times comply with all applicable law, including all federal, state and local statutes, regulations, ordinances, decrees and rules relating to the emission, discharge, release or threatened release of a hazardous material into the air, surface water, groundwater or land, the manufacturing, processing, use, generation, treatment, storage, disposal, transportation, handling, removal, remediation or investigation of a hazardous material, and the protection of human health and safety, including without limitation the following, as amended: the Comprehensive Environmental Response, Compensation and Liability Act; the Hazardous Materials Transportation Act; the Resource Conservation and Recovery Act; the Toxic Substances Control Act; the Clean Water Act; the Clean Air Act; the Occupational Safety and Health Act; the Solid Waste Disposal Act; the Davis Bacon Act; the Copeland Act; the Contract Work Hours and Safety Standards Act; the Byrd Anti-Lobbying Amendment; the Housing and Community Development Act; and the Energy Policy and Conservation Act.

D. Contractor shall comply with the accessibility standards for an individual with a disability adopted by the State Office of Information Technology pursuant to C.R.S. § 24-85-103, and shall indemnify, hold harmless and assume liability on behalf of the Town and its officers, employees, agents and attorneys for all costs, expenses, claims, damages, liabilities, court awards, attorney fees and related costs, and any other amounts incurred by the Town in relation to Contractor's noncompliance with such accessibility standards.

V. Additional Terms

A. Waste Materials: The Town grants to Contractor the exclusive right to collect and dispose of all of The Town's Waste Materials (as defined below). The waste materials to be collected and disposed of by Contractor pursuant to this Agreement consist of all solid waste (including recyclable materials) generated or collected by the Town at the locations specified

herein (the “Waste Materials”); provided, however, that the term Waste Materials specifically excludes and the Town agrees not to deposit in Contractor's equipment or place for collection by Contractor any radioactive, volatile, corrosive, highly flammable, explosive, biomedical, infectious, biohazardous, toxic or hazardous material as defined by applicable federal, state or local laws or regulations, or any material that Contractor determines could cause damage to Contractor’s trucks or equipment or could cause any risk of injury (“Excluded Waste”). The Town agrees to comply with any description of and/or procedures with respect to removal of contaminants or preparation of recyclable materials as reasonably provided by Contractor. Contractor shall deliver properly prepared recyclable materials furnished to Contractor by the Town to a recycling facility owned and/or operated by Contractor or an affiliate of Contractor or a third party that Contractor understands will recycle the materials (“Third Party Facility”); provided, however, that Contractor shall not be responsible for and has not made any representation to The Town regarding the ultimate recycling of such recyclable materials by a Third Party Facility.

B. Title: Contractor shall acquire title to the Waste Materials when they are loaded into Contractor's truck. Title to and liability for any Excluded Waste shall remain with The Town.

C. Responsibility for Equipment: Any equipment furnished hereunder by Contractor shall remain the property of Contractor; however, The Town acknowledges that it has care, custody and control of the equipment while at The Town's location and accepts responsibility for all loss or damage to the equipment (except for normal wear and tear or for loss or damage resulting from Contractor's handling of the equipment) and for its contents. The Town shall not overload (by weight or volume), move, alter or install any devices on the equipment, and shall not manually or mechanically compact any materials inside the equipment, except inside compactor receiver boxes specially designed for such purpose and shall not allow any third party to take any such actions. The Town shall pay additional charges each time that a container is overloaded (by weight or volume). The Town shall use the equipment only for its proper and intended purpose. The Town agrees to provide unobstructed access to the equipment on the collection day. If the equipment delivery location is inaccessible or unsuitable or if the equipment is inaccessible so that the collection service or container removal cannot be made, Contractor will promptly notify The Town and afford The Town a reasonable opportunity to provide the required access or suitable delivery location. The word “equipment” as used in this Agreement shall mean all containers used for the storage of Waste Materials, and any other on-site devices provided by Contractor.

D. Damage to Pavement: The Town warrants that the Town's pavement, curbing or other driving surface or any right of way reasonably necessary for Contractor to provide the services described herein are sufficient to bear the weight of all of Contractor's equipment and vehicles reasonably required to perform such services. Contractor will not be responsible for damage to any such pavement, curbing, driving surface or right of way, and the Town agrees to assume all liabilities for any such damage, which results from the weight of Contractor's vehicles providing service at the Town's location.

VI. Independent Contractor

Contractor is an independent contractor. Notwithstanding any other provision of this Agreement, all personnel assigned by Contractor to perform work under the terms of this Agreement shall be, and remain at all times, employees or agents of Contractor for all purposes. Contractor shall make no representation that it is a Town employee for any purposes.

VII. Insurance

A. Contractor agrees to procure and maintain, at its own cost, a policy or policies of insurance sufficient to insure against all liability, claims, demands, and other obligations assumed by Contractor pursuant to this Agreement. At a minimum, Contractor shall procure and maintain, and shall cause any subcontractor to procure and maintain, the insurance coverages listed below, with forms and insurers acceptable to the Town.

1. Worker's Compensation insurance as required by law.

2. Commercial General Liability insurance with minimum combined single limits of $1,000,000 each occurrence and $2,000,000 general aggregate. The policy shall be applicable to all premises and operations, and shall include coverage for bodily injury, broad form property damage, personal injury (including coverage for contractual and employee acts), blanket contractual, products, and completed operations. The policy shall contain a severability of interests provision, and shall include the Town and the Town's officers, employees, and contractors as additional insureds. No additional insured endorsement shall contain any exclusion for bodily injury or property damage arising from completed operations.

B. Such insurance shall be in addition to any other insurance requirements imposed by law. The coverages afforded under the policies shall not be canceled, terminated or materially changed without at least 30 days prior written notice to the Town. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage. Any insurance carried by the Town, its officers, its employees or its contractors shall be excess and not contributory insurance to that provided by Contractor. Contractor shall be solely responsible for any deductible losses under any policy.

C. Contractor shall provide to the Town a certificate of insurance as evidence that the required policies are in full force and effect. The certificate shall identify this Agreement.

VIII. Indemnification

A. Contractor agrees to indemnify and hold harmless the Town and its officers, insurers, volunteers, representative, agents, employees, heirs and assigns from and against all claims, liability, damages, losses, expenses and demands, including reasonable attorney fees, on account of injury, loss, or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever,

which arise out of or are in any manner connected with this Agreement if such injury, loss, or damage is caused in whole or in part by, the omission, error, mistake, negligence, or other fault of Contractor, any subcontractor of Contractor, or any officer, employee, representative, or agent of Contractor, or which arise out of a worker's compensation claim of any employee of Contractor or of any employee of any subcontractor of Contractor; provided that Contractor's liability under this indemnification provision shall be to the fullest extent of, but shall not exceed, that amount represented by the degree or percentage of negligence or fault attributable to Contractor, any subcontractor of Contractor, or any officer, employee, representative, or agent of Contractor or of any subcontractor of Contractor.

IX. Miscellaneous

A. *Governing Law and Venue*. This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in Larimer County, Colorado.

B. *No Waiver*. Delays in enforcement or the waiver of any one or more defaults or breaches of this Agreement by the Town shall not constitute a waiver of any of the other terms or obligation of this Agreement.

C. *Integration*. This Agreement constitutes the entire agreement between the Parties, superseding all prior oral or written communications.

D. *Third Parties*. There are no intended third-party beneficiaries to this Agreement.

E. *Notice*. Any notice under this Agreement shall be in writing and shall be deemed sufficient when directly presented or sent pre-paid, first-class U.S. Mail to the Party at the address set forth on the first page of this Agreement.

F. *Severability*. If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

G. *Modification*. This Agreement may only be modified upon written agreement of the Parties.

H. *Assignment*. Neither this Agreement nor any of the rights or obligations of the Parties shall be assigned by either Party without the written consent of the other.

I. *Governmental Immunity*. The Town and its officers, attorneys and employees, are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities or protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the Town and its officers, attorneys or employees.

J. *Rights and Remedies*. The rights and remedies of the Town under this Agreement are in addition to any other rights and remedies provided by law. The expiration of this Agreement shall in no way limit the Town's legal or equitable remedies, or the period in which such remedies may be asserted, for work negligently or defectively performed.

K. *Subject to Annual Appropriation*. Consistent with Article X, § 20 of the Colorado Constitution, any financial obligation of the Town not performed during the current fiscal year is subject to annual appropriation, shall extend only to monies currently appropriated, and shall not constitute a mandatory charge, requirement, debt or liability beyond the current fiscal year.

L. *Force Majeure*. No Party shall be in breach of this Agreement if such Party's failure to perform any of the duties under this Agreement is due to Force Majeure, which shall be defined as the inability to undertake or perform any of the duties under this Agreement due to acts of God, floods, fires, sabotage, terrorist attack, strikes, riots, war, labor disputes, forces of nature, the authority and orders of government or pandemics.

M. *Electronic Signatures*. The Parties intend that this Agreement be governed by the Uniform Electronic Transactions Act, C.R.S. § 24-71.3-101, *et seq*.

In Witness Whereof, the Parties have executed this Agreement as of the Effective Date.

Town of Berthoud, Colorado

_____
William Karspeck, Mayor

Attest:

_____
Christian R. Samora, CMC, Town Clerk

Ram Waste Systems, Inc.

By: _____

State of Colorado)
) ss.
County of _____)

The foregoing instrument was subscribed, sworn to and acknowledged before me this ___ day of _____, 2026, by _____ as _____ of _____.

My commission expires:

(Seal)

_____
Notary Public

Exhibit A
Scope of Services

Contractor's Duties

During the term of this Agreement, Contractor shall perform the following duties, as directed by the Town: deliver port-o-lets, handwashing stations, and trash and recycling bins on July 3, 2026, no later than 2 pm, and pick them up on July 6, 2026, no later than 12 pm.

Agreement for Services
(Fixed Fee)

This Agreement for Services (the "Agreement") is made and entered into this 14th day of April, 2026 (the "Effective Date"), by and between the Town of Berthoud, a Colorado municipal corporation with an address of 807 Mountain Avenue, Berthoud, CO 80513 (the "Town"), and Tumbledown Shack LLC, an independent contractor with a principal place of business at 5386 Bowen Lake Ct. Timnath, CO 80547 ("Contractor") (each a "Party" and collectively the "Parties").

Whereas, the Town requires services; and

Whereas, Contractor has held itself out to the Town as having the requisite expertise and experience to perform the required services.

Now Therefore, for the consideration hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Scope of Services.

a. Contractor shall furnish all labor and materials required for the complete and prompt execution and performance of all duties, obligations, and responsibilities which are described or reasonably implied from the Scope of Services set forth in **Exhibit A**, attached hereto and incorporated herein by this reference, and known as:

b. A change in the Scope of Services shall not be effective unless authorized as an amendment to this Agreement. If Contractor proceeds without such written authorization, Contractor shall be deemed to have waived any claim for additional compensation, including a claim based on the theory of unjust enrichment, quantum merit or implied contract. Except as expressly provided herein, no agent, employee, or representative of the Town is authorized to modify any term of this Agreement, either directly or implied by a course of action.

2. Term and Termination.

a. This Agreement shall commence on the Effective Date and shall continue until Contractor completes the Scope of Services to the satisfaction of the Town, or until terminated as provided herein.

b. Either Party may terminate this Agreement upon 30 days advance written notice. The Town shall pay Contractor for all work previously authorized and completed prior to the date of termination. If, however, Contractor has substantially or materially breached this Agreement, the Town shall have any remedy or right of set-off available at law and equity.

c. If inclement weather cancels the outdoor concert, the Parties agree to reschedule the event to a mutually agreed-upon date within a reasonable timeframe. If rescheduling is not possible, the Town will reimburse the Contractor for 50% of the total compensation, excluding

non-refundable deposits. The Contractor shall promptly notify the Town of any concerns or issues related to weather conditions that may affect the event.

d. The Town may terminate this Agreement for any reason prior to the event. If Town terminates this Agreement with less than 72 hours written notice is given, 50% of the total compensation for services is owed to the Contractor. The non-refundable deposit shall be applied to this payment.

3. Compensation. In consideration for the completion of the Scope of Services by Contractor, the Town shall pay Contractor $1,125.00. This amount shall include all fees, costs and expenses incurred by Contractor, and no additional amounts shall be paid by the Town for such fees, costs and expenses. Upon execution of this Agreement by both Parties, the Town will pay the Contractor a non-refundable deposit of 25% of the total compensation. Contractor shall submit a final invoice for the remainder of the compensation, which shall be paid by the Town within 30 days of receipt.

4. Contractor Responsibilities.

a. Contractor hereby warrants that it is qualified to assume the responsibilities and render the services described herein and has all requisite corporate authority and licenses in good standing, required by law. The work performed by Contractor shall be in accordance with generally accepted practices and the level of competency presently maintained by other contractors in the same or similar type of work in the applicable community.

b. The Town's review, approval or acceptance of, or payment for any services shall not be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.

c. Contractor shall at all times comply with all applicable law, including all federal, state and local statutes, regulations, ordinances, decrees and rules relating to the emission, discharge, release or threatened release of a hazardous material into the air, surface water, groundwater or land, the manufacturing, processing, use, generation, treatment, storage, disposal, transportation, handling, removal, remediation or investigation of a hazardous material, and the protection of human health and safety, including without limitation the following, as amended: the Comprehensive Environmental Response, Compensation and Liability Act; the Hazardous Materials Transportation Act; the Resource Conservation and Recovery Act; the Toxic Substances Control Act; the Clean Water Act; the Clean Air Act; the Occupational Safety and Health Act; the Solid Waste Disposal Act; the Davis Bacon Act; the Copeland Act; the Contract Work Hours and Safety Standards Act; the Byrd Anti-Lobbying Amendment; the Housing and Community Development Act; and the Energy Policy and Conservation Act.

d. Contractor shall comply with the accessibility standards for an individual with a disability adopted by the State Office of Information Technology pursuant to C.R.S. § 24-85-103, and shall indemnify, hold harmless and assume liability on behalf of the Town and its officers, employees, agents and attorneys for all costs, expenses, claims, damages, liabilities, court

awards, attorney fees and related costs, and any other amounts incurred by the Town in relation to Contractor's noncompliance with such accessibility standards.

5. Town Responsibilities. The Town will provide the Contractor and personnel with reasonable access to the venue before the performance to load in, set up, do sound checks, and load out after the performance.

6. Independent Contractor. Contractor is an independent contractor. Notwithstanding any other provision of this Agreement, all personnel assigned by Contractor to perform work under the terms of this Agreement shall be, and remain at all times, employees or agents of Contractor for all purposes. Contractor shall make no representation that it is a Town employee for any purposes.

7. Insurance.

a. Contractor agrees to procure and maintain, at its own cost, a policy or policies of insurance sufficient to insure against all liability, claims, demands, and other obligations assumed by Contractor pursuant to this Agreement. At a minimum, Contractor shall procure and maintain, and shall cause any subcontractor to procure and maintain, the insurance coverages listed below, with forms and insurers acceptable to the Town.

i. Worker's Compensation insurance as required by law.

ii. Commercial General Liability insurance with minimum combined single limits of $1,000,000 each occurrence and $2,000,000 general aggregate. The policy shall be applicable to all premises and operations, and shall include coverage for bodily injury, broad form property damage, personal injury (including coverage for contractual and employee acts), blanket contractual, products, and completed operations. The policy shall contain a severability of interests provision, and shall include the Town and the Town's officers, employees, and contractors as additional insureds. No additional insured endorsement shall contain any exclusion for bodily injury or property damage arising from completed operations.

b. Such insurance shall be in addition to any other insurance requirements imposed by law. The coverages afforded under the policies shall not be canceled, terminated or materially changed without at least 30 days prior written notice to the Town. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage. Any insurance carried by the Town, its officers, its employees or its contractors shall be excess and not contributory insurance to that provided by Contractor. Contractor shall be solely responsible for any deductible losses under any policy.

c. Contractor shall provide to the Town a certificate of insurance as evidence that the required policies are in full force and effect. The certificate shall identify this Agreement.

8. Indemnification. Contractor agrees to indemnify and hold harmless the Town and its officers, insurers, volunteers, representative, agents, employees, heirs and assigns from and against all claims, liability, damages, losses, expenses and demands, including reasonable attorney fees, on account of injury, loss, or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this Agreement if such injury, loss, or damage is caused in whole or in part by, the omission, error, professional error, mistake, negligence, or other fault of Contractor, any subcontractor of Contractor, or any officer, employee, representative, or agent of Contractor, or which arise out of a worker's compensation claim of any employee of Contractor or of any employee of any subcontractor of Contractor; provided that Contractor's liability under this indemnification provision shall be to the fullest extent of, but shall not exceed, that amount represented by the degree or percentage of negligence or fault attributable to Contractor, any subcontractor of Contractor, or any officer, employee, representative, or agent of Contractor or of any subcontractor of Contractor.

9. Miscellaneous.

a. *Governing Law and Venue*. This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in Larimer County, Colorado.

b. *No Waiver*. Delays in enforcement or the waiver of any one or more defaults or breaches of this Agreement by the Town shall not constitute a waiver of any of the other terms or obligation of this Agreement.

c. *Integration*. This Agreement constitutes the entire agreement between the Parties, superseding all prior oral or written communications.

d. *Third Parties*. There are no intended third-party beneficiaries to this Agreement.

e. *Notice*. Any notice under this Agreement shall be in writing, and shall be deemed sufficient when directly presented or sent pre-paid, first class U.S. Mail to the Party at the address set forth on the first page of this Agreement.

f. *Severability*. If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

g. *Modification*. This Agreement may only be modified upon written agreement of the Parties.

h. *Assignment*. Neither this Agreement nor any of the rights or obligations of the Parties shall be assigned by either Party without the written consent of the other.

i. *Governmental Immunity*. The Town and its officers, attorneys and employees, are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary

limitations or any other rights, immunities or protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the Town and its officers, attorneys or employees.

j. *Rights and Remedies*. The rights and remedies of the Town under this Agreement are in addition to any other rights and remedies provided by law. The expiration of this Agreement shall in no way limit the Town's legal or equitable remedies, or the period in which such remedies may be asserted, for work negligently or defectively performed.

k. *Subject to Annual Appropriation*. Consistent with Article X, § 20 of the Colorado Constitution, any financial obligation of the Town not performed during the current fiscal year is subject to annual appropriation, shall extend only to monies currently appropriated, and shall not constitute a mandatory charge, requirement, debt or liability beyond the current fiscal year.

l. *Force Majeure*. No Party shall be in breach of this Agreement if such Party's failure to perform any of the duties under this Agreement is due to Force Majeure, which shall be defined as the inability to undertake or perform any of the duties under this Agreement due to acts of God, floods, fires, sabotage, terrorist attack, strikes, riots, war, labor disputes, forces of nature, the authority and orders of government or pandemics.

m. *Electronic Signatures*. The Parties intend that this Agreement be governed by the Uniform Electronic Transactions Act, C.R.S. § 24-71.3-101, *et seq*.

In Witness Whereof, the Parties have executed this Agreement as of the Effective Date.

Town of Berthoud, Colorado

_____
William Karspeck, Mayor

Attest:

_____
Christian R. Samora, CMC, Town Clerk

Contractor

By: _____

State of Colorado)
) ss.
County of _____)

The foregoing instrument was subscribed, sworn to and acknowledged before me this ___ day of _____, 2026, by _____ as _____ of _____.

My commission expires:

(Seal)

_____
Notary Public

Exhibit A
Scope of Services

Contractor's Duties

During the term of this Agreement, Contractor shall perform the following duties, as directed by the Town:

On July 3, 2026, the Contractor will provide a three bounce houses; The Lagoon Bounce House w/ Slide, Tidal Wave Dual Lane Obstacle w/ 18" slide, the Tiki Tovi Dual Lane Bounce House w/ slide, a generator, sandbags, and one staff person from 5:00 pm to 9:00 pm. All set up will need to occur prior to 4:30 p.m.

Agreement for Services
(Fixed Fee)

This Agreement for Services (the "Agreement") is made and entered into this 14th day of April, 2026 (the "Effective Date"), by and between the Town of Berthoud, a Colorado municipal corporation with an address of 807 Mountain Avenue, Berthoud, CO 80513 (the "Town"), and Open Stage Denver, an independent contractor with a principal place of business at 11503 Monroe Street. Thornton, CO 80233 ("Contractor") (each a "Party" and collectively the "Parties").

Whereas, the Town requires services; and

Whereas, Contractor has held itself out to the Town as having the requisite expertise and experience to perform the required services.

Now Therefore, for the consideration hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Scope of Services.

a. Contractor shall furnish all labor and materials required for the complete and prompt execution and performance of all duties, obligations, and responsibilities which are described or reasonably implied from the Scope of Services set forth in **Exhibit A**, attached hereto and incorporated herein by this reference, and known as:

b. A change in the Scope of Services shall not be effective unless authorized as an amendment to this Agreement. If Contractor proceeds without such written authorization, Contractor shall be deemed to have waived any claim for additional compensation, including a claim based on the theory of unjust enrichment, quantum merit or implied contract. Except as expressly provided herein, no agent, employee, or representative of the Town is authorized to modify any term of this Agreement, either directly or implied by a course of action.

2. Term and Termination.

a. This Agreement shall commence on the Effective Date and shall continue until Contractor completes the Scope of Services to the satisfaction of the Town, or until terminated as provided herein.

b. Either Party may terminate this Agreement upon 30 days advance written notice. The Town shall pay Contractor for all work previously authorized and completed prior to the date of termination. If, however, Contractor has substantially or materially breached this Agreement, the Town shall have any remedy or right of set-off available at law and equity.

c. If inclement weather cancels the outdoor concert, the Parties agree to reschedule the event to a mutually agreed-upon date within a reasonable timeframe. If rescheduling is not possible, the Town will reimburse the Contractor for 50% of the total compensation, excluding

non-refundable deposits. The Contractor shall promptly notify the Town of any concerns or issues related to weather conditions that may affect the event.

d. The Town may terminate this Agreement for any reason prior to the event. If Town terminates this Agreement with less than 72 hours written notice is given, 50% of the total compensation for services is owed to the Contractor. The non-refundable deposit shall be applied to this payment.

3. Compensation. In consideration for the completion of the Scope of Services by Contractor, the Town shall pay Contractor $ 5,700.00. This amount shall include all fees, costs and expenses incurred by Contractor, and no additional amounts shall be paid by the Town for such fees, costs and expenses. Upon execution of this Agreement by both Parties, the Town will pay the Contractor a non-refundable deposit of 25% of the total compensation. Contractor shall submit a final invoice for the remainder of the compensation, which shall be paid by the Town within 30 days of receipt.

4. Contractor Responsibilities.

a. Contractor hereby warrants that it is qualified to assume the responsibilities and render the services described herein and has all requisite corporate authority and licenses in good standing, required by law. The work performed by Contractor shall be in accordance with generally accepted practices and the level of competency presently maintained by other contractors in the same or similar type of work in the applicable community.

b. The Town's review, approval or acceptance of, or payment for any services shall not be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.

c. Contractor shall at all times comply with all applicable law, including all federal, state and local statutes, regulations, ordinances, decrees and rules relating to the emission, discharge, release or threatened release of a hazardous material into the air, surface water, groundwater or land, the manufacturing, processing, use, generation, treatment, storage, disposal, transportation, handling, removal, remediation or investigation of a hazardous material, and the protection of human health and safety, including without limitation the following, as amended: the Comprehensive Environmental Response, Compensation and Liability Act; the Hazardous Materials Transportation Act; the Resource Conservation and Recovery Act; the Toxic Substances Control Act; the Clean Water Act; the Clean Air Act; the Occupational Safety and Health Act; the Solid Waste Disposal Act; the Davis Bacon Act; the Copeland Act; the Contract Work Hours and Safety Standards Act; the Byrd Anti-Lobbying Amendment; the Housing and Community Development Act; and the Energy Policy and Conservation Act.

d. Contractor shall comply with the accessibility standards for an individual with a disability adopted by the State Office of Information Technology pursuant to C.R.S. § 24-85-103, and shall indemnify, hold harmless and assume liability on behalf of the Town and its officers, employees, agents and attorneys for all costs, expenses, claims, damages, liabilities, court

awards, attorney fees and related costs, and any other amounts incurred by the Town in relation to Contractor's noncompliance with such accessibility standards.

5. Town Responsibilities.

a. The Town will provide reasonable access to the venue for setup, sound checks, and tear down.

b. The Town will provide on-site parking for the Contractor and employees.

6. Independent Contractor. Contractor is an independent contractor. Notwithstanding any other provision of this Agreement, all personnel assigned by Contractor to perform work under the terms of this Agreement shall be, and remain at all times, employees or agents of Contractor for all purposes. Contractor shall make no representation that it is a Town employee for any purposes.

7. Insurance.

a. Contractor agrees to procure and maintain, at its own cost, a policy or policies of insurance sufficient to insure against all liability, claims, demands, and other obligations assumed by Contractor pursuant to this Agreement. At a minimum, Contractor shall procure and maintain, and shall cause any subcontractor to procure and maintain, the insurance coverages listed below, with forms and insurers acceptable to the Town.

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b. Such insurance shall be in addition to any other insurance requirements imposed by law. The coverages afforded under the policies shall not be canceled, terminated or materially changed without at least 30 days prior written notice to the Town. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage. Any insurance carried by the Town, its officers, its employees or its contractors shall be excess and not contributory insurance to that provided by Contractor. Contractor shall be solely responsible for any deductible losses under any policy.

c. Contractor shall provide to the Town a certificate of insurance as evidence that the required policies are in full force and effect. The certificate shall identify this Agreement.

8. Indemnification. Contractor agrees to indemnify and hold harmless the Town and its officers, insurers, volunteers, representative, agents, employees, heirs and assigns from and against all claims, liability, damages, losses, expenses and demands, including reasonable attorney fees, on account of injury, loss, or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this Agreement if such injury, loss, or damage is caused in whole or in part by, the omission, error, professional error, mistake, negligence, or other fault of Contractor, any subcontractor of Contractor, or any officer, employee, representative, or agent of Contractor, or which arise out of a worker's compensation claim of any employee of Contractor or of any employee of any subcontractor of Contractor; provided that Contractor's liability under this indemnification provision shall be to the fullest extent of, but shall not exceed, that amount represented by the degree or percentage of negligence or fault attributable to Contractor, any subcontractor of Contractor, or any officer, employee, representative, or agent of Contractor or of any subcontractor of Contractor.

9. Miscellaneous.

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e. *Notice*. Any notice under this Agreement shall be in writing, and shall be deemed sufficient when directly presented or sent pre-paid, first class U.S. Mail to the Party at the address set forth on the first page of this Agreement.

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limitations or any other rights, immunities or protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the Town and its officers, attorneys or employees.

j. *Rights and Remedies*. The rights and remedies of the Town under this Agreement are in addition to any other rights and remedies provided by law. The expiration of this Agreement shall in no way limit the Town's legal or equitable remedies, or the period in which such remedies may be asserted, for work negligently or defectively performed.

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l. *Force Majeure*. No Party shall be in breach of this Agreement if such Party's failure to perform any of the duties under this Agreement is due to Force Majeure, which shall be defined as the inability to undertake or perform any of the duties under this Agreement due to acts of God, floods, fires, sabotage, terrorist attack, strikes, riots, war, labor disputes, forces of nature, the authority and orders of government or pandemics.

m. *Electronic Signatures*. The Parties intend that this Agreement be governed by the Uniform Electronic Transactions Act, C.R.S. § 24-71.3-101, *et seq*.

In Witness Whereof, the Parties have executed this Agreement as of the Effective Date.

Town of Berthoud, Colorado

_____
William Karspeck, Mayor

Attest:

_____
Christian R. Samora, CMC, Town Clerk

Contractor

By: _____

State of Colorado)
) ss.
County of _____)

The foregoing instrument was subscribed, sworn to and acknowledged before me this ___ day of _____, 2026, by _____ as _____ of _____.

My commission expires:

(Seal)

_____
Notary Public

Exhibit A
Scope of Services

Contractor's Duties

During the term of this Agreement, Contractor shall perform the following duties, as directed by the Town:

For the Town's July 3rd event, the Contractor will provide a 16' x 24' covered stage with drum riser, black skirt and no other banners, lighting, P. A. for performers, 16 RCF HDL6a 1,400 watt line array speakers (7 per side), 4-8 Carvin 2500 watt subwoofer speakers, six (6) 1,000 watt stage monitors (either QSC K10 OR EV ZLX 15),1 Midas x32 channel digital mixing board, All stands, cables and microphones needed for the day.

Contractor will accommodate a musician who brings their own mic, but have at least one dedicated wireless microphone for announcements, Lighting for the stage (Sufficient lighting for the stage including both par lighting and moving lights), 20kw Diesel generator to power the band, p.a. and lighting. The generator will need to be within 50' of the stage. Crew enough to set up, operate and tear down the stage, p.a., lighting and generator - included for the 3rd of July fireworks show.

Set up shall start at 2 p.m. on July 3, 2026. Tear down and loading out may not start until after the fireworks show.

Agreement for Services
(Fixed Fee)

This Agreement for Services (the "Agreement") is made and entered into this 14th day of April, 2026 (the "Effective Date"), by and between the Town of Berthoud, a Colorado municipal corporation with an address of 807 Mountain Avenue, Berthoud, CO 80513 (the "Town"), and DJ Drake Entertainment, an independent contractor with a principal place of business at 2302 Grant St. Longmont, CO, 80501 ("Contractor") (each a "Party" and collectively the "Parties").

Whereas, the Town requires services; and

Whereas, Contractor has held itself out to the Town as having the requisite expertise and experience to perform the required services.

Now Therefore, for the consideration hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Scope of Services.

a. Contractor shall furnish all labor and materials required for the complete and prompt execution and performance of all duties, obligations, and responsibilities which are described or reasonably implied from the Scope of Services set forth in **Exhibit A**, attached hereto and incorporated herein by this reference, and known as:

b. A change in the Scope of Services shall not be effective unless authorized as an amendment to this Agreement. If Contractor proceeds without such written authorization, Contractor shall be deemed to have waived any claim for additional compensation, including a claim based on the theory of unjust enrichment, quantum merit or implied contract. Except as expressly provided herein, no agent, employee, or representative of the Town is authorized to modify any term of this Agreement, either directly or implied by a course of action.

2. Term and Termination.

a. This Agreement shall commence on the Effective Date, and shall continue until Contractor completes the Scope of Services to the satisfaction of the Town, or until terminated as provided herein.

b. Either Party may terminate this Agreement upon 30 days advance written notice. The Town shall pay Contractor for all work previously authorized and completed prior to the date of termination. If, however, Contractor has substantially or materially breached this Agreement, the Town shall have any remedy or right of set-off available at law and equity.

c. If inclement weather cancels the outdoor concert, the Parties agree to reschedule the event to a mutually agreed-upon date within a reasonable timeframe. If rescheduling is not possible, the Town will reimburse the Contractor for 50% of the total compensation, excluding

non-refundable deposits. The Contractor shall promptly notify the Town of any concerns or issues related to weather conditions that may affect the event.

d. The Town may terminate this Agreement for any reason prior to the event. If Town terminates this Agreement with less than 72 hours written notice is given, 50% of the total compensation for services is owed to the Contractor. The non-refundable deposit shall be applied to this payment.

3. Compensation. In consideration for the completion of the Scope of Services by Contractor, the Town shall pay Contractor $ 850.00. This amount shall include all fees, costs and expenses incurred by Contractor, and no additional amounts shall be paid by the Town for such fees, costs and expenses. Upon execution of this Agreement by both Parties, the Town will pay the Contractor a non-refundable deposit of 25% of the total compensation. Contractor shall submit a final invoice for the remainder of the compensation, which shall be paid by the Town within 30 days of receipt.

4. Contractor Responsibilities.

a. Contractor hereby warrants that it is qualified to assume the responsibilities and render the services described herein and has all requisite corporate authority and licenses in good standing, required by law. The work performed by Contractor shall be in accordance with generally accepted practices and the level of competency presently maintained by other contractors in the same or similar type of work in the applicable community.

b. The Town's review, approval or acceptance of, or payment for any services shall not be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.

c. Contractor shall at all times comply with all applicable law, including all federal, state and local statutes, regulations, ordinances, decrees and rules relating to the emission, discharge, release or threatened release of a hazardous material into the air, surface water, groundwater or land, the manufacturing, processing, use, generation, treatment, storage, disposal, transportation, handling, removal, remediation or investigation of a hazardous material, and the protection of human health and safety, including without limitation the following, as amended: the Comprehensive Environmental Response, Compensation and Liability Act; the Hazardous Materials Transportation Act; the Resource Conservation and Recovery Act; the Toxic Substances Control Act; the Clean Water Act; the Clean Air Act; the Occupational Safety and Health Act; the Solid Waste Disposal Act; the Davis Bacon Act; the Copeland Act; the Contract Work Hours and Safety Standards Act; the Byrd Anti-Lobbying Amendment; the Housing and Community Development Act; and the Energy Policy and Conservation Act.

d. Contractor shall comply with the accessibility standards for an individual with a disability adopted by the State Office of Information Technology pursuant to C.R.S. § 24-85-103, and shall indemnify, hold harmless and assume liability on behalf of the Town and its officers, employees, agents and attorneys for all costs, expenses, claims, damages, liabilities, court

awards, attorney fees and related costs, and any other amounts incurred by the Town in relation to Contractor's noncompliance with such accessibility standards.

5. Town Responsibilities.

a. The Town contracts out the staging, lights, and sound for the outdoor concert and will connect the two contractors together to coordinate sound, necessary equipment, and power needs at least 60 days prior to the event date.

b. The Town will provide the Contractor and personnel with reasonable access to the venue before the performance to load in, set up, do sound checks, and load out after the performance. Loading out may not start until after the fireworks show on the event date.

6. Independent Contractor. Contractor is an independent contractor. Notwithstanding any other provision of this Agreement, all personnel assigned by Contractor to perform work under the terms of this Agreement shall be, and remain at all times, employees or agents of Contractor for all purposes. Contractor shall make no representation that it is a Town employee for any purposes.

7. Insurance.

a. Contractor agrees to procure and maintain, at its own cost, a policy or policies of insurance sufficient to insure against all liability, claims, demands, and other obligations assumed by Contractor pursuant to this Agreement. At a minimum, Contractor shall procure and maintain, and shall cause any subcontractor to procure and maintain, the insurance coverages listed below, with forms and insurers acceptable to the Town.

i. Worker's Compensation insurance as required by law.

ii. Commercial General Liability insurance with minimum combined single limits of $1,000,000 each occurrence and $2,000,000 general aggregate. The policy shall be applicable to all premises and operations, and shall include coverage for bodily injury, broad form property damage, personal injury (including coverage for contractual and employee acts), blanket contractual, products, and completed operations. The policy shall contain a severability of interests provision, and shall include the Town and the Town's officers, employees, and contractors as additional insureds. No additional insured endorsement shall contain any exclusion for bodily injury or property damage arising from completed operations.

b. Such insurance shall be in addition to any other insurance requirements imposed by law. The coverages afforded under the policies shall not be canceled, terminated or materially changed without at least 30 days prior written notice to the Town. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage. Any insurance carried by the Town, its officers, its

employees or its contractors shall be excess and not contributory insurance to that provided by Contractor. Contractor shall be solely responsible for any deductible losses under any policy.

c. Contractor shall provide to the Town a certificate of insurance as evidence that the required policies are in full force and effect. The certificate shall identify this Agreement.

8. Indemnification. Contractor agrees to indemnify and hold harmless the Town and its officers, insurers, volunteers, representative, agents, employees, heirs and assigns from and against all claims, liability, damages, losses, expenses and demands, including reasonable attorney fees, on account of injury, loss, or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this Agreement if such injury, loss, or damage is caused in whole or in part by, the omission, error, professional error, mistake, negligence, or other fault of Contractor, any subcontractor of Contractor, or any officer, employee, representative, or agent of Contractor, or which arise out of a worker's compensation claim of any employee of Contractor or of any employee of any subcontractor of Contractor; provided that Contractor's liability under this indemnification provision shall be to the fullest extent of, but shall not exceed, that amount represented by the degree or percentage of negligence or fault attributable to Contractor, any subcontractor of Contractor, or any officer, employee, representative, or agent of Contractor or of any subcontractor of Contractor.

9. Miscellaneous.

a. *Governing Law and Venue*. This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in Larimer County, Colorado.

b. *No Waiver*. Delays in enforcement or the waiver of any one or more defaults or breaches of this Agreement by the Town shall not constitute a waiver of any of the other terms or obligation of this Agreement.

c. *Integration*. This Agreement constitutes the entire agreement between the Parties, superseding all prior oral or written communications.

d. *Third Parties*. There are no intended third-party beneficiaries to this Agreement.

e. *Notice*. Any notice under this Agreement shall be in writing, and shall be deemed sufficient when directly presented or sent pre-paid, first class U.S. Mail to the Party at the address set forth on the first page of this Agreement.

f. *Severability*. If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

g. *Modification*. This Agreement may only be modified upon written agreement of the Parties.

h. *Assignment*. Neither this Agreement nor any of the rights or obligations of the Parties shall be assigned by either Party without the written consent of the other.

i. *Governmental Immunity*. The Town and its officers, attorneys and employees, are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities or protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the Town and its officers, attorneys or employees.

j. *Rights and Remedies*. The rights and remedies of the Town under this Agreement are in addition to any other rights and remedies provided by law. The expiration of this Agreement shall in no way limit the Town's legal or equitable remedies, or the period in which such remedies may be asserted, for work negligently or defectively performed.

k. *Subject to Annual Appropriation*. Consistent with Article X, § 20 of the Colorado Constitution, any financial obligation of the Town not performed during the current fiscal year is subject to annual appropriation, shall extend only to monies currently appropriated, and shall not constitute a mandatory charge, requirement, debt or liability beyond the current fiscal year.

l. *Force Majeure*. No Party shall be in breach of this Agreement if such Party's failure to perform any of the duties under this Agreement is due to Force Majeure, which shall be defined as the inability to undertake or perform any of the duties under this Agreement due to acts of God, floods, fires, sabotage, terrorist attack, strikes, riots, war, labor disputes, forces of nature, the authority and orders of government or pandemics.

m. *Electronic Signatures*. The Parties intend that this Agreement be governed by the Uniform Electronic Transactions Act, C.R.S. § 24-71.3-101, *et seq*.

In Witness Whereof, the Parties have executed this Agreement as of the Effective Date.

Town of Berthoud, Colorado

_____
William Karspeck, Mayor

Attest:

_____
Christian R. Samora, CMC, Town Clerk

Contractor

By: _____

State of Colorado)
) ss.
County of _____)

The foregoing instrument was subscribed, sworn to and acknowledged before me this ___ day of _____, 2026, by _____ as _____ of _____.

My commission expires:

(Seal)

_____
Notary Public

Exhibit A
Scope of Services

Contractor's Duties

During the term of this Agreement, Contractor shall perform the following duties, as directed by the Town:

Contractor will provide a DJ show from 5:00 pm - 7:00 pm and again from 9:00 pm - 9:30 pm, on July 3rd, providing family-friendly music that brings energy and fun to The Town of Berthoud's 3rd of July fireworks show and providing patriotic music during the fireworks.

Agreement for Services
(Fixed Fee)

This Agreement for Services (the "Agreement") is made and entered into this 14th day of April, 2026 (the "Effective Date"), by and between the Town of Berthoud, a Colorado municipal corporation with an address of 807 Mountain Avenue, Berthoud, CO 80513 (the "Town"), and Tumbledown Shack LLC, an independent contractor with a principal place of business at 5386 Bowen Lake Ct. Timnath, CO 80547 ("Contractor") (each a "Party" and collectively the "Parties").

Whereas, the Town requires services; and

Whereas, Contractor has held itself out to the Town as having the requisite expertise and experience to perform the required services.

Now Therefore, for the consideration hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Scope of Services.

a. Contractor shall furnish all labor and materials required for the complete and prompt execution and performance of all duties, obligations, and responsibilities which are described or reasonably implied from the Scope of Services set forth in **Exhibit A**, attached hereto and incorporated herein by this reference, and known as:

b. A change in the Scope of Services shall not be effective unless authorized as an amendment to this Agreement. If Contractor proceeds without such written authorization, Contractor shall be deemed to have waived any claim for additional compensation, including a claim based on the theory of unjust enrichment, quantum merit or implied contract. Except as expressly provided herein, no agent, employee, or representative of the Town is authorized to modify any term of this Agreement, either directly or implied by a course of action.

2. Term and Termination.

a. This Agreement shall commence on the Effective Date and shall continue until Contractor completes the Scope of Services to the satisfaction of the Town, or until terminated as provided herein.

b. The Contractor may terminate this Agreement upon 30 days advance written notice. The Town shall pay Contractor for all work previously authorized and completed prior to the date of termination. If, however, Contractor has substantially or materially breached this Agreement, the Town shall have any remedy or right of set-off available at law and equity.

c. If inclement weather cancels the outdoor concert, the Parties agree to reschedule the event to a mutually agreed-upon date within a reasonable timeframe. If rescheduling is not possible, the Town will reimburse the Contractor for 50% of the total compensation. The

Contractor shall promptly notify the Town of any concerns or issues related to weather conditions that may affect the event.

d. The Town may terminate this Agreement for any reason prior to the event. If Town terminates this Agreement with less than 72 hours written notice is given, 50% of the total compensation for services is owed to the Contractor. The non-refundable deposit shall be applied to this payment.

3. Compensation. In consideration for the completion of the Scope of Services by Contractor, the Town shall pay Contractor $1,750.00. This amount shall include all fees, costs and expenses incurred by Contractor, and no additional amounts shall be paid by the Town for such fees, costs and expenses. Upon execution of this Agreement by both Parties, the Town will pay the Contractor a non-refundable deposit of 25% of the total compensation. Contractor shall submit a final invoice for the remainder of the compensation, which shall be paid by the Town within 30 days of receipt.

4. Contractor Responsibilities.

a. Contractor hereby warrants that it is qualified to assume the responsibilities and render the services described herein and has all requisite corporate authority and licenses in good standing, required by law. The work performed by Contractor shall be in accordance with generally accepted practices and the level of competency presently maintained by other contractors in the same or similar type of work in the applicable community.

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c. Contractor shall at all times comply with all applicable law, including all federal, state and local statutes, regulations, ordinances, decrees and rules relating to the emission, discharge, release or threatened release of a hazardous material into the air, surface water, groundwater or land, the manufacturing, processing, use, generation, treatment, storage, disposal, transportation, handling, removal, remediation or investigation of a hazardous material, and the protection of human health and safety, including without limitation the following, as amended: the Comprehensive Environmental Response, Compensation and Liability Act; the Hazardous Materials Transportation Act; the Resource Conservation and Recovery Act; the Toxic Substances Control Act; the Clean Water Act; the Clean Air Act; the Occupational Safety and Health Act; the Solid Waste Disposal Act; the Davis Bacon Act; the Copeland Act; the Contract Work Hours and Safety Standards Act; the Byrd Anti-Lobbying Amendment; the Housing and Community Development Act; and the Energy Policy and Conservation Act.

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awards, attorney fees and related costs, and any other amounts incurred by the Town in relation to Contractor's noncompliance with such accessibility standards.

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a. The Town contracts out the staging, lights, and sound, and will connect the two contractors together to coordinate sound, necessary equipment, and power needs at least 60 days prior to the event date.

b. The Town will provide the Contractor and personnel with reasonable access to the venue before the performance to load in, set up, do sound checks, and load out after the performance.

6. Independent Contractor. Contractor is an independent contractor. Notwithstanding any other provision of this Agreement, all personnel assigned by Contractor to perform work under the terms of this Agreement shall be, and remain at all times, employees or agents of Contractor for all purposes. Contractor shall make no representation that it is a Town employee for any purposes.

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employees or its contractors shall be excess and not contributory insurance to that provided by Contractor. Contractor shall be solely responsible for any deductible losses under any policy.

c. Contractor shall provide to the Town a certificate of insurance as evidence that the required policies are in full force and effect. The certificate shall identify this Agreement.

8. Indemnification. Contractor agrees to indemnify and hold harmless the Town and its officers, insurers, volunteers, representative, agents, employees, heirs and assigns from and against all claims, liability, damages, losses, expenses and demands, including reasonable attorney fees, on account of injury, loss, or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this Agreement if such injury, loss, or damage is caused in whole or in part by, the omission, error, professional error, mistake, negligence, or other fault of Contractor, any subcontractor of Contractor, or any officer, employee, representative, or agent of Contractor, or which arise out of a worker's compensation claim of any employee of Contractor or of any employee of any subcontractor of Contractor; provided that Contractor's liability under this indemnification provision shall be to the fullest extent of, but shall not exceed, that amount represented by the degree or percentage of negligence or fault attributable to Contractor, any subcontractor of Contractor, or any officer, employee, representative, or agent of Contractor or of any subcontractor of Contractor.

9. Miscellaneous.

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e. *Notice*. Any notice under this Agreement shall be in writing, and shall be deemed sufficient when directly presented or sent pre-paid, first class U.S. Mail to the Party at the address set forth on the first page of this Agreement.

f. *Severability*. If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

g. *Modification*. This Agreement may only be modified upon written agreement of the Parties.

h. *Assignment*. Neither this Agreement nor any of the rights or obligations of the Parties shall be assigned by either Party without the written consent of the other.

i. *Governmental Immunity*. The Town and its officers, attorneys and employees, are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities or protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the Town and its officers, attorneys or employees.

j. *Rights and Remedies*. The rights and remedies of the Town under this Agreement are in addition to any other rights and remedies provided by law. The expiration of this Agreement shall in no way limit the Town's legal or equitable remedies, or the period in which such remedies may be asserted, for work negligently or defectively performed.

k. *Subject to Annual Appropriation*. Consistent with Article X, § 20 of the Colorado Constitution, any financial obligation of the Town not performed during the current fiscal year is subject to annual appropriation, shall extend only to monies currently appropriated, and shall not constitute a mandatory charge, requirement, debt or liability beyond the current fiscal year.

l. *Force Majeure*. No Party shall be in breach of this Agreement if such Party's failure to perform any of the duties under this Agreement is due to Force Majeure, which shall be defined as the inability to undertake or perform any of the duties under this Agreement due to acts of God, floods, fires, sabotage, terrorist attack, strikes, riots, war, labor disputes, forces of nature, the authority and orders of government or pandemics.

m. *Electronic Signatures*. The Parties intend that this Agreement be governed by the Uniform Electronic Transactions Act, C.R.S. § 24-71.3-101, *et seq*.

In Witness Whereof, the Parties have executed this Agreement as of the Effective Date.

Town of Berthoud, Colorado

_____
William Karspeck, Mayor

Attest:

_____
Christian R. Samora, CMC, Town Clerk

Contractor

By: _____

State of Colorado)

) ss.
County of _____)

The foregoing instrument was subscribed, sworn to and acknowledged before me this ___ day of _____, 2026, by _____ as _____ of _____.

My commission expires:

(Seal)

_____
Notary Public

Exhibit A
Scope of Services

Contractor's Duties

During the term of this Agreement, Contractor shall perform the following duties, as directed by the Town:

The Contractor will perform from 7:00 pm - 9:00 pm family-friendly music that brings energy and fun to The Town of Berthoud's 3rd of July fireworks show.

Board of Trustees Information

Administration Department

Meeting Date:	**April 14, 2026**
Agenda Title/Subject:	**A Little Help Senior Services Contract**
Type of Item:	**Consent Agenda**
Purpose:	**To approve an Agreement with A Little Help to provide services to seniors in our community.**
Presented by:	**Chris Kirk**

Attachments:

1. Fourth Quarter 2025 Report A Little Help

Background:

In November 2024, the Town Board approved an agreement with A Little Help (ALH) to provide services to senior citizens in our community. A Little Help is a 501(C)(3) nonprofit that connects volunteers to help older adults thrive and age well in their homes. The support they offer includes transportation, yard work, light indoor cleaning, show shoveling, and other similar work. When ALH is able to provide support to local seniors, it lessens code enforcement actions, provides safer streets and homes, and helps to keep our community looking great.
In 2025, ALH was able to provide services to Berthoud's seniors including:

- Contracted services to 112 older adults
- 331 hours of yard chore services
- 12 hours of handy and indoor help services
- 87 hours of snow shoveling services

Town Staff met with A Little Help and recommends continuing the agreement with A Little Help to provide these services to seniors in our community. A draft, fixed fee services agreement is attached to this memo for review and consideration. The primary scope of work outlined in the agreement includes the following programming:

- Yard chores, including but not limited to weeding, raking, gardening, snow shoveling, window washing, and gutter cleaning (556 hours of service)
- Minor home repairs/indoor help, excluding house cleaning (50 hours of service)

Update/Next Steps:

No additional steps will be needed if approved by the Board of Trustees.

Fiscal Impact and Fund Source:

The cost of the contract is $15,000 and would be paid for by the Town's General Fund. Funding is included in the 2026 Annual Budget.

Community Touchstones:
The Town's Community Identity is rooted in the small-town feel we all love. Supporting neighbors and seniors helps to strengthen that small-town identity.

Recommended Action(s):
Authorize the Town Administrator to sign the Agreement for Services with a Little Help.

A LITTLE HELP

Tax ID: 83-0494129

Chris Kirk
Town of Berthoud
807 Mountain Avenue
Berthoud, CO 80513

January 31, 2026

Dear Mr. Kirk and the Town of Berthoud,

Board of Directors

Jacob Hoffman
Chair

Dr. Paul Ramsey, DMin
Vice Chair

Stephen Brown
Secretary

Rachel Walker
Treasurer

Bob Brocker

John Chase, Esq.

Clare Decker, MPH, CPH

Coleen Samuels

Dawn White, DDS

Hilary Simmons, MPH
Executive Director

On behalf of the board, staff, volunteers, and members of A Little Help (ALH), we thank you for your commitment to supporting older adults in Berthoud to age well in their homes and in our community in 2025. As requested, please find ALH's fourth quarterly report detailing services provided and totaling funding expended during the quarter with the support of the Town of Berthoud's $15,000 award for 2025.

Aligned with ALH's goals within its contract with the Town, ALH achieved the following in the fourth quarter of 2025:

- Connected with 77 older local members (288 total)
- Provided contracted services to 37 older adults (112 total)
- Provided 164 hours of yard chore services (331 total)
- Provided 5 hours of handy and indoor help services (12 total)
- Provided 3 hours of snow shoveling services (87 total)

In addition, ALH hosted six intergenerational events with participation from Berthoud residents, including our annual Service Saturday, volunteer happy hour, and our annual holiday celebration.

The following is a note of gratitude from a Berthoud member who received a Kindness Kit from a women's group in Longmont. *"Thanks to you all, A Little Help! You all have been so good to me and my husband, when he was alive. You have been a gift to us. My family enjoyed the treats you provided, and your note was so precious. Come and have a Pepsi sometime!" -Judy*

The total amount of funding expended for the above services during the quarter was $3,750.00 to support service coordination and outreach efforts. The total amount of funding expended from the date of execution of the agreement was $15,000.

Thank you for the opportunity to submit this quarterly and final report to update the Town on progress and accomplishments. While we did not meet all our expected service hour estimates, we impacted more older neighbors than anticipated and provided a strong number of services, some of which did not take as long to complete compared to our first-year estimates. If you have any questions, requests for additional information, or would like to see our work in action, please reach out to me at hilary@alittlehelp.org or 720-336-9207. We are so grateful for your partnership and support throughout 2025!

Sincerely,

Hilary Simmons, MPH
Executive Director

Board of Trustees Information

Parks Department

Meeting Date:	**April 14, 2026**
Agenda Title/Subject:	**Berthoud Arboretum at Waggener Farm Park Bid Results**
Type of Item:	**Consent Agenda**
Purpose:	**Board Update**
Presented by:	**Keith Knoll**

Attachments:

1. Arboretum Bid Tabulation Results

Background:

The Berthoud Arboretum project was advertised for public bid on March 2, with bidding closing on Tuesday, April 7. The Town received proposals from four contractors, with the amounts shown below representing the total project costs. In addition to the Arboretum project, the total project cost includes water and sewer improvements that are planned to occur concurrently to minimize future disruption.

Staff is currently evaluating the proposals to determine the best-value contractor and identify opportunities to reduce overall project costs. A recommended contractor, along with the estimated project timeline and cost, will be presented at the April 28 Board meeting.

Contractor	Bid Amount
Golden Triangle Construction	$12,543,963.08
KCI Construction	$12,830,863.00
FNF Construction	$13,945,470.54
TALL Contracting & Consulting	$14,257,344.36

Update/Next Steps:

Selected contractor, estimated project timeline, and project cost will be presented to the board at the April 28 meeting.

Fiscal Impact and Fund Source:

Construction funding available in Capital Projects Fund - Arboretum

Community Touchstones:

Berthoud's Community Identity is rooted in its commitment to sustainability and preserving its natural environment. The construction of an arboretum aligns perfectly with this identity and further establishes Berthoud as a "Garden Spot" and environmentally conscious community.

Recommended Action(s):
This is an informational item - No action is needed.

Project Berthoud Arboretum

Date 4/7/2026

Bidder	Bid Amount
GTC	$12,543,963.08
Tall	$14,257,344.36
FNF Construction	$13,945,470.54
KCI	$12,830,863.00

wenk

Berthoud Arboretum at Waggener Farm Park

Bid Tab

TABLE 1: BASE BID

General Costing Assumptions:

1. Unit prices are within 5%.
2. All quantities are based on horizontal measurements and will be paid for based on horizontal measurements. Contractor shall make allowances for slope factor, overlap, trenching, ect.

Bid Item #	Item	QTY	UNIT	UNIT COST	TOTAL COST
Division 1 - General Requirements					
015000-1	Temporary Fences & Barricades (Construction Fence)	7,050	LF	$ 5.43	$ 38,309.70
015526-1	Traffic Control	1	LS	$ 3,135.00	$ 3,135.00
017123-1	Potholing	1	LS	$ 36,052.50	$ 36,052.50
017123-2	Surveying	1	LS	$ 108,593.27	$ 108,593.27
015719-1	Stabilized Staging Area	2,900	SY	$ -	$ -
015719-2	Vehicle Tracking Control	1	EA	$ 15,787.86	$ 15,787.86
015719-3	Inlet Protection	18	EA	$ 156.75	$ 2,821.50
015719-4	Concrete Washout	1	EA	$ 2,039.84	$ 2,039.84
015719-5	Erosion Control Blanket	43	SY	$ 5.75	$ 247.14
015719-8	Erosion Control Maintenance (months)	12	MO	$ 1,619.75	$ 19,437.00
015719-9	Erosion Control Street Maintenance	0.8	LM	$ 15,675.00	$ 12,540.00
015719-11	Reinforced Silt Fence	5,130	LF	$ 5.75	$ 29,484.68
015719-12	Sediment Basin	3.12	AC	$ 5,342.90	$ 16,669.84
015719-14	Pond Maintenance/Sediment Removal	3.12	AC	$ 5,024.04	$ 15,675.00
015719-4	Rock Sock	33	EA	$ 41.80	$ 1,379.40
				Subtotal	$ 302,172.72
Division 2 - Site Work					
024100-1	Tree Protection Fencing	2,328	LF	$ 3.40	$ 7,906.47
024100-2	Removal Gravel Path	26,960	SF	$ 0.19	$ 5,225.00
024100-3	Remove Concrete Paving	3,265	SF	$ 2.61	$ 8,506.53
024100-4	Remove Curb & Gutter	30	LF	$ 29.19	$ 875.55
024100-5	Remove Existing 24" RCP (Storm)	52	LF	$ 13.83	$ 719.19
024100-6	Remove Culvert (18"inch)	37	LF	$ 13.83	$ 511.74
024100-7	Remove Flared End Sections	3	EA	$ 209.00	$ 627.00
024100-8	Remove Sign	6	EA	$ 174.17	$ 1,045.00
024100-9	Remove Fence - fence and footings	290	LF	$ 8.76	$ 2,541.81
024100-10	Remove Trees	3	EA	$ 1,280.82	$ 3,842.47
024100-11	Remove and Salvage Park Entry Signage	1	EA	$ 376.20	$ 376.20
024100-12	Debris Haul Off	1	LS	$ 5,664.95	$ 5,664.95
				Subtotal	$ 37,841.90
Division 3 - Concrete					
033000-1	Concrete Cheekwall	2.4	CY	$ 1,613.65	$ 3,872.77
033000-2	Concrete Stairs	3.5	CY	$ 1,583.25	$ 5,462.22
				Subtotal	$ 9,334.99
Division 5 - Metals					
05 52 00-1	Handrail	18	LF	$ 156.75	$ 2,821.50
				Subtotal	$ 2,821.50
Division 10 - Specialties					
101453-4	Steel Sign Post	8	EA	$ 334.40	$ 2,675.20
				Subtotal	$ 2,675.20
Division 11 - Equipment					
11 68 13-1	Hillside Slide	1	LS	$ 81,644.81	$ 81,644.81
11 68 13-2	Beaver Dam Log Jam	1	EA	$ 29,822.21	$ 29,822.21
11 68 13-3	Turtle Log Climber	1	LS	$ 38,560.50	$ 38,560.50

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11 68 13-4	Mushroom Chimes	1	EA	$ 15,466.00	$ 15,466.00
11 68 13-5	Musical Chimes No.1 Robinia	1	EA	$ 10,701.85	$ 10,701.85
11 68 13-6	Musical Chimes No.2 Robinia	1	EA	$ 17,219.51	$ 17,219.51
11 68 13-7	Village Play Hut	3	EA	$ 22,976.42	$ 68,929.25
11 68 13-8	Center Pivot Irrigation Swing	1	EA	$ 126,813.89	$ 126,813.89
11 68 13-9	Horizontal Log Step Through	1	EA	$ 847.50	$ 847.50
11 68 13-10	Log Edge at EWF	88	LF	$ 313.50	$ 27,588.00
11 68 13-11	Fallen Log	10	EA	$ 3,239.50	$ 32,395.00
				Subtotal	$ 449,988.50
Division 12 - Site Furnishings					
128300-1	Backed Bench	28	EA	$ 2,709.35	$ 75,861.78
128300-2	Picnic Table & Bench	6	EA	$ 4,498.90	$ 26,993.40
128300-3	Bike Rack	6	EA	$ 997.63	$ 5,985.76
128300-4	Litter and Recycling Receptacle	26	EA	$ 4,702.50	$ 122,265.00
128300-5	Cafe Tables & Chairs	10	EA	$ 1,636.47	$ 16,364.70
128300-6	Dog Waste Station	3	EA	$ 2,300.74	$ 6,902.23
128300-7	Removable Bollard	4	EA	$ 2,090.00	$ 8,360.00
128300-8	Metal Picket Fence	1,036	LF	$ 57.48	$ 59,544.10
128300-9	Metal Double Swing Arched Gate	1	EA	$ 2,612.50	$ 2,612.50
128300-10	Metal Double Swing Gate	2	EA	$ 1,463.00	$ 2,926.00
128300-11	Metal Single Swing Gate	2	EA	$ 1,567.50	$ 3,135.00
128300-12	Metal Gate Cane Bolt Anchor	6	EA	$ 372.72	$ 2,236.30
128300-13	Metal Nursery Gate	1	EA	$ 574.75	$ 574.75
128300-14	Post & Rail Fence	552	LF	$ 26.19	$ 14,454.44
128300-15	Beet House	1	EA	$ 20,471.55	$ 20,471.55
128300-15	Irrigation Gate Structure Relic	1	EA	$ 2,090.00	$ 2,090.00
128300-16	Monument Sign At North Entry	1	EA	$ 24,140.55	$ 24,140.55
128300-17	Monument Sign At Southwest Entry	1	EA	$ 115,482.95	$ 115,482.95
128300-18	Bee Nesting Log	3	EA	$ 879.54	$ 2,638.63
				Subtotal	$ 513,039.62
Division 13 - Site Structures					
13 30 00-1	Pre-Engineered Shade Pavillion	1	EA	$ 176,437.80	$ 176,437.80
13 30 00-2	Pre-Engineered Restroom Building	1	EA	$ 214,231.27	$ 214,231.27
13 30 00-3	Pre-Engineered Gazebo	1	EA	$ 63,880.85	$ 63,880.85
13 30 00-4	Arbor	1	EA	$ 18,810.00	$ 18,810.00
13 30 00-5	Event Lawn Trellis	2	EA	$ 46,554.75	$ 93,109.50
13 30 00-6	Waggener Creek Pedestrian Bridge	1	EA	$ 39,065.24	$ 39,065.24
				Subtotal	$ 605,534.66
Division 22 - Plumbing					
22 11 16-1	Fill, Flush & Pressure Test	1	LS	$ 5,225.00	$ 5,225.00
22 11 19-1	Restroom - Backflow Preventer + Miscellaneous	1	LS	$ 6,270.00	$ 6,270.00
				Subtotal	$ 11,495.00
Division 26 - Electrical					
GENERAL POWER					
260500-1	Exterior GFCI receptacle including WP cover and pedestal	1	LS	$ 2,098.68	$ 2,098.68
260500-2	2#10 conductors, 1#10 Ground in a 1" Conduit	1	LS	$ 78,003.94	$ 78,003.94
LIGHTING					
260500-1	Parking Lot Light fixture (P1, P2, including pole base)	9	EA	$ 3,483.35	$ 31,350.16
260500-2	Pedestrian Light fixture (P4, including pole base)	6	EA	$ 6,278.54	$ 37,671.23
260500-3	Bollard Light fixture (B1, including bollard base)	24	EA	$ 2,923.62	$ 70,166.82
				Subtotal	$ 219,290.83
Division 31 - Earthwork					
310000-1	Earthwork, Excavation Moisture Condition Subgrade	61,000	SY	$ 6.60	$ 402,722.58
311100-1	Clearing and Grubbing (includes shrub removal)	38	AC	$ 1,008.51	$ 38,323.20
312300-1	Earthwork, Excavation and Fill On-site	21,800	CY	$ 14.00	$ 305,149.37
31 14 13-1	Topsoil Excavate, Stockpile, and Replace	30,653	CY	$ 6.08	$ 186,407.10
313700-1	Void-Filled Riprap, Type M (D_{50}=12")	156	CY	$ 164.59	$ 25,664.16
				Subtotal	$ 958,266.41

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Division 32 - Exterior Improvements					
PAVING					
321313-1	Concrete Paving - Pedestrian	106,966	SF	$ 8.46	$ 904,501.46
321313-2	Concrete Paving - Vehicular	10,330	SF	$ 13.54	$ 139,853.73
321313-3	Concrete Mow Band	2,152	LF	$ 23.73	$ 51,071.16
321313-4	Concrete Thickened Edge	809	LF	$ 43.06	$ 34,839.14
321540-1	Type 1: Crusher Fines Paving, Tan	61,351	SF	$ 3.85	$ 235,916.36
321540-2	Type 1: Crusher Fines Paving, Tan - Stablized	17,409	SF	$ 5.13	$ 89,320.43
321540-1	Type 2: Crusher Fines Paving, Mountain Granite	2,669	SF	$ 3.82	$ 10,207.47
321540-2	Type 2: Crusher Fines Paving, Mountain Granite - Stablized	1,140	SF	$ 5.13	$ 5,849.00
321540-3	Gravel Paving	6,225	TN	$ 48.25	$ 300,354.95
321613-1	Concrete Drainage Pan	23	SY	$ 566.69	$ 13,033.80
321613-2	Concrete Trickle Channels	384	SY	$ 103.61	$ 39,787.43
321613-3	Concrete Curb Ramp	55	SY	$ 110.77	$ 6,092.35
PAVEMENT MARKINGS					
321726-1	Detectable Warning Plate	340	SF	$ 54.34	$ 18,475.60
PLAYGROUND PROTECTIVE SURFACING					
321816-1	Engineered Wood Fiber (EWF)	1,581	SF	$ 4.18	$ 6,608.58
SITE STONE					
324000-1	Stone Type 1B – Seat Wall	17.2	TN	$ 537.45	$ 9,244.07
324000-2	Stone Type 1C – Landscape Boulder	20.9	TN	$ 397.10	$ 8,299.39
324000-3	Stone Type 1E – Flagstone	6.3	TN	$ 2,850.86	$ 17,960.42
324000-4	Stone Type 2B – Seat Wall	1.7	TN	$ 453.65	$ 771.21
324000-5	Stone Type 2C – Landscape Boulder	24.5	TN	$ 313.50	$ 7,680.75
324000-6	Stone Type 2E – Flagstone	25.0	TN	$ 898.70	$ 22,467.50
324000-7	Stone Type 2D - Steps	54.2	TN	$ 188.10	$ 10,195.02
324000-8	Stone Type 2F – Water Feature Boulder	2.9	TN	$ 1,045.72	$ 3,032.59
324000-9	Stone Type 2G – Stone Weir	7.9	TN	$ 1,751.63	$ 13,837.89
324000-10	Stone Type 3A – Large Seat Wall Stone	75.0	TN	$ 610.63	$ 45,797.13
324000-11	Stone Type 3B – Seat Wall	70.6	TN	$ 610.61	$ 43,109.39
324000-12	Stone Type 3C – Landscape Boulder	67.5	TN	$ 459.80	$ 31,036.50
324000-13	Stone Type 3D – Steps	42.6	TN	$ 428.45	$ 18,251.97
324000-14	Stone Type 3E – Flagstone	22.8	TN	$ 1,041.87	$ 23,754.52
324000-15	Stone Type 3H – Memorial Stone	18.3	TN	$ 459.80	$ 8,414.34
324000-16	Stone Type 4B – Seat Wall	7.5	TN	$ 412.01	$ 3,090.07
324000-17	Stone Type 4C – Landscape Boulder	68.0	TN	$ 271.70	$ 18,462.02
324000-18	Stone Type 5A – Riprap	40.5	TN	$ 167.20	$ 6,771.60
324000-19	Stone Type 5B – Small Riprap	64.0	TN	$ 156.75	$ 10,032.00
324000-20	Stone Type 6 – Rounded River Cobble	20.0	TN	$ 81.51	$ 1,630.20
324000-21	Stone Type 7 – Squeegee	144.0	TN	$ 37.62	$ 5,417.28
324000-22	Stone Type 8 – Crushed Stone	202.0	TN	$ 125.40	$ 25,330.80
324000-23	Stone Type 9 – Rock Mulch	13.0	TN	$ 156.75	$ 2,037.75
IRRIGATION					
328000 - 1	CL200 PVC Lateral - 1"	23,778	LF	$ 3.40	$ 80,756.03
328000 - 2	CL200 PVC Lateral - 1.5"	10,460	LF	$ 3.92	$ 40,990.13
328000 - 3	CL200 PVC Lateral - 2"	5,853	LF	$ 4.18	$ 24,465.54
328000 - 4	CL200 PVC Lateral - 2.5"	3,700	LF	$ 4.96	$ 18,365.88
328000 - 5	CL200 PVC Lateral - 3"	2,390	LF	$ 5.75	$ 13,736.53
328000 - 6	CL200 PVC Mainline - 2"	1,000	LF	$ 6.79	$ 6,792.50
328000 - 7	CL200 PVC Mainline - 2.5"	100	LF	$ 7.58	$ 757.63
328000 - 8	CL200RT PVC Mainline - 3" W/Mech. Restraints	1,000	LF	$ 9.93	$ 9,927.50
328000 - 9	CL200RT PVC Mainline - 4" W/Mech. Restraints	4,800	LF	$ 15.94	$ 76,494.00
328000 - 10	CL200RT PVC Mainline - 6" W/Mech. Restraints	2,900	LF	$ 18.29	$ 53,033.75
328000 - 11	CL200RT PVC Mainline - 8" W/Mech. Restraints	2,662	LF	$ 13.85	$ 36,858.72
328000 - 12	CL200RT PVC Mainline - 10" W/Mech. Restraints	380	LF	$ 619.85	$ 235,543.00
328000 - 13	Drain Valve - 1"- 1/4 Turn	35	EA	$ 50.16	$ 1,755.60
328000 - 14	Gate Valve - 2"	4	EA	$ 229.90	$ 919.60
328000 - 15	Gate Valve - 2.5"	1	EA	$ 292.60	$ 292.60
328000 - 16	Gate Valve Gasketed - 3" W/ Mech. Restraints	2	EA	$ 888.25	$ 1,776.50
328000 - 17	Gate Valve Gasketed - 4" W/ Mech. Restraints	28	EA	$ 1,024.10	$ 28,674.80
328000 - 18	Gate Valve Gasketed - 6" W/ Mech. Restraints	18	EA	$ 1,254.00	$ 22,572.00
328000 - 19	Gate Valve Gasketed - 8" W/ Mech. Restraints	21	EA	$ 1,881.00	$ 39,501.00

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328000 - 20	Gate Valve Gasketed - 10" W/ Mech. Restraints	3	EA	$ 2,821.50	$ 8,464.50
328000 - 21	Gate Valve Gasketed - 12" W/ Mech. Restraints	1	EA	$ 3,448.50	$ 3,448.50
328000 - 22	Gate Valve HDPE Butt Fused - 12" W/ Mech. PVC Adapter	1	EA	$ 7,837.50	$ 7,837.50
328000 - 23	Hunter I-80-SS Rotor W/Nozzle & Purple Cover	158	EA	$ 198.55	$ 31,370.90
328000 - 24	Hunter I-25-06-SS-PRB-R Rotor W/Nozzle	222	EA	$ 114.95	$ 25,518.90
328000 - 25	Hunter I-20-6-SS-R Rotor	36	EA	$ 88.83	$ 3,197.70
328000 - 26	Hunter I-20-12-R Highpop Rotor Nozz	614	EA	$ 4.44	$ 2,726.93
328000 - 27	Rain Bird - 6" 1806 SAM/PRS P30 W/ plstc MPR Nozz	25	EA	$ 29.26	$ 731.50
328000 - 28	Rain Bird - 12" 1812 SAM/PRS P30 Pop W MPR Nozz	1	EA	$ 229.90	$ 229.90
328000 - 29	Rain Bird - 12" 1812 SAM P45 W/Hunter MP Rotory Nozz	442	EA	$ 38.67	$ 17,089.93
328000 - 30	Rain Bird PESB PRS-R - 1" Valve SS- (3"-4")Saddle Mount/Decoder	14	EA	$ 898.70	$ 12,581.80
328000 - 31	Rain Bird PESB PRS-R - 1.5" Valve SS- (3"-4")Saddle Mount/Decoder	22	EA	$ 950.95	$ 20,920.90
328000 - 32	Rain Bird PESB PRS-R - 2" Valve SS-(3"-4")Saddle Mount/Decoder	37	EA	$ 1,013.65	$ 37,505.05
328000 - 33	Rain Bird PESB PRS-R - 1" Valve SS-(6")Saddle Mount/Decoder	23	EA	$ 919.60	$ 21,150.80
328000 - 34	Rain Bird PESB PRS-R - 1.5" Valve SS- (6") Saddle Mount/Decoder	7	EA	$ 982.30	$ 6,876.10
328000 - 35	Rain Bird PESB PRS-R - 2" Valve SS- (6") Saddle Mount/Decoder	28	EA	$ 1,034.55	$ 28,967.40
328000 - 36	Rain Bird PESB PRS-R - 1" Valve SS-(8")Saddle Mount/Decoder	3	EA	$ 940.50	$ 2,821.50
328000 - 37	Rain Bird PESB PRS-R - 1.5" Valve SS- (8") Saddle Mount/Decoder	6	EA	$ 1,003.20	$ 6,019.20
328000 - 38	Rain Bird PESB PRS-R - 2" Valve SS- (8") Saddle Mount/Decoder	12	EA	$ 1,045.00	$ 12,540.00
328000 - 39	Rain Bird 44LRC Quick Coupler SS-Saddle Mount	81	EA	$ 637.45	$ 51,633.45
328000 - 40	3" Large Master Valve W/24 volt Solenoid (NC)	2	EA	$ 4,389.00	$ 8,778.00
328000 - 41	Air/Vacuum Release Valve	5	EA	$ 971.85	$ 4,859.25
328000 - 42	2-Wire Surge Grounding	52	EA	$ 428.45	$ 22,279.40
328000 - 43	2-Wire Decoder Cable #12 Awg	15,200	EA	$ 0.84	$ 12,707.20
328000 - 44	Drip Valve Ass. Valve Basket & PRV W/(3"&4")SS Saddle -Decoder	29	EA	$ 992.75	$ 28,789.75
328000 - 45	Drip Valve Ass. Valve Basket & PRV W/(6")SS Saddle -Decoder	61	EA	$ 1,013.65	$ 61,832.65
328000 - 46	Drip Valve Ass. Valve Basket & PRV W/(8")SS Saddle -Decoder	61	EA	$ 1,034.55	$ 63,107.55
328000 - 47	Drip Valve Ass. Valve Basket & PRV W/(2"-2.5")PVC-Decoder	11	EA	$ 836.00	$ 9,196.00
328000 - 48	CL160 PVC Sleeve 2"	2,780	LF	$ 6.01	$ 16,704.33
328000 - 49	CL160 PVC Sleeve 4"	500	LF	$ 11.50	$ 5,747.50
328000 - 50	CL160 PVC Sleeve 6"	160	LF	$ 16.72	$ 2,675.20
328000 - 51	CL160 PVC Sleeve 8"	120	LF	$ 24.04	$ 2,884.20
328000 - 52	CL160 PVC Sleeve 10"	410	LF	$ 20.90	$ 8,569.00
328000 - 53	CL160 PVC Sleeve 12"	280	LF	$ 26.13	$ 7,315.00
328000 - 54	CL160 PVC Sleeve 14"	40	LF	$ 34.49	$ 1,379.40
328000 - 55	3" Octave Flow Meter - Potable	2	EA	$ 3,553.00	$ 7,106.00
328000 - 56	6" Master Meter Valve w/24 volt Solenoid	1	EA	$ 1,881.00	$ 1,881.00
328000 - 57	Controller Grounding	2	LS	$ 1,149.50	$ 2,299.00
328000 - 58	Electrical Connection	3	LS	$ 18,815.79	$ 56,447.37
328000 - 59	Baseline 3200 Cell Pedestal Mount SS	2	EA	$ 17,347.00	$ 34,694.00
328000 - 60	Hunter Rain Freeze Wireless Pole Mounted	1	EA	$ 532.95	$ 532.95
328000 - 61	Febco 880N BFP - With Conc Pad	1	EA	$ 15,361.50	$ 15,361.50
328000 - 62	Strong Box Enclosure SBBC-40 ALHP W/Insulation	1	EA	$ 198.55	$ 198.55
328000 - 63	Inline Emitter Tubing w/ Header and Footer	58,750	LF	$ 2.04	$ 119,717.81
328000 - 64	Tree & POS Drip Poly Supply Pipe Poly Pipe	15,973	LF	$ 1.83	$ 29,210.62
328000 - 65	Drip Blow-Out and Indicator	152	EA	$ 167.20	$ 25,414.40
328000 - 66	Drip Emitter	425	EA	$ 36.58	$ 15,544.38
SOIL PREPARATION					$ -
329113-1	Soil Preparation and Fine Grading (Container Planting Beds)	64,711	SF	$ 0.29	$ 18,934.44
329113-2	Soil Preparation and Fine Grading (Native Seed)	1,429,691	SF	$ 0.06	$ 89,641.63
329113-3	Soil Preparation and Fine Grading - Turf Sod	21,449.0	SF	$ 0.40	$ 8,517.40
329113-4	Soil Amendment (Container Planting Beds)	64,711	SF	$ 0.03	$ 2,028.69
329113-5	Soil Amendment (Native Seed)	1,429,691	SF	$ 0.14	$ 194,223.52
329113-6	Soil Amendment - (Turf Sod)	21,449.0	SF	$ 0.03	$ 672.43
NATIVE SEEDING					$ -
329220-1	Pond Perimeter Wetland Native Seed Mix	9,763	SF	$ 0.09	$ 918.21
329220-2	Recirculating Creek Wetland Native Seed Mix	13,391	SF	$ 0.14	$ 1,819.17
329220-3	Riparian Native Seed Mix	117,927	SF	$ 0.06	$ 7,394.02
329220-4	Wildflower Meadow Native Seed Mix	228,762	SF	$ 0.09	$ 21,515.07
329220-5	Tallgrass Prairie Native Seed Mix	431,179	SF	$ 0.06	$ 27,034.92

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329220-6	Prairie/Midgrass Native Seed Mix	399,021	SF	$ 0.08	$ 33,358.16
329220-7	Arid Native Seed Mix	94,864	SF	$ 0.13	$ 11,895.95
329220-8	High Elevation Native Seed Mix	121,082	SF	$ 0.11	$ 13,918.38
329220-9	Alpine Native Seed Mix	13,702	SF	$ 0.06	$ 859.12
329223-1	Sod	21,449	SF	$ 0.69	$ 14,793.02
TREES, PLANTS AND GROUNDCOVERS					$ -
329300-1	Deciduous Trees - 10 Gal.	4	EA	$ 700.15	$ 2,800.60
329300-1	Deciduous Trees - 15 Gal.	20	EA	$ 658.35	$ 13,167.00
329300-2	Deciduous Trees - 2" Cal.	12	EA	$ 752.40	$ 9,028.80
329300-3	Deciduous Trees - 2.5" Cal.	325	EA	$ 731.50	$ 237,737.50
329300-4	Deciduous Trees - 6' Clump	7	EA	$ 679.25	$ 4,754.75
329300-5	Evergreen Trees - 8' Ht.	242	EA	$ 856.90	$ 207,369.80
329300-6	Shrubs - 1 gal.	337	EA	$ 33.44	$ 11,269.28
329300-7	Shrubs - 5 gal.	1,907	EA	$ 63.75	$ 121,561.72
329300-8	Cacti/Succulents - F15	68	EA	$ 59.57	$ 4,050.42
329300-9	Cacti/Succulents - 1 Gal.	63	EA	$ 19.86	$ 1,250.87
329300-10	Cacti/Succulents - 5 Gal.	16	EA	$ 87.78	$ 1,404.48
329300-11	Perennials - Bulbs	356	EA	$ 8.62	$ 3,069.17
329300-12	Perennials - F15	2,141	EA	$ 25.08	$ 53,696.28
329300-13	Perennials - 1 gal.	2,805	EA	$ 27.17	$ 76,211.85
329300-14	Perennials - 5 gal.	1,568	EA	$ 32.40	$ 50,795.36
329300-15	Grasses - 1 gal.	3,519	EA	$ 34.49	$ 121,352.72
329300-16	Grasses - F15	730	EA	$ 25.08	$ 18,308.40
329300-17	Ground Covers - F15	1,819	EA	$ 18.55	$ 33,740.18
329300-18	Ground Covers - 1 Gal.	329	EA	$ 25.08	$ 8,251.32
329300-19	Ground Covers - 5 Gal.	681	EA	$ 33.44	$ 22,772.64
329300-20	Vines - 1 Gal.	32	EA	$ 39.71	$ 1,270.72
329300-21	Wood Mulch	48,601	SF	$ 1.46	$ 71,103.26
329300-22	Steel Edger	2,930	LF	$ 11.50	$ 33,680.35
329700-1	Landscape Maintenance - Landscape maintenance contract, minimum 1 year from time of completion	2	YR	$ 106,527.30	$ 213,054.60
				Subtotal	$ 5,521,839.75

Division 33 - Onsite Utilities					
WATER					
331000-1	Fire Hydrant	1	EA	$ 7,298.52	$ 7,298.52
331000-2	Gate Valve, 6"	1	EA	$ 2,793.00	$ 2,793.00
331000-3	Gate Valve, 8"	4	EA	$ 3,158.33	$ 12,633.34
331000-4	Gate Valve, 12"	1	EA	$ 5,263.80	$ 5,263.80
331000-3	Tee, 12" x 8"	1	EA	$ 2,273.13	$ 2,273.13
331000-4	Tee, 8" x 6"	1	EA	$ 1,862.48	$ 1,862.48
331000-5	Cap, PVC, 8"	1	EA	$ 1,204.26	$ 1,204.26
331000-6	Bend, 22.5 Degree, 8"	4	EA	$ 1,737.26	$ 6,949.04
331000-7	Bend, 11.25 Degree, 8"	2	EA	$ 1,737.26	$ 3,474.52
331000-8	Bend, 45 Degree, 8"	4	EA	$ 1,737.26	$ 6,949.04
331000-8	1-1/2" Tap and Curb Stop Assembly	1	EA	$ 3,894.50	$ 3,894.50
331000-9	1-1/2" Copper Tubing Type K	12	LF	$ 68.02	$ 816.23
331000-10	8" PVC Pressure Pipe	1,235	LF	$ 48.90	$ 60,386.00
SANITARY					
331000-1	Pipe, 8-in. PVC, Sanitary	650	LF	$ 43.15	$ 28,046.23
331000-2	Cleanout, two-way	1	EA	$ 2,005.77	$ 2,005.77
330513-1	Manhole, Slab Base (4-ft diameter) (Sanitary)	3	EA	$ 7,897.60	$ 23,692.79
STORM					
334100-1	Pipe, 6-in. PVC, Storm	110	LF	$ 40.85	$ 4,493.40
334100-2	Pipe, 12-in. PVC, Storm	300	LF	$ 71.30	$ 21,390.11
334100-3	Pipe, 15-in. RCP, Storm	610	LF	$ 108.22	$ 66,014.20
334100-4	Pipe, 18-in. RCP, Storm	960	LF	$ 96.01	$ 92,174.02
334100-5	Pipe, 24-in. RCP, Storm	525	LF	$ 172.91	$ 90,775.49
334100-6	Pipe, 36-in. RCP, Storm	340	LF	$ 270.25	$ 91,884.13
334100-7	Flared End Section, PVC, 6-in. diameter	2	EA	$ 483.55	$ 967.11
334100-8	Flared End Section, RCP, 24-in. diameter	1	EA	$ 2,012.58	$ 2,012.58
334100-9	Flared End Section, RCP, 36-in. diameter	1	EA	$ 3,425.83	$ 3,425.83
330513-1	Manhole, Slab Base (5-ft diameter) (Storm)	5	EA	$ 9,932.60	$ 49,663.00

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330513-2	Adjust Manhole	1	EA	$ 1,031.31	$ 1,031.31
330513-3	Inlet, Type C	2	EA	$ 8,251.07	$ 16,502.14
330513-4	Inlet, Type 16 Valley	2	EA	$ 8,251.12	$ 16,502.24
330513-5	Inlet, Type 16 Curb, Single	3	EA	$ 8,702.50	$ 26,107.50
330513-6	Inlet, Type 16 Curb, Double	2	EA	$ 9,988.37	$ 19,976.74
334600-3	15" Nyloplast Drain Basin	2	EA	$ 2,007.12	$ 4,014.24
DRAINAGE					
334616-1	Concrete Forebay	2	LS	$ 17,242.50	$ 34,485.00
334616-2	Pond Outlet Structures	3	LS	$ 25,978.70	$ 77,936.10
334600.01-1	Gravel Drainage Sump	614.6	TN	$ 147.73	$ 90,796.80
				Subtotal	$ 879,694.59

Public Improvements					
Division 2 - Site Work					
024100-1	Remove Curb and Gutter	7	LF	$ 6.27	$ 43.89
024100-2	Remove Manhole	1	EA	$ 1,607.21	$ 1,607.21
024100-3	Remove Asphalt Paving	21	SF	$ 15.57	$ 326.98
024100-4	Remove Gravel Path	48	SF	$ 0.51	$ 24.58
Division 31 - Earthwork					
312300-1	Earthwork, Excavation and Fill On-Site (Sanitary)	3,373	CY	$ 17.18	$ 57,953.19
312300-2	Earthwork, Excavation and Fill On-Site (Water)	1,249	CY	$ 17.18	$ 21,463.30
312300-3	Earthwork, Excavation and Fill On-Site (Non-Potable)	347	CY	$ 17.18	$ 5,955.66
312323-1	Granular Bedding (Squegee) (Sanitary)	372	CY	$ 54.65	$ 20,357.22
312323-2	Granular Bedding (Squegee) (Water)	253	CY	$ 54.65	$ 13,822.26
312323-3	Granular Bedding (Squegee) (Non-Potable)	70	CY	$ 54.65	$ 3,835.42
Division 32 - Exterior Improvements					
321613-1	Replace Curb and Gutter	7	LF	$ 194.67	$ 1,362.68
321216-1	Replace Asphalt Paving	21	SF	$ 159.70	$ 3,353.77
321540-1	Replace Gravel Path	48	SF	$ 10.89	$ 522.50
Division 33 - Utilities					
WATER					
331000-1	Fire Hydrant	4	EA	$ 7,322.18	$ 29,288.72
331000-2	Gate Valve, 6"	4	EA	$ 2,552.28	$ 10,209.11
331000-3	Gate Valve, 12"	11	EA	$ 5,061.77	$ 55,679.48
331000-4	Tee, 12" x 12"	1	EA	$ 2,655.55	$ 2,655.55
331000-5	Tee, 12" x 8"	1	EA	$ 2,284.81	$ 2,284.81
331000-6	Tee, 12" x 6"	4	EA	$ 2,082.88	$ 8,331.53
331000-7	Cap, PVC, 12"	3	EA	$ 1,578.15	$ 4,734.45
331000-8	Cross, 12" x 8"	1	EA	$ 2,667.02	$ 2,667.02
331000-9	6" Water Meter Vault	1	EA	$ 14,643.59	$ 14,643.59
331000-10	Bend, 22.5 Degree, 12"	1	EA	$ 1,555.23	$ 1,555.23
331000-11	Bend, 11.25 Degree, 12"	10	EA	$ 1,553.10	$ 15,531.00
331000-12	Bend, 45 Degree, 8"	2	EA	$ 1,738.49	$ 3,476.99
331000-13	Bend, 90 Degree, 6"	1	EA	$ 1,438.42	$ 1,438.42
331000-14	6" DIP	24	LF	$ 72.20	$ 1,732.78
331000-15	6" PVC SDR 35	50	LF	$ 48.20	$ 2,409.77
331000-16	12" PVC SDR 35	1,874	LF	$ 71.30	$ 133,616.86
NON-POTABLE WATER					
331000-17	Blowoff Valve	2	EA	$ 3,056.37	$ 6,112.75
331000-18	Gate Valve, 12"	2	EA	$ 5,265.03	$ 10,530.07
331000-19	Gate Valve, 8"	2	EA	$ 3,344.64	$ 6,689.27
331000-20	Tee, 12" x 8"	1	EA	$ 2,284.81	$ 2,284.81
331000-21	Tee, 12" x 12"	1	EA	$ 2,271.47	$ 2,271.47
331000-22	Cap, PVC, 12"	2	EA	$ 1,581.06	$ 3,162.13
331000-23	12" PVC SDR 35	516	LF	$ 71.30	$ 36,790.98
SANITARY					
333913-1	Pipe, 12" PVC SDR 35	1,356	LF	$ 47.98	$ 65,032.84
333913-2	Manhole, Slab Base (4-ft diameter) (Sanitary) <10'	3	EA	$ 9,692.47	$ 29,077.41
333913-3	Manhole, Slab Base (4-ft diameter) (Sanitary) <15'	3	EA	$ 10,348.62	$ 31,045.87
				Subtotal	$ 613,881.55

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Mobilization and General Conditions		**1**	**LS**	**$**	**1,456,691.34**	**$**	**1,456,691.34**
BASE BID GRAND TOTAL							**$11,584,569**

ADD ALTERNATIVE #1 - IRRIGATION TURNOUT STRUCTURE

1.1	Cedar Screening Fence at Irrigation	1	EA	$	1,783.82	$	1,783.82
1.2	Concrete Turnout Structure - Retaining Walls, Concrete Pad	1	LS	$	22,990.00	$	22,990.00
1.3	Native Seeding	3,220	SF	$	0.71	$	2,287.51
1.4	Gate Valve	1	EA	$	4,399.45	$	4,399.45
1.5	Add Alternate Ditch Turn Out Pump House, wet well as Detailed	1	LS	$	319,553.69	$	319,553.69
1.6	12" HDPE with Road Bore	1	LS	$	26,412.38	$	26,412.38
1.7	Baseline Sub-Station - Pump Flow to Central	1	LS	$	7,358.89	$	7,358.89
1.8	480/277V, 3Ph, 250A PANELBOARD	1	EA	$	4,111.90	$	4,111.90
1.9	208/120V, 3Ph, 60A PANELBOARD	1	EA	$	3,837.33	$	3,837.33
1.10	400A/3P 250AF FUSED DISCONNECT	1	EA	$	5,101.23	$	5,101.23
1.11	9KVA 480V TO 208/120V STEP DOWN XFMR	1	EA	$	4,164.46	$	4,164.46
1.12	Grounding	1	EA	$	1,306.25	$	1,306.25
1.13	Wiring	1	LS	$	3,918.75	$	3,918.75
1.14	Trenching	1	LS	$	679.25	$	679.25
1.15	Backfill	1	LS	$	470.25	$	470.25
1.16	GFCI WP Receptacle	1	EA	$	444.13	$	444.13
1.17	Booster Pump and Pad - 10" Connection	1	LS	$	282,897.18	$	282,897.18
1.18	Grading, Rock Sock, Reinforced Silt Fence, Erosion Control Blanket	1	LS	$	5,225.00	$	5,225.00
Schedule - Grand Total Add Alternative #1						**$**	**696,941.44**
ADD ALTERNATIVE #1 GRAND TOTAL							**$696,941**

ADD/DEDUCT ALTERNATIVE #2 - Trail Paving

2.1	Deduct Alt 2.1 - 6' Wide Pedestrian Concrete Trail	476	SF	$	(7.44)	$	(3,541.63)
2.2	Deduct Alt 2.2 - 6' Wide Pedestrian Concrete Trail	22,362	SF	$	(7.44)	$	(166,382.22)
2.3	Deduct Alt 2.3 - 6' Wide Pedestrian Concrete Trail	25,884	SF	$	(7.44)	$	(192,587.31)
2.4	Add Alt 2.4 - 6' Wide Pedestrian Concrete Trail	2,036	SF	$	7.44	$	15,148.65
2.5	Add Alt 2.5 - 6' Wide Pedestrian Concrete Trail	722	SF	$	7.44	$	5,371.97
2.6	Deduct Alt 2.6 - 3' Wide Crusher Fines Trail	1,372	SF	$	(3.14)	$	(4,301.22)
2.7	Deduct Alt 2.7 - 3' Wide Crusher Fines Trail	4,110	SF	$	(3.14)	$	(12,884.85)
2.8	Add Alt 2.8 - 6' Wide Pedestrian Concrete Trail	1,128	SF	$	7.44	$	8,392.40
Schedule - Grand Total Add Alternative #2						**$**	**(350,784.22)**
ADD/DEDUCT ALTERNATIVE #2 GRAND TOTAL							**-$350,784**

ADD ALTERNATIVE #3 - Creek and Pond System

328200 - 1	Stream Pumping System-As Detailed	1	LS	$	65,626.00	$	65,626.00
328200 - 2	Air Release Valve	1	EA	$	606.10	$	606.10
328200 - 3	4" HDPE Butt Fused Stream Supply	3,500	LF	$	7.32	$	25,602.50
328200 - 4	Stream Discharge Box	1	LS	$	9,196.00	$	9,196.00
328200 - 5	Pond Fill Rip Rap Diffuser	1	LS	$	7,106.00	$	7,106.00
328200 - 6	Intake Pipe w/ Galvinized Box Debris Screen as Detailed	1	LS	$	8,778.00	$	8,778.00
328200 - 7	Aeration System Package System	1	LS	$	9,196.00	$	9,196.00
328200 - 8	EPDM Liner "Waggener Creek"	12,000	SF	$	5.47	$	65,584.20
328200 - 9	Pond Betonite Clay Liner	22,740	SF	$	2.98	$	67,725.41
22 05 00-1	Water Feature - Plumbing	1	LS	$	18,810.00	$	18,810.00
22 05 00-2	Water Feature - Aerator	1	LS	$	14,630.00	$	14,630.00
Schedule - Grand Total Add Alternative #3						**$**	**292,860.21**
ADD ALTERNATIVE #3 GRAND TOTAL							**$292,860**

ADD ALTERNATIVE #4 - Parking Lot Paving

321723-1	Pavement Marking Paint	1	LS	$	3,137.09	$	3,137.09
321723-2	Pavement Marking Paint (Word-Symbol)	8	EA	$	39.71	$	317.68
024100-1	Remove Parking Lot Pole and Salvage	12	EA	$	696.67	$	8,360.00
024100-2	Remove and Salvage Parking Wheel Stops	300	EA	$	10.45	$	3,135.00
024100-3	Removal Gravel Path at Parking Lot	4,605	SF	$	0.52	$	2,406.64

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024100-4	Removal Gravel Paving at Parking	72,400	SF	$ 0.52	$ 37,829.00
321123-1	Aggregate Base Course, (CDOT Class 6) (6" Depth) (Includes Geotextile)	1,316	CY	$ 117.04	$ 154,024.64
321123-2	Asphalt (6" Depth)	1,316	CY	$ 198.55	$ 261,291.80
321613-1	Concrete Curb and Gutter, 18"	3,592	LF	$ 37.66	$ 135,263.76
321613-2	Mountable Concrete Curb and Gutter, 18"	198	LF	$ 25.08	$ 4,965.84
Schedule - Grand Total Add Alternative #4					**$ 607,276.67**
ADD ALTERNATIVE #4 GRAND TOTAL					**$607,277**

ADD ALTERNATIVE #1 GRAND TOTAL	$696,941
ADD/DEDUCT ALTERNATIVE #2 GRAND TOTAL	-$350,784
ADD ALTERNATIVE #3 GRAND TOTAL	$292,860
ADD ALTERNATIVE #4 GRAND TOTAL	$607,277
ADD/DEDUCT GRAND TOTAL	**$ 1,246,294.10**
PROJECT GRAND TOTAL	**$12,830,863**

FNF Construction

wenk

rthoud Arboretum at Waggener Farm Park

Bid Tab

TABLE 1: BASE BID

General Costing Assumptions:

1. Unit prices are within 5%.

2. All quantities are based on horizontal measurements and will be paid for based on horizontal measurements. Contractor shall make allowances for slope factor, overlap, trenching, ect.

Bid Item #	Item	QTY	UNIT	UNIT COST	TOTAL COST
Division 1 - General Requirements					
015000-1	Temporary Fences & Barricades (Construction Fence)	7,050	LF	$ 2.50	$ 17,625.00
015526-1	Traffic Control	1	LS	$ 9,500.00	$ 9,500.00
017123-1	Potholing	1	LS	$ 6,350.00	$ 6,350.00
017123-2	Surveying	1	LS	$ 95,200.00	$ 95,200.00
015719-1	Stabilized Staging Area	2,900	SY	$ 6.00	$ 17,400.00
015719-2	Vehicle Tracking Control	1	EA	$ 5,030.00	$ 5,030.00
015719-3	Inlet Protection	18	EA	$ 140.00	$ 2,520.00
015719-4	Concrete Washout	1	EA	$ 4,360.00	$ 4,360.00
015719-5	Erosion Control Blanket	43	SY	$ 12.00	$ 516.00
015719-8	Erosion Control Maintenance (months)	12	MO	$ 1,510.00	$ 18,120.00
015719-9	Erosion Control Street Maintenance	0.8	LM	$ 18,400.00	$ 14,720.00
015719-11	Reinforced Silt Fence	5,130	LF	$ 4.00	$ 20,520.00
015719-12	Sediment Basin	3.12	AC	$ 9,300.00	$ 29,016.00
015719-14	Pond Maintenance/Sediment Removal	3.12	AC	$ 7,840.00	$ 24,460.80
015719-4	Rock Sock	33	EA	$ 84.00	$ 2,772.00
				Subtotal	$ 268,109.80
Division 2 - Site Work					
024100-1	Tree Protection Fencing	2,328	LF	$ 5.00	$ 11,640.00
024100-2	Removal Gravel Path	26,960	SF	$ 0.30	$ 8,088.00
024100-3	Remove Concrete Paving	3,265	SF	$ 2.00	$ 6,530.00
024100-4	Remove Curb & Gutter	30	LF	$ 30.00	$ 900.00
024100-5	Remove Existing 24" RCP (Storm)	52	LF	$ 43.00	$ 2,236.00
024100-6	Remove Culvert (18"inch)	37	LF	$ 35.00	$ 1,295.00
024100-7	Remove Flared End Sections	3	EA	$ 1,110.00	$ 3,330.00
024100-8	Remove Sign	6	EA	$ 123.00	$ 738.00
024100-9	Remove Fence - fence and footings	290	LF	$ 16.00	$ 4,640.00
024100-10	Remove Trees	3	EA	$ 1,170.00	$ 3,510.00
024100-11	Remove and Salvage Park Entry Signage	1	EA	$ 1,960.00	$ 1,960.00
024100-12	Debris Haul Off	1	LS	$ 1,610.00	$ 1,610.00
				Subtotal	$ 46,477.00
Division 3 - Concrete					
033000-1	Concrete Cheekwall	2.4	CY	$ 2,140.00	$ 5,136.00
033000-2	Concrete Stairs	3.5	CY	$ 2,140.00	$ 7,383.00
				Subtotal	$ 12,519.00
Division 5 - Metals					
05 52 00-1	Handrail	18	LF	$ 175.00	$ 3,150.00
				Subtotal	$ 3,150.00
Division 10 - Specialties					
101453-4	Steel Sign Post	8	EA	$ 550.00	$ 4,400.00
				Subtotal	$ 4,400.00
Division 11 - Equipment					

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11 68 13-1	Hillside Slide	1	LS	$ 77,000.00	$ 77,000.00
11 68 13-2	Beaver Dam Log Jam	1	EA	$ 40,700.00	$ 40,700.00
11 68 13-3	Turtle Log Climber	1	LS	$ 12,300.00	$ 12,300.00
11 68 13-4	Mushroom Chimes	1	EA	$ 13,300.00	$ 13,300.00
11 68 13-5	Musical Chimes No.1 Robinia	1	EA	$ 11,000.00	$ 11,000.00
11 68 13-6	Musical Chimes No.2 Robinia	1	EA	$ 21,700.00	$ 21,700.00
11 68 13-7	Village Play Hut	3	EA	$ 36,700.00	$ 110,100.00
11 68 13-8	Center Pivot Irrigation Swing	1	EA	$ 119,600.00	$ 119,600.00
11 68 13-9	Horizontal Log Step Through	1	EA	$ 847.00	$ 847.00
11 68 13-10	Log Edge at EWF	88	LF	$ 92.00	$ 8,096.00
11 68 13-11	Fallen Log	10	EA	$ 525.00	$ 5,250.00
				Subtotal	$ 419,893.00

Division 12 - Site Furnishings					
128300-1	Backed Bench	28	EA	$ 3,020.00	$ 84,560.00
128300-2	Picnic Table & Bench	6	EA	$ 4,460.00	$ 26,760.00
128300-3	Bike Rack	6	EA	$ 1,050.00	$ 6,300.00
128300-4	Litter and Recycling Receptacle	26	EA	$ 4,330.00	$ 112,580.00
128300-5	Cafe Tables & Chairs	10	EA	$ 1,190.00	$ 11,900.00
128300-6	Dog Waste Station	3	EA	$ 715.00	$ 2,145.00
128300-7	Removable Bollard	4	EA	$ 4,470.00	$ 17,880.00
128300-8	Metal Picket Fence	1,036	LF	$ 64.00	$ 66,304.00
128300-9	Metal Double Swing Arched Gate	1	EA	$ 3,780.00	$ 3,780.00
128300-10	Metal Double Swing Gate	2	EA	$ 2,130.00	$ 4,260.00
128300-11	Metal Single Swing Gate	2	EA	$ 1,430.00	$ 2,860.00
128300-12	Metal Gate Cane Bolt Anchor	6	EA	$ 233.00	$ 1,398.00
128300-13	Metal Nursery Gate	1	EA	$ 1,030.00	$ 1,030.00
128300-14	Post & Rail Fence	552	LF	$ 22.00	$ 12,144.00
128300-15	Beet House	1	EA	$ 25,600.00	$ 25,600.00
128300-15	Irrigation Gate Structure Relic	1	EA	$ 700.00	$ 700.00
128300-16	Monument Sign At North Entry	1	EA	$ 16,900.00	$ 16,900.00
128300-17	Monument Sign At Southwest Entry	1	EA	$ 150,000.00	$ 150,000.00
128300-18	Bee Nesting Log	3	EA	$ 3,840.00	$ 11,520.00
				Subtotal	$ 558,621.00

Division 13 - Site Structures					
13 30 00-1	Pre-Engineered Shade Pavillion	1	EA	$ 149,000.00	$ 149,000.00
13 30 00-2	Pre-Engineered Restroom Building	1	EA	$ 260,000.00	$ 260,000.00
13 30 00-3	Pre-Engineered Gazebo	1	EA	$ 64,000.00	$ 64,000.00
13 30 00-4	Arbor	1	EA	$ 20,800.00	$ 20,800.00
13 30 00-5	Event Lawn Trellis	2	EA	$ 43,900.00	$ 87,800.00
13 30 00-6	Waggener Creek Pedestrian Bridge	1	EA	$ 35,300.00	$ 35,300.00
				Subtotal	$ 616,900.00

Division 22 - Plumbing					
22 11 16-1	Fill, Flush & Pressure Test	1	LS	$ 5,560.00	$ 5,560.00
22 11 19-1	Restroom - Backflow Preventer + Miscellaneous	1	LS	$ 11,000.00	$ 11,000.00
				Subtotal	$ 16,560.00

Division 26 - Electrical					
GENERAL POWER					
260500-1	Exterior GFCI receptacle including WP cover and pedestal	1	LS	$ 6,250.00	$ 6,250.00
260500-2	2#10 conductors, 1#10 Ground in a 1" Conduit	1	LS	$ 61,000.00	$ 61,000.00
LIGHTING					
260500-1	Parking Lot Light fixture (P1, P2, including pole base)	9	EA	$ 7,100.00	$ 63,900.00
260500-2	Pedestrian Light fixture (P4, including pole base)	6	EA	$ 18,300.00	$ 109,800.00
260500-3	Bollard Light fixture (B1, including bollard base)	24	EA	$ 2,540.00	$ 60,960.00
				Subtotal	$ 301,910.00

Division 31 - Earthwork					
310000-1	Earthwork, Excavation Moisture Condition Subgrade	61,000	SY	$ 3.10	$ 189,100.00

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311100-1	Clearing and Grubbing (includes shrub removal)	38	AC	$	550.00	$	20,900.00
312300-1	Earthwork, Excavation and Fill On-site	21,800	CY	$	33.00	$	719,400.00
31 14 13-1	Topsoil Excavate, Stockpile, and Replace	30,653	CY	$	9.00	$	275,880.00
3[illegible]-1	Void-Filled Riprap, Type M (D_{50}=12")	156	CY	$	240.00	$	37,422.22
					Subtotal	$	1,242,702.22

Division 32 - Exterior Improvements							
PAVING							
321313-1	Concrete Paving - Pedestrian	106,966	SF	$	8.20	$	877,121.20
321313-2	Concrete Paving - Vehicular	10,330	SF	$	10.50	$	108,465.00
321313-3	Concrete Mow Band	2,152	LF	$	27.50	$	59,180.00
321313-4	Concrete Thickened Edge	809	LF	$	34.50	$	27,910.50
321540-1	Type 1: Crusher Fines Paving, Tan	61,351	SF	$	4.50	$	276,079.50
321540-2	Type 1: Crusher Fines Paving, Tan - Stablized	17,409	SF	$	6.50	$	113,158.50
321540-1	Type 2: Crusher Fines Paving, Mountain Granite	2,669	SF	$	4.50	$	12,010.50
321540-2	Type 2: Crusher Fines Paving, Mountain Granite - Stablized	1,140	SF	$	7.00	$	7,980.00
321540-3	Gravel Paving	6,225	TN	$	38.00	$	236,550.00
321613-1	Concrete Drainage Pan	23	SY	$	193.00	$	4,439.00
321613-2	Concrete Trickle Channels	384	SY	$	180.00	$	69,120.00
321613-3	Concrete Curb Ramp	55	SY	$	156.00	$	8,580.00
PAVEMENT MARKINGS							
321726-1	Detectable Warning Plate	340	SF	$	58.00	$	19,720.00
PLAYGROUND PROTECTIVE SURFACING							
321816-1	Engineered Wood Fiber (EWF)	1,581	SF	$	31.00	$	49,011.00
SITE STONE							
324000-1	Stone Type 1B – Seat Wall	17.2	TN	$	930.00	$	15,996.00
324000-2	Stone Type 1C – Landscape Boulder	20.9	TN	$	725.00	$	15,152.50
324000-3	Stone Type 1E – Flagstone	6.3	TN	$	965.00	$	6,079.50
324000-4	Stone Type 2B – Seat Wall	1.7	TN	$	870.00	$	1,479.00
324000-5	Stone Type 2C – Landscape Boulder	24.5	TN	$	670.00	$	16,415.00
3[illegible]0-6	Stone Type 2E – Flagstone	25.0	TN	$	1,070.00	$	26,750.00
32 [illegible]0-7	Stone Type 2D - Steps	54.2	TN	$	580.00	$	31,436.00
324000-8	Stone Type 2F – Water Feature Boulder	2.9	TN	$	690.00	$	2,001.00
324000-9	Stone Type 2G – Stone Weir	7.9	TN	$	585.00	$	4,621.50
324000-10	Stone Type 3A – Large Seat Wall Stone	75.0	TN	$	930.00	$	69,750.00
324000-11	Stone Type 3B – Seat Wall	70.6	TN	$	930.00	$	65,658.00
324000-12	Stone Type 3C – Landscape Boulder	67.5	TN	$	580.00	$	39,150.00
324000-13	Stone Type 3D – Steps	42.6	TN	$	660.00	$	28,116.00
324000-14	Stone Type 3E – Flagstone	22.8	TN	$	2,510.00	$	57,228.00
324000-15	Stone Type 3H – Memorial Stone	18.3	TN	$	780.00	$	14,274.00
324000-16	Stone Type 4B – Seat Wall	7.5	TN	$	740.00	$	5,550.00
324000-17	Stone Type 4C – Landscape Boulder	68.0	TN	$	545.00	$	37,032.75
324000-18	Stone Type 5A – Riprap	40.5	TN	$	240.00	$	9,720.00
324000-19	Stone Type 5B – Small Riprap	64.0	TN	$	225.00	$	14,400.00
324000-20	Stone Type 6 – Rounded River Cobble	20.0	TN	$	180.00	$	3,600.00
324000-21	Stone Type 7 – Squeegee	144.0	TN	$	120.00	$	17,280.00
324000-22	Stone Type 8 – Crushed Stone	202.0	TN	$	180.00	$	36,360.00
324000-23	Stone Type 9 – Rock Mulch	13.0	TN	$	220.00	$	2,860.00
IRRIGATION							
328000 - 1	CL200 PVC Lateral - 1"	23,778	LF	$	7.20	$	171,201.60
328000 - 2	CL200 PVC Lateral - 1.5"	10,460	LF	$	7.50	$	78,450.00
328000 - 3	CL200 PVC Lateral - 2"	5,853	LF	$	7.80	$	45,653.40
328000 - 4	CL200 PVC Lateral - 2.5"	3,700	LF	$	8.30	$	30,710.00
328000 - 5	CL200 PVC Lateral - 3"	2,390	LF	$	8.80	$	21,032.00
328000 - 6	CL200 PVC Mainline - 2"	1,000	LF	$	11.00	$	11,000.00
328000 - 7	CL200 PVC Mainline - 2.5"	100	LF	$	13.00	$	1,300.00
328000 - 8	CL200RT PVC Mainline - 3" W/Mech. Restraints	1,000	LF	$	13.00	$	13,000.00
328000 - 9	CL200RT PVC Mainline - 4" W/Mech. Restraints	4,800	LF	$	14.00	$	67,200.00
3[illegible]0 - 10	CL200RT PVC Mainline - 6" W/Mech. Restraints	2,900	LF	$	19.00	$	55,100.00
328000 - 11	CL200RT PVC Mainline - 8" W/Mech. Restraints	2,662	LF	$	34.00	$	90,508.00
328000 - 12	CL200RT PVC Mainline - 10" W/Mech. Restraints	380	LF	$	54.00	$	20,520.00

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328000 - 13	Drain Valve - 1"- 1/4 Turn	35	EA	$ 690.00	$ 24,150.00
328000 - 14	Gate Valve - 2"	4	EA	$ 222.00	$ 888.00
328000 - 15	Gate Valve - 2.5"	1	EA	$ 270.00	$ 270.00
328000 - 16	Gate Valve Gasketed - 3" W/ Mech. Restraints	2	EA	$ 770.00	$ 1,540.00
328000 - 17	Gate Valve Gasketed - 4" W/ Mech. Restraints	28	EA	$ 870.00	$ 24,360.00
328000 - 18	Gate Valve Gasketed - 6" W/ Mech. Restraints	18	EA	$ 1,140.00	$ 20,520.00
328000 - 19	Gate Valve Gasketed - 8" W/ Mech. Restraints	21	EA	$ 1,560.00	$ 32,760.00
328000 - 20	Gate Valve Gasketed - 10" W/ Mech. Restraints	3	EA	$ 2,160.00	$ 6,480.00
328000 - 21	Gate Valve Gasketed - 12" W/ Mech. Restraints	1	EA	$ 2,800.00	$ 2,800.00
328000 - 22	Gate Valve HDPE Butt Fused - 12" W/ Mech. PVC Adapter	1	EA	$ 6,200.00	$ 6,200.00
328000 - 23	Hunter I-80-SS Rotor W/Nozzle & Purple Cover	158	EA	$ 183.00	$ 28,914.00
328000 - 24	Hunter I-25-06-SS-PRB-R Rotor W/Nozzle	222	EA	$ 114.00	$ 25,308.00
328000 - 25	Hunter I-20-6-SS-R Rotor	36	EA	$ 82.00	$ 2,952.00
328000 - 26	Hunter I-20-12-R Highpop Rotor Nozz	614	EA	$ 85.00	$ 52,190.00
328000 - 27	Rain Bird - 6" 1806 SAM/PRS P30 W/ plstc MPR Nozz	25	EA	$ 48.00	$ 1,200.00
328000 - 28	Rain Bird - 12" 1812 SAM/PRS P30 Pop W MPR Nozz	1	EA	$ 82.00	$ 82.00
328000 - 29	Rain Bird - 12" 1812 SAM P45 W/Hunter MP Rotory Nozz	442	EA	$ 56.00	$ 24,752.00
328000 - 30	Rain Bird PESB PRS-R - 1" Valve SS- (3"-4")Saddle Mount/Decoder	14	EA	$ 660.00	$ 9,240.00
328000 - 31	Rain Bird PESB PRS-R - 1.5" Valve SS- (3"-4")Saddle Mount/Decoder	22	EA	$ 710.00	$ 15,620.00
328000 - 32	Rain Bird PESB PRS-R - 2" Valve SS-(3"-4")Saddle Mount/Decoder	37	EA	$ 760.00	$ 28,120.00
328000 - 33	Rain Bird PESB PRS-R - 1" Valve SS-(6")Saddle Mount/Decoder	23	EA	$ 680.00	$ 15,640.00
328000 - 34	Rain Bird PESB PRS-R - 1.5" Valve SS- (6") Saddle Mount/Decoder	7	EA	$ 730.00	$ 5,110.00
328000 - 35	Rain Bird PESB PRS-R - 2" Valve SS- (6") Saddle Mount/Decoder	28	EA	$ 780.00	$ 21,840.00
328000 - 36	Rain Bird PESB PRS-R - 1" Valve SS-(8")Saddle Mount/Decoder	3	EA	$ 700.00	$ 2,100.00
328000 - 37	Rain Bird PESB PRS-R - 1.5" Valve SS- (8") Saddle Mount/Decoder	6	EA	$ 750.00	$ 4,500.00
328000 - 38	Rain Bird PESB PRS-R - 2" Valve SS- (8") Saddle Mount/Decoder	12	EA	$ 800.00	$ 9,600.00
328000 - 39	Rain Bird 44LRC Quick Coupler SS-Saddle Mount	81	EA	$ 350.00	$ 28,350.00
328000 - 40	3" Large Master Valve W/24 volt Solenoid (NC)	2	EA	$ 7,200.00	$ 14,400.00
328000 - 41	Air/Vacuum Release Valve	5	EA	$ 770.00	$ 3,850.00
328000 - 42	2-Wire Surge Grounding	52	EA	$ 280.00	$ 14,560.00
328000 - 43	2-Wire Decoder Cable #12 Awg	15,200	EA	$ 0.90	$ 13,680.00
328000 - 44	Drip Valve Ass. Valve Basket & PRV W/(3"&4")SS Saddle -Decod	29	EA	$ 710.00	$ 20,590.00
328000 - 45	Drip Valve Ass. Valve Basket & PRV W/(6")SS Saddle -Decoder	61	EA	$ 730.00	$ 44,530.00
328000 - 46	Drip Valve Ass. Valve Basket & PRV W/(8")SS Saddle -Decoder	61	EA	$ 750.00	$ 45,750.00
328000 - 47	Drip Valve Ass. Valve Basket & PRV W/(2"-2.5")PVC-Decoder	11	EA	$ 610.00	$ 6,710.00
328000 - 48	CL160 PVC Sleeve 2"	2,780	LF	$ 19.00	$ 52,820.00
328000 - 49	CL160 PVC Sleeve 4"	500	LF	$ 21.00	$ 10,500.00
328000 - 50	CL160 PVC Sleeve 6"	160	LF	$ 24.00	$ 3,840.00
328000 - 51	CL160 PVC Sleeve 8"	120	LF	$ 46.00	$ 5,520.00
328000 - 52	CL160 PVC Sleeve 10"	410	LF	$ 47.00	$ 19,270.00
328000 - 53	CL160 PVC Sleeve 12"	280	LF	$ 48.00	$ 13,440.00
328000 - 54	CL160 PVC Sleeve 14"	40	LF	$ 63.00	$ 2,520.00
328000 - 55	3" Octave Flow Meter - Potable	2	EA	$ 3,000.00	$ 6,000.00
328000 - 56	6" Master Meter Valve w/24 volt Solenoid	1	EA	$ 1,800.00	$ 1,800.00
328000 - 57	Controller Grounding	2	LS	$ 910.00	$ 1,820.00
328000 - 58	Electrical Connection	3	LS	$ 1,480.00	$ 4,440.00
328000 - 59	Baseline 3200 Cell Pedestal Mount SS	2	EA	$ 13,700.00	$ 27,400.00
328000 - 60	Hunter Rain Freeze Wireless Pole Mounted	1	EA	$ 1,100.00	$ 1,100.00
328000 - 61	Febco 880N BFP - With Conc Pad	1	EA	$ 17,300.00	$ 17,300.00
328000 - 62	Strong Box Enclosure SBBC-40 ALHP W/Insulation	1	EA	$ 3,900.00	$ 3,900.00
328000 - 63	Inline Emitter Tubing w/ Header and Footer	58,750	LF	$ 5.20	$ 305,500.00
328000 - 64	Tree & POS Drip Poly Supply Pipe Poly Pipe	15,973	LF	$ 4.80	$ 76,670.40
328000 - 65	Drip Blow-Out and Indicator	152	EA	$ 86.00	$ 13,072.00

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328000 - 66	Drip Emitter	425	EA	$ 20.00	$ 8,500.00
SOIL PREPARATION					
329113-1	Soil Preparation and Fine Grading (Container Planting Beds)	64,711	SF	$ 0.15	$ 9,706.65
329113-2	Soil Preparation and Fine Grading (Native Seed)	1,429,691	SF	$ 0.10	$ 142,969.10
329113-3	Soil Preparation and Fine Grading - Turf Sod	21,449.0	SF	$ 0.15	$ 3,217.35
329113-4	Soil Amendment (Container Planting Beds)	64,711	SF	$ 0.25	$ 16,177.75
329113-5	Soil Amendment (Native Seed)	1,429,691	SF	$ 0.20	$ 285,938.20
329113-6	Soil Amendment - (Turf Sod)	21,449.0	SF	$ 0.25	$ 5,362.25
NATIVE SEEDING					
329220-1	Pond Perimeter Wetland Native Seed Mix	9,763	SF	$ 0.20	$ 1,952.60
329220-2	Recirculating Creek Wetland Native Seed Mix	13,391	SF	$ 0.15	$ 2,008.65
329220-3	Riparian Native Seed Mix	117,927	SF	$ 0.10	$ 11,792.70
329220-4	Wildflower Meadow Native Seed Mix	228,762	SF	$ 0.15	$ 34,314.30
329220-5	Tallgrass Prairie Native Seed Mix	431,179	SF	$ 0.10	$ 43,117.90
329220-6	Prairie/Midgrass Native Seed Mix	399,021	SF	$ 0.10	$ 39,902.10
329220-7	Arid Native Seed Mix	94,864	SF	$ 0.10	$ 9,486.40
329220-8	High Elevation Native Seed Mix	121,082	SF	$ 0.10	$ 12,108.20
329220-9	Alpine Native Seed Mix	13,702	SF	$ 0.10	$ 1,370.20
329223-1	Sod	21,449	SF	$ 0.90	$ 19,304.10
TREES, PLANTS AND GROUNDCOVERS					
329300-1	Deciduous Trees - 10 Gal.	4	EA	$ 530.00	$ 2,120.00
329300-1	Deciduous Trees - 15 Gal.	20	EA	$ 595.00	$ 11,900.00
329300-2	Deciduous Trees - 2" Cal.	12	EA	$ 820.00	$ 9,840.00
329300-3	Deciduous Trees - 2.5" Cal.	325	EA	$ 855.00	$ 277,875.00
329300-4	Deciduous Trees - 6' Clump	7	EA	$ 830.00	$ 5,810.00
329300-5	Evergreen Trees - 8' Ht.	242	EA	$ 1,090.00	$ 263,780.00
329300-6	Shrubs - 1 gal.	337	EA	$ 29.00	$ 9,773.00
329300-7	Shrubs - 5 gal.	1,907	EA	$ 52.00	$ 99,164.00
329300-8	Cacti/Succulents - F15	68	EA	$ 67.00	$ 4,556.00
329300-9	Cacti/Succulents - 1 Gal.	63	EA	$ 73.00	$ 4,599.00
329300-10	Cacti/Succulents - 5 Gal.	16	EA	$ 100.00	$ 1,600.00
329300-11	Perennials - Bulbs	356	EA	$ 3.50	$ 1,246.00
329300-12	Perennials - F15	2,141	EA	$ 18.00	$ 38,538.00
329300-13	Perennials - 1 gal.	2,805	EA	$ 25.00	$ 70,125.00
329300-14	Perennials - 5 gal.	1,568	EA	$ 41.00	$ 64,288.00
329300-15	Grasses - 1 gal.	3,519	EA	$ 22.00	$ 77,418.00
329300-16	Grasses - F15	730	EA	$ 19.00	$ 13,870.00
329300-17	Ground Covers - F15	1,819	EA	$ 12.00	$ 21,828.00
329300-18	Ground Covers - 1 Gal.	329	EA	$ 24.00	$ 7,896.00
329300-19	Ground Covers - 5 Gal.	681	EA	$ 35.00	$ 23,835.00
329300-20	Vines - 1 Gal.	32	EA	$ 39.00	$ 1,248.00
329300-21	Wood Mulch	48,601	SF	$ 2.00	$ 97,202.00
329300-22	Steel Edger	2,930	LF	$ 13.00	$ 38,090.00
329700-1	Landscape Maintenance - Landscape maintenance contract, minimum 1 year from time of completion	2	YR	$ 133,000.00	$ 266,000.00
				Subtotal	$ 6,182,207.30

Division 33 - Onsite Utilities					
WATER					
331000-1	Fire Hydrant	1	EA	$ 10,600.00	$ 10,600.00
331000-2	Gate Valve, 6"	1	EA	$ 2,090.00	$ 2,090.00
331000-3	Gate Valve, 8"	4	EA	$ 2,960.00	$ 11,840.00
331000-4	Gate Valve, 12"	1	EA	$ 5,020.00	$ 5,020.00
331000-3	Tee, 12" x 8"	1	EA	$ 1,810.00	$ 1,810.00
331000-4	Tee, 8" x 6"	1	EA	$ 1,100.00	$ 1,100.00
331000-5	Cap, PVC, 8"	1	EA	$ 480.00	$ 480.00
331000-6	Bend, 22.5 Degree, 8"	4	EA	$ 910.00	$ 3,640.00
331000-7	Bend, 11.25 Degree, 8"	2	EA	$ 890.00	$ 1,780.00
331000-8	Bend, 45 Degree, 8"	4	EA	$ 930.00	$ 3,720.00
331000-8	1-1/2" Tap and Curb Stop Assembly	1	EA	$ 15,200.00	$ 15,200.00
331000-9	1-1/2" Copper Tubing Type K	12	LF	$ 152.00	$ 1,824.00

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331000-10	8" PVC Pressure Pipe	1,235	LF	$ 111.00	$ 137,085.00
SANITARY					
331000-1	Pipe, 8-in. PVC, Sanitary	650	LF	$ 92.00	$ 59,800.00
331000-2	Cleanout, two-way	1	EA	$ 2,290.00	$ 2,290.00
330513-1	Manhole, Slab Base (4-ft diameter) (Sanitary)	3	EA	$ 9,230.00	$ 27,690.00
STORM					
334100-1	Pipe, 6-in. PVC, Storm	110	LF	$ 47.00	$ 5,170.00
334100-2	Pipe, 12-in. PVC, Storm	300	LF	$ 73.00	$ 21,900.00
334100-3	Pipe, 15-in. RCP, Storm	610	LF	$ 122.00	$ 74,420.00
334100-4	Pipe, 18-in. RCP, Storm	960	LF	$ 110.00	$ 105,600.00
334100-5	Pipe, 24-in. RCP, Storm	525	LF	$ 174.00	$ 91,350.00
334100-6	Pipe, 36-in. RCP, Storm	340	LF	$ 280.00	$ 95,200.00
334100-7	Flared End Section, PVC, 6-in. diameter	2	EA	$ 473.00	$ 946.00
334100-8	Flared End Section, RCP, 24-in. diameter	1	EA	$ 8,000.00	$ 8,000.00
334100-9	Flared End Section, RCP, 36-in. diameter	1	EA	$ 9,650.00	$ 9,650.00
330513-1	Manhole, Slab Base (5-ft diameter) (Storm)	5	EA	$ 6,440.00	$ 32,200.00
330513-2	Adjust Manhole	1	EA	$ 1,010.00	$ 1,010.00
330513-3	Inlet, Type C	2	EA	$ 5,310.00	$ 10,620.00
330513-4	Inlet, Type 16 Valley	2	EA	$ 6,430.00	$ 12,860.00
330513-5	Inlet, Type 16 Curb, Single	3	EA	$ 7,230.00	$ 21,690.00
330513-6	Inlet, Type 16 Curb, Double	2	EA	$ 10,600.00	$ 21,200.00
334600-3	15" Nyloplast Drain Basin	2	EA	$ 3,580.00	$ 7,160.00
DRAINAGE					
334616-1	Concrete Forebay	2	LS	$ 7,900.00	$ 15,800.00
334616-2	Pond Outlet Structures	3	LS	$ 18,200.00	$ 54,600.00
334600.01-1	Gravel Drainage Sump	614.6	TN	$ 71.00	$ 43,636.60
				Subtotal	$ 918,981.60

Public Improvements					
Division 2 - Site Work					
024100-1	Remove Curb and Gutter	7	LF	$ 42.00	$ 294.00
024100-2	Remove Manhole	1	EA	$ 2,800.00	$ 2,800.00
024100-3	Remove Asphalt Paving	21	SF	$ 61.00	$ 1,281.00
024100-4	Remove Gravel Path	48	SF	$ 21.00	$ 1,008.00
Division 31 - Earthwork					
312300-1	Earthwork, Excavation and Fill On-Site (Sanitary)	3,373	CY	$ 57.00	$ 192,280.00
312300-2	Earthwork, Excavation and Fill On-Site (Water)	1,249	CY	$ 57.00	$ 71,212.00
312300-3	Earthwork, Excavation and Fill On-Site (Non-Potable)	347	CY	$ 57.00	$ 19,760.00
312323-1	Granular Bedding (Squegee) (Sanitary)	372	CY	$ 123.00	$ 45,814.78
312323-2	Granular Bedding (Squegee) (Water)	253	CY	$ 123.00	$ 31,107.57
312323-3	Granular Bedding (Squegee) (Non-Potable)	70	CY	$ 123.00	$ 8,631.77
Division 32 - Exterior Improvements					
321613-1	Replace Curb and Gutter	7	LF	$ 147.00	$ 1,029.00
321216-1	Replace Asphalt Paving	21	SF	$ 72.00	$ 1,512.00
321540-1	Replace Gravel Path	48	SF	$ 30.00	$ 1,440.00
Division 33 - Utilities					
WATER					
331000-1	Fire Hydrant	4	EA	$ 10,700.00	$ 42,800.00
331000-2	Gate Valve, 6"	4	EA	$ 2,090.00	$ 8,360.00
331000-3	Gate Valve, 12"	11	EA	$ 5,000.00	$ 55,000.00
331000-4	Tee, 12" x 12"	1	EA	$ 2,080.00	$ 2,080.00
331000-5	Tee, 12" x 8"	1	EA	$ 1,810.00	$ 1,810.00
331000-6	Tee, 12" x 6"	4	EA	$ 2,170.00	$ 8,680.00
331000-7	Cap, PVC, 12"	3	EA	$ 1,580.00	$ 4,740.00
331000-8	Cross, 12" x 8"	1	EA	$ 2,230.00	$ 2,230.00
331000-9	6" Water Meter Vault	1	EA	$ 46,800.00	$ 46,800.00
331000-10	Bend, 22.5 Degree, 12"	1	EA	$ 1,310.00	$ 1,310.00
331000-11	Bend, 11.25 Degree, 12"	10	EA	$ 1,270.00	$ 12,700.00

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331000-12	Bend, 45 Degree, 8"	2	EA	$	2,400.00	$	4,800.00
331000-13	Bend, 90 Degree, 6"	1	EA	$	800.00	$	800.00
331000-14	6" DIP	24	LF	$	136.00	$	3,264.00
331000-15	6" PVC SDR 35	50	LF	$	67.00	$	3,350.00
331000-16	12" PVC SDR 35	1,874	LF	$	49.00	$	91,826.00
NON-POTABLE WATER							
331000-17	Blowoff Valve	2	EA	$	7,300.00	$	14,600.00
331000-18	Gate Valve, 12"	2	EA	$	5,020.00	$	10,040.00
331000-19	Gate Valve, 8"	2	EA	$	2,960.00	$	5,920.00
331000-20	Tee, 12" x 8"	1	EA	$	1,810.00	$	1,810.00
331000-21	Tee, 12" x 12"	1	EA	$	2,080.00	$	2,080.00
331000-22	Cap, PVC, 12"	2	EA	$	1,580.00	$	3,160.00
331000-23	12" PVC SDR 35	516	LF	$	49.00	$	25,284.00
SANITARY							
333913-1	Pipe, 12" PVC SDR 35	1,356	LF	$	83.00	$	112,508.99
333913-2	Manhole, Slab Base (4-ft diameter) (Sanitary) <10'	3	EA	$	8,060.00	$	24,180.00
333913-3	Manhole, Slab Base (4-ft diameter) (Sanitary) <15'	3	EA	$	10,230.00	$	30,690.00
				Subtotal		$	898,993.11

Mobilization and General Conditions	**1**	**LS**	**$1,390,000.00**	**$**	**1,390,000.00**
BASE BID GRAND TOTAL				**$**	**12,881,424.04**

ADD ALTERNATIVE #1 - IRRIGATION TURNOUT STRUCTURE

1.1	Cedar Screening Fence at Irrigation	1	EA	$	1,770.00	$	1,770.00
1.2	Concrete Turnout Structure - Retaining Walls, Concrete Pad	1	LS	$	31,000.00	$	31,000.00
1.3	Native Seeding	3,220	SF	$	0.90	$	2,898.00
1.4	Gate Valve	1	EA	$	4,400.00	$	4,400.00
1.5	Add Alternate Ditch Turn Out Pump House, wet well as Detailed	1	LS	$	260,000.00	$	260,000.00
1.6	12" HDPE with Road Bore	1	LS	$	30,600.00	$	30,600.00
1.7	Baseline Sub-Station - Pump Flow to Central	1	LS	$	8,170.00	$	8,170.00
1.8	480/277V, 3Ph, 250A PANELBOARD	1	EA	$	4,050.00	$	4,050.00
1.9	208/120V, 3Ph, 60A PANELBOARD	1	EA	$	4,050.00	$	4,050.00
1.10	400A/3P 250AF FUSED DISCONNECT	1	EA	$	4,050.00	$	4,050.00
1.11	9KVA 480V TO 208/120V STEP DOWN XFMR	1	EA	$	3,040.00	$	3,040.00
1.12	Grounding	1	EA	$	304.00	$	304.00
1.13	Wiring	1	LS	$	5,230.00	$	5,230.00
1.14	Trenching	1	LS	$	1,830.00	$	1,830.00
1.15	Backfill	1	LS	$	610.00	$	610.00
1.16	GFCI WP Receptacle	1	EA	$	304.00	$	304.00
1.17	Booster Pump and Pad - 10" Connection	1	LS	$	194,000.00	$	194,000.00
1.18	Grading, Rock Sock, Reinforced Silt Fence, Erosion Control Blanket	1	LS	$	1,710.00	$	1,710.00
Schedule - Grand Total Add Alternative #1						**$**	**558,016.00**
ADD ALTERNATIVE #1 GRAND TOTAL							**$558,016**

ADD/DEDUCT ALTERNATIVE #2 - Trail Paving

2.1	Deduct Alt 2.1 - 6' Wide Pedestrian Concrete Trail	476	SF	$	5.50	$	(2,618.00)
2.2	Deduct Alt 2.2 - 6' Wide Pedestrian Concrete Trail	22,362	SF	$	5.50	$	(122,991.00)
2.3	Deduct Alt 2.3 - 6' Wide Pedestrian Concrete Trail	25,884	SF	$	5.50	$	(142,362.00)
2.4	Add Alt 2.4 - 6' Wide Pedestrian Concrete Trail	2,036	SF	$	5.70	$	11,605.20
2.5	Add Alt 2.5 - 6' Wide Pedestrian Concrete Trail	722	SF	$	5.70	$	4,115.40
2.6	Deduct Alt 2.6 - 3' Wide Crusher Fines Trail	1,372	SF	$	2.10	$	(2,881.20)
2.7	Deduct Alt 2.7 - 3' Wide Crusher Fines Trail	4,110	SF	$	2.10	$	(8,631.00)
2.8	Add Alt 2.8 - 6' Wide Pedestrian Concrete Trail	1,128	SF	$	5.70	$	6,429.60
Schedule - Grand Total Add Alternative #2						**$**	**(257,333.00)**
ADD/DEDUCT ALTERNATIVE #2 GRAND TOTAL							**-$257,333**

FNF Construction

ADD ALTERNATIVE #3 - Creek and Pond System

328200 - 1	Stream Pumping System-As Detailed	1	LS	$ 48,400.00	$ 48,400.00
328200 - 2	Air Release Valve	1	EA	$ 10,800.00	$ 10,800.00
3[illegible]0 - 3	4" HDPE Butt Fused Stream Supply	3,500	LF	$ 16.00	$ 56,000.00
328200 - 4	Stream Discharge Box	1	LS	$ 855.00	$ 855.00
328200 - 5	Pond Fill Rip Rap Diffuser	1	LS	$ 96.00	$ 96.00
328200 - 6	Intake Pipe w/ Galvinized Box Debris Screen as Detailed	1	LS	$ 8,840.00	$ 8,840.00
328200 - 7	Aeration System Package System	1	LS	$ 5,500.00	$ 5,500.00
328200 - 8	EPDM Liner "Waggener Creek"	12,000	SF	$ 4.00	$ 48,000.00
328200 - 9	Pond Betonite Clay Liner	22,740	SF	$ 2.20	$ 50,028.00
22 05 00-1	Water Feature - Plumbing	1	LS	$ 3,680.00	$ 3,680.00
22 05 00-2	Water Feature - Aerator	1	LS	$ 4,090.00	$ 4,090.00
Schedule - Grand Total Add Alternative #3					**$ 236,289.00**

ADD ALTERNATIVE #3 GRAND TOTAL **$236,289**

ADD ALTERNATIVE #4 - Parking Lot Paving

321723-1	Pavement Marking Paint	1	LS	$ 5,990.00	$ 5,990.00
321723-2	Pavement Marking Paint (Word-Symbol)	8	EA	$ 57.00	$ 456.00
024100-1	Remove Parking Lot Pole and Salvage	12	EA	$ 235.00	$ 2,820.00
024100-2	Remove and Salvage Parking Wheel Stops	300	EA	$ 30.00	$ 9,000.00
024100-3	Removal Gravel Path at Parking Lot	4,605	SF	$ 0.50	$ 2,302.50
024100-4	Removal Gravel Paving at Parking	72,400	SF	$ 0.45	$ 32,580.00
321123-1	Aggregate Base Course, (CDOT Class 6) (6" Depth) (Includes Geotextile)	1,316	CY	$ 60.00	$ 78,960.00
321123-2	Asphalt (6" Depth)	1,316	CY	$ 226.00	$ 297,416.00
321613-1	Concrete Curb and Gutter, 18"	3,592	LF	$ 26.00	$ 93,392.00
321613-2	Mountable Concrete Curb and Gutter, 18"	198	LF	$ 21.00	$ 4,158.00
Schedule - Grand Total Add Alternative #4					**$ 527,074.50**

ADD ALTERNATIVE #4 GRAND TOTAL **$527,075**

[illegible]ALTERNATIVE #1 GRAND TOTAL	$558,016
ADD/DEDUCT ALTERNATIVE #2 GRAND TOTAL	-$257,333
ADD ALTERNATIVE #3 GRAND TOTAL	$236,289
ADD ALTERNATIVE #4 GRAND TOTAL	$527,075
ADD/DEDUCT GRAND TOTAL	**$ 1,064,046.50**
PROJECT GRAND TOTAL	**13,945,470.54**

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Berthoud Arboretum at Waggener Farm Park

Bid Tab

TABLE 1: BASE BID

General Costing Assumptions:

1. *Unit prices are within 5%.*
2. *All quantities are based on horizontal measurements and will be paid for based on horizontal measurements. Contractor shall make allowances for*

Bid Item #	Item	QTY	UNIT	UNIT COST	TOTAL COST
Division 1 - General Requirements					
015000-1	Temporary Fences & Barricades (Construction Fence)	7,050	LF	$ 11.00	$ 77,550.00
015526-1	Traffic Control	1	LS	$ 30,000.00	$ 30,000.00
017123-1	Potholing	1	LS	$ 20,000.00	$ 20,000.00
017123-2	Surveying	1	LS	$ 90,000.00	$ 90,000.00
015719-1	Stabilized Staging Area	2,900	SY	$ 15.00	$ 43,500.00
015719-2	Vehicle Tracking Control	1	EA	$ 10,000.00	$ 10,000.00
015719-3	Inlet Protection	18	EA	$ 200.00	$ 3,600.00
015719-4	Concrete Washout	1	EA	$ 10,000.00	$ 10,000.00
015719-5	Erosion Control Blanket	43	SY	$ 6.00	$ 258.00
015719-8	Erosion Control Maintenance (months)	12	MO	$ 6,000.00	$ 72,000.00
015719-9	Erosion Control Street Maintenance	0.8	LM	$ 9,000.00	$ 7,200.00
015719-11	Reinforced Silt Fence	5,130	LF	$ 4.00	$ 20,520.00
015719-12	Sediment Basin	3.12	AC	$ 15,000.00	$ 46,800.00
015719-14	Pond Maintenance/Sediment Removal	3.12	AC	$ 5,000.00	$ 15,600.00
015719-4	Rock Sock	33	EA	$ 125.00	$ 4,125.00
				Subtotal	$ 451,153.00
Division 2 - Site Work					
024100-1	Tree Protection Fencing	2,328	LF	$ 5.00	$ 11,640.00
024100-2	Removal Gravel Path	26,960	SF	$ 0.50	$ 13,480.00
024100-3	Remove Concrete Paving	3,265	SF	$ 3.00	$ 9,795.00
024100-4	Remove Curb & Gutter	30	LF	$ 15.00	$ 450.00
024100-5	Remove Existing 24" RCP (Storm)	52	LF	$ 30.00	$ 1,560.00
024100-6	Remove Culvert (18"inch)	37	LF	$ 30.00	$ 1,110.00
024100-7	Remove Flared End Sections	3	EA	$ 250.00	$ 750.00
024100-8	Remove Sign	6	EA	$ 100.00	$ 600.00
024100-9	Remove Fence - fence and footings	290	LF	$ 5.00	$ 1,450.00
024100-10	Remove Trees	3	EA	$ 750.00	$ 2,250.00
024100-11	Remove and Salvage Park Entry Signage	1	EA	$ 2,000.00	$ 2,000.00
024100-12	Debris Haul Off	1	LS	$ 30,000.00	$ 30,000.00
				Subtotal	$ 75,085.00
Division 3 - Concrete					
033000-1	Concrete Cheekwall	2.4	CY	$ 1,900.00	$ 4,560.00
033000-2	Concrete Stairs	3.5	CY	$ 2,200.00	$ 7,700.00
				Subtotal	$ 12,260.00
Division 5 - Metals					
05 52 00-1	Handrail	18	LF	$ 300.00	$ 5,400.00
				Subtotal	$ 5,400.00

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Division 10 - Specialties					
101453-4	Steel Sign Post	8	EA	$ 600.00	$ 4,800.00
				Subtotal	$ 4,800.00

Division 11 - Equipment					
11 68 13-1	Hillside Slide	1	LS	$ 50,000.00	$ 50,000.00
11 68 13-2	Beaver Dam Log Jam	1	EA	$ 22,000.00	$ 22,000.00
11 68 13-3	Turtle Log Climber	1	LS	$ 38,000.00	$ 38,000.00
11 68 13-4	Mushroom Chimes	1	EA	$ 13,000.00	$ 13,000.00
11 68 13-5	Musical Chimes No.1 Robinia	1	EA	$ 7,500.00	$ 7,500.00
11 68 13-6	Musical Chimes No.2 Robinia	1	EA	$ 7,500.00	$ 7,500.00
11 68 13-7	Village Play Hut	3	EA	$ 8,000.00	$ 24,000.00
11 68 13-8	Center Pivot Irrigation Swing	1	EA	$ 90,000.00	$ 90,000.00
11 68 13-9	Horizontal Log Step Through	1	EA	$ 800.00	$ 800.00
11 68 13-10	Log Edge at EWF	88	LF	$ 150.00	$ 13,200.00
11 68 13-11	Fallen Log	10	EA	$ 1,250.00	$ 12,500.00
				Subtotal	$ 278,500.00

Division 12 - Site Furnishings					
128300-1	Backed Bench	28	EA	$ 3,400.00	$ 95,200.00
128300-2	Picnic Table & Bench	6	EA	$ 6,500.00	$ 39,000.00
128300-3	Bike Rack	6	EA	$ 850.00	$ 5,100.00
128300-4	Litter and Recycling Receptacle	26	EA	$ 2,800.00	$ 72,800.00
128300-5	Cafe Tables & Chairs	10	EA	$ 675.00	$ 6,750.00
128300-6	Dog Waste Station	3	EA	$ 575.00	$ 1,725.00
128300-7	Removable Bollard	4	EA	$ 5,200.00	$ 20,800.00
128300-8	Metal Picket Fence	1,036	LF	$ 67.00	$ 69,412.00
128300-9	Metal Double Swing Arched Gate	1	EA	$ 3,995.00	$ 3,995.00
128300-10	Metal Double Swing Gate	2	EA	$ 2,240.00	$ 4,480.00
128300-11	Metal Single Swing Gate	2	EA	$ 1,500.00	$ 3,000.00
128300-12	Metal Gate Cane Bolt Anchor	6	EA	$ 245.00	$ 1,470.00
128300-13	Metal Nursery Gate	1	EA	$ 1,075.00	$ 1,075.00
128300-14	Post & Rail Fence	552	LF	$ 23.00	$ 12,696.00
128300-15	Beet House	1	EA	$ 25,000.00	$ 25,000.00
128300-15	Irrigation Gate Structure Relic	1	EA	$ 3,000.00	$ 3,000.00
128300-16	Monument Sign At North Entry	1	EA	$ 25,000.00	$ 25,000.00
128300-17	Monument Sign At Southwest Entry	1	EA	$ 110,000.00	$ 110,000.00
128300-18	Bee Nesting Log	3	EA	$ 900.00	$ 2,700.00
				Subtotal	$ 503,203.00

Division 13 - Site Structures					
13 30 00-1	Pre-Engineered Shade Pavillion	1	EA	$ 220,000.00	$ 220,000.00
13 30 00-2	Pre-Engineered Restroom Building	1	EA	$ 260,000.00	$ 260,000.00
13 30 00-3	Pre-Engineered Gazebo	1	EA	$ 70,000.00	$ 70,000.00
13 30 00-4	Arbor	1	EA	$ 28,000.00	$ 28,000.00
13 30 00-5	Event Lawn Trellis	2	EA	$ 60,000.00	$ 120,000.00
13 30 00-6	Waggener Creek Pedestrian Bridge	1	EA	$ 50,000.00	$ 50,000.00
				Subtotal	$ 748,000.00

Division 22 - Plumbing					
22 11 16-1	Fill, Flush & Pressure Test	1	LS	$ 9,000.00	$ 9,000.00
22 11 19-1	Restroom - Backflow Preventer + Miscellaneous	1	LS	$ 7,000.00	$ 7,000.00
				Subtotal	$ 16,000.00

Division 26 - Electrical					
GENERAL POWER					
260500-1	Exterior GFCI receptacle including WP cover and pedestal	1	LS	$ 2,500.00	$ 2,500.00
260500-2	2#10 conductors, 1#10 Ground in a 1" Conduit	1	LS	$ 415,000.00	$ 415,000.00
LIGHTING					

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260500-1	Parking Lot Light fixture (P1, P2, including pole base)	9	EA	$ 4,000.00	$ 36,000.00
260500-2	Pedestrian Light fixture (P4, including pole base)	6	EA	$ 11,500.00	$ 69,000.00
260500-3	Bollard Light fixture (B1, including bollard base)	24	EA	$ 4,900.00	$ 117,600.00
				Subtotal	$ 640,100.00

Division 31 - Earthwork					
310000-1	Earthwork, Excavation Moisture Condition Subgrade	61,000	SY	$ 4.00	$ 244,000.00
311100-1	Clearing and Grubbing (includes shrub removal)	38	AC	$ 700.00	$ 26,600.00
312300-1	Earthwork, Excavation and Fill On-site	21,800	CY	$ 27.00	$ 588,600.00
31 14 13-1	Topsoil Excavate, Stockpile, and Replace	30,653	CY	$ 15.00	$ 459,795.00
313700-1	Void-Filled Riprap, Type M (D_{50}=12")	156	CY	$ 185.00	$ 28,860.00
				Subtotal	$ 1,347,855.00

Division 32 - Exterior Improvements					
PAVING					
321313-1	Concrete Paving - Pedestrian	106,966	SF	$ 8.00	$ 855,728.00
321313-2	Concrete Paving - Vehicular	10,330	SF	$ 9.50	$ 98,135.00
321313-3	Concrete Mow Band	2,152	LF	$ 16.00	$ 34,432.00
321313-4	Concrete Thickened Edge	809	LF	$ 30.00	$ 24,270.00
321540-1	Type 1: Crusher Fines Paving, Tan	61,351	SF	$ 2.50	$ 153,377.50
321540-2	Type 1: Crusher Fines Paving, Tan - Stablized	17,409	SF	$ 7.75	$ 134,919.75
321540-1	Type 2: Crusher Fines Paving, Mountain Granite	2,669	SF	$ 2.75	$ 7,339.75
321540-2	Type 2: Crusher Fines Paving, Mountain Granite - Stablized	1,140	SF	$ 8.00	$ 9,120.00
321540-3	Gravel Paving	6,225	TN	$ 33.00	$ 205,425.00
321613-1	Concrete Drainage Pan	23	SY	$ 180.00	$ 4,140.00
321613-2	Concrete Trickle Channels	384	SY	$ 130.00	$ 49,920.00
321613-3	Concrete Curb Ramp	55	SY	$ 180.00	$ 9,900.00
PAVEMENT MARKINGS					
321726-1	Detectable Warning Plate	340	SF	$ 50.00	$ 17,000.00
PLAYGROUND PROTECTIVE SURFACING					
321816-1	Engineered Wood Fiber (EWF)	1,581	SF	$ 5.00	$ 7,905.00
SITE STONE					
324000-1	Stone Type 1B – Seat Wall	17.2	TN	$ 2,000.00	$ 34,400.00
324000-2	Stone Type 1C – Landscape Boulder	20.9	TN	$ 500.00	$ 10,450.00
324000-3	Stone Type 1E – Flagstone	6.3	TN	$ 1,800.00	$ 11,340.00
324000-4	Stone Type 2B – Seat Wall	1.7	TN	$ 2,200.00	$ 3,740.00
324000-5	Stone Type 2C – Landscape Boulder	24.5	TN	$ 500.00	$ 12,250.00
324000-6	Stone Type 2E – Flagstone	25.0	TN	$ 6,000.00	$ 150,000.00
324000-7	Stone Type 2D - Steps	54.2	TN	$ 2,100.00	$ 113,820.00
324000-8	Stone Type 2F – Water Feature Boulder	2.9	TN	$ 600.00	$ 1,740.00
324000-9	Stone Type 2G – Stone Weir	7.9	TN	$ 600.00	$ 4,740.00
324000-10	Stone Type 3A – Large Seat Wall Stone	75.0	TN	$ 750.00	$ 56,250.00
324000-11	Stone Type 3B – Seat Wall	70.6	TN	$ 950.00	$ 67,070.00
324000-12	Stone Type 3C – Landscape Boulder	67.5	TN	$ 500.00	$ 33,750.00
324000-13	Stone Type 3D – Steps	42.6	TN	$ 2,100.00	$ 89,460.00
324000-14	Stone Type 3E – Flagstone	22.8	TN	$ 4,500.00	$ 102,600.00
324000-15	Stone Type 3H – Memorial Stone	18.3	TN	$ 750.00	$ 13,725.00
324000-16	Stone Type 4B – Seat Wall	7.5	TN	$ 950.00	$ 7,125.00
324000-17	Stone Type 4C – Landscape Boulder	68.0	TN	$ 525.00	$ 35,700.00
324000-18	Stone Type 5A – Riprap	40.5	TN	$ 115.00	$ 4,657.50
324000-19	Stone Type 5B – Small Riprap	64.0	TN	$ 105.00	$ 6,720.00
324000-20	Stone Type 6 – Rounded River Cobble	20.0	TN	$ 110.00	$ 2,200.00
324000-21	Stone Type 7 – Squeegee	144.0	TN	$ 65.00	$ 9,360.00
324000-22	Stone Type 8 – Crushed Stone	202.0	TN	$ 130.00	$ 26,260.00
324000-23	Stone Type 9 – Rock Mulch	13.0	TN	$ 140.00	$ 1,820.00
IRRIGATION					
328000 - 1	CL200 PVC Lateral - 1"	23,778	LF	$ 4.25	$ 101,056.50
328000 - 2	CL200 PVC Lateral - 1.5"	10,460	LF	$ 5.50	$ 57,530.00
328000 - 3	CL200 PVC Lateral - 2"	5,853	LF	$ 6.00	$ 35,118.00

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328000 - 4	CL200 PVC Lateral - 2.5"	3,700	LF	$ 7.00	$ 25,900.00
328000 - 5	CL200 PVC Lateral - 3"	2,390	LF	$ 8.50	$ 20,315.00
328000 - 6	CL200 PVC Mainline - 2"	1,000	LF	$ 5.50	$ 5,500.00
328000 - 7	CL200 PVC Mainline - 2.5"	100	LF	$ 7.00	$ 700.00
328000 - 8	CL200RT PVC Mainline - 3" W/Mech. Restraints	1,000	LF	$ 12.00	$ 12,000.00
328000 - 9	CL200RT PVC Mainline - 4" W/Mech. Restraints	4,800	LF	$ 12.00	$ 57,600.00
328000 - 10	CL200RT PVC Mainline - 6" W/Mech. Restraints	2,900	LF	$ 25.00	$ 72,500.00
328000 - 11	CL200RT PVC Mainline - 8" W/Mech. Restraints	2,662	LF	$ 50.00	$ 133,100.00
328000 - 12	CL200RT PVC Mainline - 10" W/Mech. Restraints	380	LF	$ 100.00	$ 38,000.00
328000 - 13	Drain Valve - 1"- 1/4 Turn	35	EA	$ 1,000.00	$ 35,000.00
328000 - 14	Gate Valve - 2"	4	EA	$ 325.00	$ 1,300.00
328000 - 15	Gate Valve - 2.5"	1	EA	$ 400.00	$ 400.00
328000 - 16	Gate Valve Gasketed - 3" W/ Mech. Restraints	2	EA	$ 1,025.00	$ 2,050.00
328000 - 17	Gate Valve Gasketed - 4" W/ Mech. Restraints	28	EA	$ 1,225.00	$ 34,300.00
328000 - 18	Gate Valve Gasketed - 6" W/ Mech. Restraints	18	EA	$ 1,600.00	$ 28,800.00
328000 - 19	Gate Valve Gasketed - 8" W/ Mech. Restraints	21	EA	$ 2,125.00	$ 44,625.00
328000 - 20	Gate Valve Gasketed - 10" W/ Mech. Restraints	3	EA	$ 3,100.00	$ 9,300.00
328000 - 21	Gate Valve Gasketed - 12" W/ Mech. Restraints	1	EA	$ 5,050.00	$ 5,050.00
328000 - 22	Gate Valve HDPE Butt Fused - 12" W/ Mech. PVC Adapter	1	EA	$ 9,900.00	$ 9,900.00
328000 - 23	Hunter I-80-SS Rotor W/Nozzle & Purple Cover	158	EA	$ 240.00	$ 37,920.00
328000 - 24	Hunter I-25-06-SS-PRB-R Rotor W/Nozzle	222	EA	$ 130.00	$ 28,860.00
328000 - 25	Hunter I-20-6-SS-R Rotor	36	EA	$ 90.00	$ 3,240.00
328000 - 26	Hunter I-20-12-R Highpop Rotor Nozz	614	EA	$ 90.00	$ 55,260.00
328000 - 27	Rain Bird - 6" 1806 SAM/PRS P30 W/ plstc MPR Nozz	25	EA	$ 55.00	$ 1,375.00
328000 - 28	Rain Bird - 12" 1812 SAM/PRS P30 Pop W MPR Nozz	1	EA	$ 57.00	$ 57.00
328000 - 29	Rain Bird - 12" 1812 SAM P45 W/Hunter MP Rotory Nozz	442	EA	$ 67.00	$ 29,614.00
328000 - 30	Rain Bird PESB PRS-R - 1" Valve SS- (3"-4")Saddle Mount/Decoder	14	EA	$ 1,060.00	$ 14,840.00
328000 - 31	Rain Bird PESB PRS-R - 1.5" Valve SS- (3"-4")Saddle Mount/Decoder	22	EA	$ 1,100.00	$ 24,200.00
328000 - 32	Rain Bird PESB PRS-R - 2" Valve SS-(3"-4")Saddle Mount/Decoder	37	EA	$ 1,225.00	$ 45,325.00
328000 - 33	Rain Bird PESB PRS-R - 1" Valve SS-(6")Saddle Mount/Decoder	23	EA	$ 1,050.00	$ 24,150.00
328000 - 34	Rain Bird PESB PRS-R - 1.5" Valve SS- (6") Saddle Mount/Decoder	7	EA	$ 1,225.00	$ 8,575.00
328000 - 35	Rain Bird PESB PRS-R - 2" Valve SS- (6") Saddle Mount/Decoder	28	EA	$ 1,150.00	$ 32,200.00
328000 - 36	Rain Bird PESB PRS-R - 1" Valve SS-(8")Saddle Mount/Decoder	3	EA	$ 1,115.00	$ 3,345.00
328000 - 37	Rain Bird PESB PRS-R - 1.5" Valve SS- (8") Saddle Mount/Decoder	6	EA	$ 1,170.00	$ 7,020.00
328000 - 38	Rain Bird PESB PRS-R - 2" Valve SS- (8") Saddle Mount/Decoder	12	EA	$ 1,125.00	$ 13,500.00
328000 - 39	Rain Bird 44LRC Quick Coupler SS-Saddle Mount	81	EA	$ 735.00	$ 59,535.00
328000 - 40	3" Large Master Valve W/24 volt Solenoid (NC)	2	EA	$ 11,700.00	$ 23,400.00
328000 - 41	Air/Vacuum Release Valve	5	EA	$ 1,060.00	$ 5,300.00
328000 - 42	2-Wire Surge Grounding	52	EA	$ 440.00	$ 22,880.00
328000 - 43	2-Wire Decoder Cable #12 Awg	15,200	EA	$ 1.35	$ 20,520.00
328000 - 44	Drip Valve Ass. Valve Basket & PRV W/(3"&4")SS Saddle -Decode	29	EA	$ 1,065.00	$ 30,885.00
328000 - 45	Drip Valve Ass. Valve Basket & PRV W/(6")SS Saddle -Decoder	61	EA	$ 1,100.00	$ 67,100.00
328000 - 46	Drip Valve Ass. Valve Basket & PRV W/(8")SS Saddle -Decoder	61	EA	$ 1,100.00	$ 67,100.00
328000 - 47	Drip Valve Ass. Valve Basket & PRV W/(2"-2.5")PVC-Decoder	11	EA	$ 925.00	$ 10,175.00
328000 - 48	CL160 PVC Sleeve 2"	2,780	LF	$ 19.00	$ 52,820.00
328000 - 49	CL160 PVC Sleeve 4"	500	LF	$ 21.00	$ 10,500.00
328000 - 50	CL160 PVC Sleeve 6"	160	LF	$ 31.00	$ 4,960.00
328000 - 51	CL160 PVC Sleeve 8"	120	LF	$ 39.00	$ 4,680.00
328000 - 52	CL160 PVC Sleeve 10"	410	LF	$ 45.00	$ 18,450.00
328000 - 53	CL160 PVC Sleeve 12"	280	LF	$ 53.50	$ 14,980.00
328000 - 54	CL160 PVC Sleeve 14"	40	LF	$ 61.00	$ 2,440.00
328000 - 55	3" Octave Flow Meter - Potable	2	EA	$ 3,900.00	$ 7,800.00

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328000 - 56	6" Master Meter Valve w/24 volt Solenoid	1	EA	$ 2,700.00	$ 2,700.00
328000 - 57	Controller Grounding	2	LS	$ 2,000.00	$ 4,000.00
328000 - 58	Electrical Connection	3	LS	$ 700.00	$ 2,100.00
328000 - 59	Baseline 3200 Cell Pedestal Mount SS	2	EA	$ 32,000.00	$ 64,000.00
328000 - 60	Hunter Rain Freeze Wireless Pole Mounted	1	EA	$ 735.00	$ 735.00
328000 - 61	Febco 880N BFP - With Conc Pad	1	EA	$ 25,600.00	$ 25,600.00
328000 - 62	Strong Box Enclosure SBBC-40 ALHP W/Insulation	1	EA	$ 5,300.00	$ 5,300.00
328000 - 63	Inline Emitter Tubing w/ Header and Footer	58,750	LF	$ 2.25	$ 132,187.50
328000 - 64	Tree & POS Drip Poly Supply Pipe Poly Pipe	15,973	LF	$ 3.00	$ 47,919.00
328000 - 65	Drip Blow-Out and Indicator	152	EA	$ 139.00	$ 21,128.00
328000 - 66	Drip Emitter	425	EA	$ 23.00	$ 9,775.00
SOIL PREPARATION					
329113-1	Soil Preparation and Fine Grading (Container Planting Beds)	64,711	SF	$ 0.20	$ 12,942.20
329113-2	Soil Preparation and Fine Grading (Native Seed)	1,429,691	SF	$ 0.05	$ 71,484.55
329113-3	Soil Preparation and Fine Grading - Turf Sod	21,449.0	SF	$ 0.20	$ 4,289.80
329113-4	Soil Amendment (Container Planting Beds)	64,711	SF	$ 0.25	$ 16,177.75
329113-5	Soil Amendment (Native Seed)	1,429,691	SF	$ 0.16	$ 228,750.56
329113-6	Soil Amendment - (Turf Sod)	21,449.0	SF	$ 0.30	$ 6,434.70
NATIVE SEEDING					
329220-1	Pond Perimeter Wetland Native Seed Mix	9,763	SF	$ 0.20	$ 1,952.60
329220-2	Recirculating Creek Wetland Native Seed Mix	13,391	SF	$ 0.20	$ 2,678.20
329220-3	Riparian Native Seed Mix	117,927	SF	$ 0.20	$ 23,585.40
329220-4	Wildflower Meadow Native Seed Mix	228,762	SF	$ 0.20	$ 45,752.40
329220-5	Tallgrass Prairie Native Seed Mix	431,179	SF	$ 0.15	$ 64,676.85
329220-6	Prairie/Midgrass Native Seed Mix	399,021	SF	$ 0.15	$ 59,853.15
329220-7	Arid Native Seed Mix	94,864	SF	$ 0.15	$ 14,229.60
329220-8	High Elevation Native Seed Mix	121,082	SF	$ 0.15	$ 18,162.30
329220-9	Alpine Native Seed Mix	13,702	SF	$ 0.15	$ 2,055.30
329223-1	Sod	21,449	SF	$ 1.00	$ 21,449.00
TREES, PLANTS AND GROUNDCOVERS					
329300-1	Deciduous Trees - 10 Gal.	4	EA	$ 520.00	$ 2,080.00
329300-1	Deciduous Trees - 15 Gal.	20	EA	$ 700.00	$ 14,000.00
329300-2	Deciduous Trees - 2" Cal.	12	EA	$ 780.00	$ 9,360.00
329300-3	Deciduous Trees - 2.5" Cal.	325	EA	$ 1,000.00	$ 325,000.00
329300-4	Deciduous Trees - 6' Clump	7	EA	$ 790.00	$ 5,530.00
329300-5	Evergreen Trees - 8' Ht.	242	EA	$ 1,140.00	$ 275,880.00
329300-6	Shrubs - 1 gal.	337	EA	$ 28.00	$ 9,436.00
329300-7	Shrubs - 5 gal.	1,907	EA	$ 67.00	$ 127,769.00
329300-8	Cacti/Succulents - F15	68	EA	$ 27.00	$ 1,836.00
329300-9	Cacti/Succulents - 1 Gal.	63	EA	$ 45.00	$ 2,835.00
329300-10	Cacti/Succulents - 5 Gal.	16	EA	$ 94.00	$ 1,504.00
329300-11	Perennials - Bulbs	356	EA	$ 6.00	$ 2,136.00
329300-12	Perennials - F15	2,141	EA	$ 13.00	$ 27,833.00
329300-13	Perennials - 1 gal.	2,805	EA	$ 26.00	$ 72,930.00
329300-14	Perennials - 5 gal.	1,568	EA	$ 54.00	$ 84,672.00
329300-15	Grasses - 1 gal.	3,519	EA	$ 24.00	$ 84,456.00
329300-16	Grasses - F15	730	EA	$ 12.00	$ 8,760.00
329300-17	Ground Covers - F15	1,819	EA	$ 13.00	$ 23,647.00
329300-18	Ground Covers - 1 Gal.	329	EA	$ 26.00	$ 8,554.00
329300-19	Ground Covers - 5 Gal.	681	EA	$ 76.00	$ 51,756.00
329300-20	Vines - 1 Gal.	32	EA	$ 52.00	$ 1,664.00
329300-21	Wood Mulch	48,601	SF	$ 1.70	$ 82,621.70
329300-22	Steel Edger	2,930	LF	$ 11.00	$ 32,230.00
329700-1	Landscape Maintenance - Landscape maintenance contract, minimum 1 year from time of completion	2	YR	$ 300,000.00	$ 600,000.00
				Subtotal	$ 6,660,248.56
Division 33 - Onsite Utilities					
WATER					
331000-1	Fire Hydrant	1	EA	$ 9,700.00	$ 9,700.00
331000-2	Gate Valve, 6"	1	EA	$ 2,400.00	$ 2,400.00

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331000-3	Gate Valve, 8"	4	EA	$ 3,400.00	$ 13,600.00
331000-4	Gate Valve, 12"	1	EA	$ 6,300.00	$ 6,300.00
331000-3	Tee, 12" x 8"	1	EA	$ 2,000.00	$ 2,000.00
331000-4	Tee, 8" x 6"	1	EA	$ 1,400.00	$ 1,400.00
331000-5	Cap, PVC, 8"	1	EA	$ 550.00	$ 550.00
331000-6	Bend, 22.5 Degree, 8"	4	EA	$ 1,100.00	$ 4,400.00
331000-7	Bend, 11.25 Degree, 8"	2	EA	$ 1,100.00	$ 2,200.00
331000-8	Bend, 45 Degree, 8"	4	EA	$ 1,900.00	$ 7,600.00
331000-8	1-1/2" Tap and Curb Stop Assembly	1	EA	$ 5,200.00	$ 5,200.00
331000-9	1-1/2" Copper Tubing Type K	12	LF	$ 400.00	$ 4,800.00
331000-10	8" PVC Pressure Pipe	1,235	LF	$ 80.00	$ 98,800.00
SANITARY					
331000-1	Pipe, 8-in. PVC, Sanitary	650	LF	$ 85.00	$ 55,250.00
331000-2	Cleanout, two-way	1	EA	$ 4,500.00	$ 4,500.00
330513-1	Manhole, Slab Base (4-ft diameter) (Sanitary)	3	EA	$ 9,500.00	$ 28,500.00
STORM					
334100-1	Pipe, 6-in. PVC, Storm	110	LF	$ 80.00	$ 8,800.00
334100-2	Pipe, 12-in. PVC, Storm	300	LF	$ 95.00	$ 28,500.00
334100-3	Pipe, 15-in. RCP, Storm	610	LF	$ 170.00	$ 103,700.00
334100-4	Pipe, 18-in. RCP, Storm	960	LF	$ 145.00	$ 139,200.00
334100-5	Pipe, 24-in. RCP, Storm	525	LF	$ 155.00	$ 81,375.00
334100-6	Pipe, 36-in. RCP, Storm	340	LF	$ 268.00	$ 91,120.00
334100-7	Flared End Section, PVC, 6-in. diameter	2	EA	$ 650.00	$ 1,300.00
334100-8	Flared End Section, RCP, 24-in. diameter	1	EA	$ 3,800.00	$ 3,800.00
334100-9	Flared End Section, RCP, 36-in. diameter	1	EA	$ 6,800.00	$ 6,800.00
330513-1	Manhole, Slab Base (5-ft diameter) (Storm)	5	EA	$ 7,700.00	$ 38,500.00
330513-2	Adjust Manhole	1	EA	$ 1,225.00	$ 1,225.00
330513-3	Inlet, Type C	2	EA	$ 9,400.00	$ 18,800.00
330513-4	Inlet, Type 16 Valley	2	EA	$ 5,700.00	$ 11,400.00
330513-5	Inlet, Type 16 Curb, Single	3	EA	$ 8,000.00	$ 24,000.00
330513-6	Inlet, Type 16 Curb, Double	2	EA	$ 10,000.00	$ 20,000.00
334600-3	15" Nyloplast Drain Basin	2	EA	$ 3,800.00	$ 7,600.00
DRAINAGE					
334616-1	Concrete Forebay	2	LS	$ 10,750.00	$ 21,500.00
334616-2	Pond Outlet Structures	3	LS	$ 19,000.00	$ 57,000.00
334600.01-1	Gravel Drainage Sump	614.6	TN	$ 85.00	$ 52,241.00
				Subtotal	$ 964,061.00

Public Improvements					
Division 2 - Site Work					
024100-1	Remove Curb and Gutter	7	LF	$ 15.00	$ 105.00
024100-2	Remove Manhole	1	EA	$ 1,500.00	$ 1,500.00
024100-3	Remove Asphalt Paving	21	SF	$ 10.00	$ 210.00
024100-4	Remove Gravel Path	48	SF	$ 2.00	$ 96.00
Division 31 - Earthwork					
312300-1	Earthwork, Excavation and Fill On-Site (Sanitary)	3,373	CY	$ 6.00	$ 20,238.00
312300-2	Earthwork, Excavation and Fill On-Site (Water)	1,249	CY	$ 6.00	$ 7,494.00
312300-3	Earthwork, Excavation and Fill On-Site (Non-Potable)	347	CY	$ 6.00	$ 2,082.00
312323-1	Granular Bedding (Squegee) (Sanitary)	372	CY	$ 41.00	$ 15,252.00
312323-2	Granular Bedding (Squegee) (Water)	253	CY	$ 41.00	$ 10,373.00
312323-3	Granular Bedding (Squegee) (Non-Potable)	70	CY	$ 41.00	$ 2,870.00
Division 32 - Exterior Improvements					
321613-1	Replace Curb and Gutter	7	LF	$ 48.00	$ 336.00
321216-1	Replace Asphalt Paving	21	SF	$ 20.00	$ 420.00
321540-1	Replace Gravel Path	48	SF	$ 8.00	$ 384.00
Division 33 - Utilities					
WATER					

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331000-1	Fire Hydrant	4	EA	$ 9,700.00	$ 38,800.00
331000-2	Gate Valve, 6"	4	EA	$ 2,400.00	$ 9,600.00
331000-3	Gate Valve, 12"	11	EA	$ 6,300.00	$ 69,300.00
331000-4	Tee, 12" x 12"	1	EA	$ 2,600.00	$ 2,600.00
331000-5	Tee, 12" x 8"	1	EA	$ 2,300.00	$ 2,300.00
331000-6	Tee, 12" x 6"	4	EA	$ 2,000.00	$ 8,000.00
331000-7	Cap, PVC, 12"	3	EA	$ 975.00	$ 2,925.00
331000-8	Cross, 12" x 8"	1	EA	$ 2,900.00	$ 2,900.00
331000-9	6" Water Meter Vault	1	EA	$ 32,500.00	$ 32,500.00
331000-10	Bend, 22.5 Degree, 12"	1	EA	$ 1,800.00	$ 1,800.00
331000-11	Bend, 11.25 Degree, 12"	10	EA	$ 1,800.00	$ 18,000.00
331000-12	Bend, 45 Degree, 8"	2	EA	$ 1,800.00	$ 3,600.00
331000-13	Bend, 90 Degree, 6"	1	EA	$ 950.00	$ 950.00
331000-14	6" DIP	24	LF	$ 170.00	$ 4,080.00
331000-15	6" PVC SDR 35	50	LF	$ 95.00	$ 4,750.00
331000-16	12" PVC SDR 35	1,874	LF	$ 112.00	$ 209,888.00
NON-POTABLE WATER					
331000-17	Blowoff Valve	2	EA	$ 6,800.00	$ 13,600.00
331000-18	Gate Valve, 12"	2	EA	$ 6,300.00	$ 12,600.00
331000-19	Gate Valve, 8"	2	EA	$ 3,500.00	$ 7,000.00
331000-20	Tee, 12" x 8"	1	EA	$ 3,300.00	$ 3,300.00
331000-21	Tee, 12" x 12"	1	EA	$ 2,600.00	$ 2,600.00
331000-22	Cap, PVC, 12"	2	EA	$ 975.00	$ 1,950.00
331000-23	12" PVC SDR 35	516	LF	$ 112.00	$ 57,792.00
SANITARY					
333913-1	Pipe, 12" PVC SDR 35	1,356	LF	$ 106.00	$ 143,736.00
333913-2	Manhole, Slab Base (4-ft diameter) (Sanitary) <10'	3	EA	$ 9,500.00	$ 28,500.00
333913-3	Manhole, Slab Base (4-ft diameter) (Sanitary) <15'	3	EA	$ 9,800.00	$ 29,400.00
				Subtotal	$ 773,831.00

Mobilization and General Conditions	**1**	**LS**		**$ 750,000.00**
BASE BID GRAND TOTAL				**$13,230,496.56**

ADD ALTERNATIVE #1 - IRRIGATION TURNOUT STRUCTURE

1.1	Cedar Screening Fence at Irrigation	1	EA	$ 2,000.00	$ 2,000.00
1.2	Concrete Turnout Structure - Retaining Walls, Concrete Pad	1	LS	$ 25,000.00	$ 25,000.00
1.3	Native Seeding	3,220	SF	$ 0.20	$ 644.00
1.4	Gate Valve	1	EA	$ 6,700.00	$ 6,700.00
1.5	Add Alternate Ditch Turn Out Pump House, wet well as Detailed	1	LS	$ 22,000.00	$ 22,000.00
1.6	12" HDPE with Road Bore	1	LS	$ 14,800.00	$ 14,800.00
1.7	Baseline Sub-Station - Pump Flow to Central	1	LS	$ 38,000.00	$ 38,000.00
1.8	480/277V, 3Ph, 250A PANELBOARD	1	EA	$ 4,500.00	$ 4,500.00
1.9	208/120V, 3Ph, 60A PANELBOARD	1	EA	$ 1,400.00	$ 1,400.00
1.10	400A/3P 250AF FUSED DISCONNECT	1	EA	$ 14,100.00	$ 14,100.00
1.11	9KVA 480V TO 208/120V STEP DOWN XFMR	1	EA	$ 5,000.00	$ 5,000.00
1.12	Grounding	1	EA	$ 350.00	$ 350.00
1.13	Wiring	1	LS	$ 7,000.00	$ 7,000.00
1.14	Trenching	1	LS	$ 2,000.00	$ 2,000.00
1.15	Backfill	1	LS	$ 750.00	$ 750.00
1.16	GFCI WP Receptacle	1	EA	$ 225.00	$ 225.00
1.17	Booster Pump and Pad - 10" Connection	1	LS	$ 275,000.00	$ 275,000.00
1.18	Grading, Rock Sock, Reinforced Silt Fence, Erosion Control Blanket	1	LS	$ 14,000.00	$ 14,000.00
Schedule - Grand Total Add Alternative #1					**$ 433,469.00**
ADD ALTERNATIVE #1 GRAND TOTAL					**$433,469.00**

ADD/DEDUCT ALTERNATIVE #2 - Trail Paving

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2.1	Deduct Alt 2.1 - 6' Wide Pedestrian Concrete Trail	476	SF	$ (7.00)	$ (3,332.00)
2.2	Deduct Alt 2.2 - 6' Wide Pedestrian Concrete Trail	22,362	SF	$ (7.00)	$ (156,534.00)
2.3	Deduct Alt 2.3 - 6' Wide Pedestrian Concrete Trail	25,884	SF	$ (7.00)	$ (181,188.00)
2.4	Add Alt 2.4 - 6' Wide Pedestrian Concrete Trail	2,036	SF	$ 7.00	$ 14,252.00
2.5	Add Alt 2.5 - 6' Wide Pedestrian Concrete Trail	722	SF	$ 7.00	$ 5,054.00
2.6	Deduct Alt 2.6 - 3' Wide Crusher Fines Trail	1,372	SF	$ (2.35)	$ (3,224.20)
2.7	Deduct Alt 2.7 - 3' Wide Crusher Fines Trail	4,110	SF	$ (2.35)	$ (9,658.50)
2.8	Add Alt 2.8 - 6' Wide Pedestrian Concrete Trail	1,128	SF	$ 7.00	$ 7,896.00
Schedule - Grand Total Add Alternative #2					**$ (326,734.70)**
ADD/DEDUCT ALTERNATIVE #2 GRAND TOTAL					**-$326,734.70**

ADD ALTERNATIVE #3 - Creek and Pond System

328200 - 1	Stream Pumping System-As Detailed	1	LS	$ 50,000.00	$ 50,000.00
328200 - 2	Air Release Valve	1	EA	$ 5,000.00	$ 5,000.00
328200 - 3	4" HDPE Butt Fused Stream Supply	3,500	LF	$ 42.00	$ 147,000.00
328200 - 4	Stream Discharge Box	1	LS	$ 5,500.00	$ 5,500.00
328200 - 5	Pond Fill Rip Rap Diffuser	1	LS	$ 7,000.00	$ 7,000.00
328200 - 6	Intake Pipe w/ Galvinized Box Debris Screen as Detailed	1	LS	$ 4,500.00	$ 4,500.00
328200 - 7	Aeration System Package System	1	LS	$ 7,500.00	$ 7,500.00
328200 - 8	EPDM Liner "Waggener Creek"	12,000	SF	$ 5.50	$ 66,000.00
328200 - 9	Pond Betonite Clay Liner	22,740	SF	$ 5.00	$ 113,700.00
22 05 00-1	Water Feature - Plumbing	1	LS	$ 5,500.00	$ 5,500.00
22 05 00-2	Water Feature - Aerator	1	LS	$ 5,000.00	$ 5,000.00
Schedule - Grand Total Add Alternative #3					**$ 416,700.00**
ADD ALTERNATIVE #3 GRAND TOTAL					**$416,700.00**

ADD ALTERNATIVE #4 - Parking Lot Paving

321723-1	Pavement Marking Paint	1	LS	$ 4,500.00	$ 4,500.00
321723-2	Pavement Marking Paint (Word-Symbol)	8	EA	$ 400.00	$ 3,200.00
024100-1	Remove Parking Lot Pole and Salvage	12	EA	$ 1,500.00	$ 18,000.00
024100-2	Remove and Salvage Parking Wheel Stops	300	EA	$ 25.00	$ 7,500.00
024100-3	Removal Gravel Path at Parking Lot	4,605	SF	$ 0.30	$ 1,381.50
024100-4	Removal Gravel Paving at Parking	72,400	SF	$ 0.30	$ 21,720.00
321123-1	Aggregate Base Course, (CDOT Class 6) (6" Depth) (Includes Geotextile)	1,316	CY	$ 72.00	$ 94,752.00
321123-2	Asphalt (6" Depth)	1,316	CY	$ 195.00	$ 256,620.00
321613-1	Concrete Curb and Gutter, 18"	3,592	LF	$ 25.00	$ 89,800.00
321613-2	Mountable Concrete Curb and Gutter, 18"	198	LF	$ 30.00	$ 5,940.00
Schedule - Grand Total Add Alternative #4					**$ 503,413.50**
ADD ALTERNATIVE #4 GRAND TOTAL					**$503,413.50**

ADD ALTERNATIVE #1 GRAND TOTAL	$433,469.00
ADD/DEDUCT ALTERNATIVE #2 GRAND TOTAL	-$326,734.70
ADD ALTERNATIVE #3 GRAND TOTAL	$416,700.00
ADD ALTERNATIVE #4 GRAND TOTAL	$503,413.50
ADD/DEDUCT GRAND TOTAL	**$ 1,026,847.80**
PROJECT GRAND TOTAL	**$14,257,344.36**

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Berthoud Arboretum at Waggener Farm Park

Bid Tab

TABLE 1: BASE BID

General Costing Assumptions:

1. *Unit prices are within 5%.*
2. *All quantities are based on horizontal measurements and will be paid for based on horizontal measurements. Contractor shall make*

Bid Item #	Item	QTY	UNIT	UNIT COST	TOTAL COST
Division 1 - General Requirements					
015000-1	Temporary Fences & Barricades (Construction Fence)	7,050	LF	$ 4.59 -	$ 32,359.50
015526-1	Traffic Control	1	LS	$ 10,418.80	$ 10,418.80
017123-1	Potholing	1	LS	$ 11,236.68	$ 11,236.68
017123-2	Surveying	1	LS	$ 126,270.44	$ 126,270.44
015719-1	Stabilized Staging Area	2,900	SY	$ 13.94	$ 40,426.00
015719-2	Vehicle Tracking Control	1	EA	$ 2,708.89	$ 2,708.89
015719-3	Inlet Protection	18	EA	$ 308.80	$ 5,558.40
015719-4	Concrete Washout	1	EA	$ 1,036.67	$ 1,036.67
015719-5	Erosion Control Blanket	43	SY	$ 3.63	$ 156.09
015719-8	Erosion Control Maintenance (months)	12	MO	$ 2,664.61	$ 31,975.32
015719-9	Erosion Control Street Maintenance	0.8	LM	$ 45,195.64	$ 36,156.51
015719-11	Reinforced Silt Fence	5,130	LF	$ 1.55	$ 7,951.50
015719-12	Sediment Basin	3.12	AC	$ 2,711.89	$ 8,461.10
015719-14	Pond Maintenance/Sediment Removal	3.12	AC	$ 1,174.12	$ 3,663.25
015719-4	Rock Sock	33	EA	$ 57.46	$ 1,896.18
				Subtotal	$ ~~287,915.83~~
					$ 320,275.33 FM
Division 2 - Site Work					
024100-1	Tree Protection Fencing	2,328	LF	$ 5.21	$ 12,128.88
024100-2	Removal Gravel Path	26,960	SF	$ 2.22	$ 59,851.20
024100-3	Remove Concrete Paving	3,265	SF	$ 4.66	$ 15,214.90
024100-4	Remove Curb & Gutter	30	LF	$ 27.78	$ 833.40
024100-5	Remove Existing 24" RCP (Storm)	52	LF	$ 40.83	$ 2,123.16
024100-6	Remove Culvert (18"inch)	37	LF	$ 45.45	$ 1,681.65
024100-7	Remove Flared End Sections	3	EA	$ 494.89	$ 1,484.67
024100-8	Remove Sign	6	EA	$ 277.66	$ 1,665.96
024100-9	Remove Fence - fence and footings	290	LF	$ 6.82	$ 1,977.80
024100-10	Remove Trees	3	EA	$ 411.54	$ 1,234.62
024100-11	Remove and Salvage Park Entry Signage	1	EA	$ 781.41	$ 781.41
024100-12	Debris Haul Off	1	LS	$ 74,369.39	$ 74,369.39
				Subtotal	$ 173,347.04
Division 3 - Concrete					
033000-1	Concrete Cheekwall	2.4	CY	$ 1,189.18	$ 2,854.03
033000-2	Concrete Stairs	3.5	CY	$ 683.60	$ 2,358.42
				Subtotal	$ 5,212.45
Division 5 - Metals					
05 52 00-1	Handrail	18	LF	$ 507.92	$ 9,142.56
				Subtotal	$ 9,142.56
Division 10 - Specialties					
101453-4	Steel Sign Post	8	EA	$ 545.03	$ 4,360.24
				Subtotal	$ 4,360.24
Division 11 - Equipment					

11 68 13-1	Hillside Slide	1	LS	$ 78,587.97	$ 78,587.97
11 68 13-2	Beaver Dam Log Jam	1	EA	$ 40,691.67	$ 40,691.67
11 68 13-3	Turtle Log Climber	1	LS	$ 27,077.42	$ 27,077.42
11 68 13-4	Mushroom Chimes	1	EA	$ 13,332.94	$ 13,332.94
11 68 13-5	Musical Chimes No.1 Robinia	1	EA	$ 11,085.60	$ 11,085.60
11 68 13-6	Musical Chimes No.2 Robinia	1	EA	$ 21,749.25	$ 21,749.25
11 68 13-7	Village Pláy Hut	3	EA	$ 36,724.19	$ 110,172.57
11 68 13-8	Center Pivot Irrigation Swing	1	EA	$ 122,059.37	$ 122,059.37
11 68 13-9	Horizontal Log Step Through	1	EA	$ 846.01	$ 846.01
11 68 13-10	Log Edge at EWF	88	LF	$ 91.80	$ 8,078.40
11 68 13-11	Fallen Log	10	EA	$ 526.05	$ 5,260.50
				Subtotal	$ 438,941.70

Division 12 - Site Furnishings					
128300-1	Backed Bench	28	EA	$ 2,035.80	$ 57,002.40
128300-2	Picnic Table & Bench	6	EA	$ 3,269.42	$ 19,616.52
128300-3	Bike Rack	6	EA	$ 969.47	$ 5,816.82
128300-4	Litter and Recycling Receptacle	26	EA	$ 4,237.33	$ 110,170.58
128300-5	Cafe Tables & Chairs	10	EA	$ 1,182.33	$ 11,823.30
128300-6	Dog Waste Station	3	EA	$ 764.05	$ 2,292.15
128300-7	Removable Bollard	4	EA	$ 1,302.35	$ 5,209.40
128300-8	Metal Picket Fence	1,036	LF	$ 64.08	$ 66,386.88
128300-9	Metal Double Swing Arched Gate	1	EA	$ 3,796.61	$ 3,796.61
128300-10	Metal Double Swing Gate	2	EA	$ 2,134.81	$ 4,269.62
128300-11	Metal Single Swing Gate	2	EA	$ 1,430.50	$ 2,861.00
128300-12	Metal Gate Cane Bolt Anchor	6	EA	$ 233.38	$ 1,400.28
128300-13	Metal Nursery Gate	1	EA	$ 1,026.25	$ 1,026.25
128300-14	Post & Rail Fence	552	LF	$ 21.88	$ 12,077.76
128300-15	Beet House	1	EA	$ 24,900.93	$ 24,900.93
128300-15	Irrigation Gate Structure Relic	1	EA	$ 2,604.70	$ 2,604.70
128300-16	Monument Sign At North Entry	1	EA	$ 44,986.17	$ 44,986.17
128300-17	Monument Sign At Southwest Entry	1	EA	$ 248,346.56	$ 248,346.56
128300-18	Bee Nesting Log	3	EA	$ 520.94	$ 1,562.82
				Subtotal	$ 626,150.75

Division 13 - Site Structures					
13 30 00-1	Pre-Engineered Shade Pavillion	1	EA	$ 139,601.50	$ 139,601.50
13 30 00-2	Pre-Engineered Restroom Building	1	EA	$ 278,778.96	$ 278,778.96
13 30 00-3	Pre-Engineered Gazebo	1	EA	$ 60,085.22	$ 60,085.22
13 30 00-4	Arbor	1	EA	$ 32,532.70	$ 32,532.70
13 30 00-5	Event Lawn Trellis	2	EA	$ 63,460.91	$ 126,921.82
13 30 00-6	Waggener Creek Pedestrian Bridge	1	EA	$ 63,106.67	$ 63,106.67
				Subtotal	$ 701,026.87

Division 22 - Plumbing					
22 11 16-1	Fill, Flush & Pressure Test	1	LS	$ 4,688.46	$ 4,688.46
22 11 19-1	Restroom - Backflow Preventer + Miscellaneous	1	LS	$ 7,501.54	$ 7,501.54
				Subtotal	$ 12,190.00

Division 26 - Electrical					
GENERAL POWER					
260500-1	Exterior GFCI receptacle including WP cover and pedestal	1	LS	$ 6,406.52	$ 6,406.52
260500-2	2#10 conductors, 1#10 Ground in a 1" Conduit	1	LS	$ 62,512.80	$ 62,512.80
LIGHTING					
260500-1	Parking Lot Light fixture (P1, P2, including pole base)	9	EA	$ 7,745.79	$ 69,712.11
260500-2	Pedestrian Light fixture (P4, including pole base)	6	EA	$ 18,753.84	$ 112,523.04
260500-3	Bollard Light fixture (B1, including bollard base)	24	EA	$ 2,604.70	$ 62,512.80
				Subtotal	$ 313,667.27

Division 31 - Earthwork							
310000-1	Earthwork, Excavation Moisture Condition Subgrade	61,000	SY	$	0.78	$	47,580.00
311100-1	Clearing and Grubbing (includes shrub removal)	38	AC	$	260.47	$	9,897.86
312300-1	Earthwork, Excavation and Fill On-site	21,800	CY	$	22.87	$	498,566.00
31 14 13-1	Topsoil Excavate, Stockpile, and Replace	30,653	CY	$	2.34	$	71,728.80
313700-1	Void-Filled Riprap, Type M (D_{50}=12")	156	CY	$	143.78	$	22,419.03
					Subtotal	$	650,191.69

Division 32 - Exterior Improvements							
PAVING							
321313-1	Concrete Paving - Pedestrian	106,966	SF	$	7.47	$	799,036.02
321313-2	Concrete Paving - Vehicular	10,330	SF	$	9.14	$	94,416.20
321313-3	Concrete Mow Band	2,152	LF	$	16.35	$	35,185.20
321313-4	Concrete Thickened Edge	809	LF	$	29.84	$	24,140.56
321540-1	Type 1: Crusher Fines Paving, Tan	61,351	SF	$	5.21	$	319,638.71
321540-2	Type 1: Crusher Fines Paving, Tan - Stablized	17,409	SF	$	8.78	$	152,851.02
321540-1	Type 2: Crusher Fines Paving, Mountain Granite	2,669	SF	$	5.28	$	14,092.32
321540-2	Type 2: Crusher Fines Paving, Mountain Granite - Stablized	1,140	SF	$	8.92	$	10,168.80
321540-3	Gravel Paving	6,225	TN	$	32.07	$	199,635.75
321613-1	Concrete Drainage Pan	23	SY	$	67.36	$	1,549.28
321613-2	Concrete Trickle Channels	384	SY	$	97.05	$	37,267.20
321613-3	Concrete Curb Ramp	55	SY	$	103.73	$	5,705.15
PAVEMENT MARKINGS							
321726-1	Detectable Warning Plate	340	SF	$	69.67	$	23,687.80
PLAYGROUND PROTECTIVE SURFACING							
321816-1	Engineered Wood Fiber (EWF)	1,581	SF	$	6.04	$	9,549.24
SITE STONE							
324000-1	Stone Type 1B – Seat Wall	17.2	TN	$	590.18	$	10,151.10
324000-2	Stone Type 1C – Landscape Boulder	20.9	TN	$	456.53	$	9,541.48
324000-3	Stone Type 1E – Flagstone	6.3	TN	$	707.82	$	4,459.27
324000-4	Stone Type 2B – Seat Wall	1.7	TN	$	2,963.23	$	5,037.49
324000-5	Stone Type 2C – Landscape Boulder	24.5	TN	$	367.55	$	9,004.98
324000-6	Stone Type 2E – Flagstone	25.0	TN	$	1,176.53	$	29,413.25
324000-7	Stone Type 2D - Steps	54.2	TN	$	1,553.44	$	84,196.45
324000-8	Stone Type 2F – Water Feature Boulder	2.9	TN	$	2,241.84	$	6,501.34
324000-9	Stone Type 2G – Stone Weir	7.9	TN	$	447.59	$	3,535.96
324000-10	Stone Type 3A – Large Seat Wall Stone	75.0	TN	$	621.93	$	46,644.75
324000-11	Stone Type 3B – Seat Wall	70.6	TN	$	786.56	$	55,531.14
324000-12	Stone Type 3C – Landscape Boulder	67.5	TN	$	356.91	$	24,091.43
324000-13	Stone Type 3D – Steps	42.6	TN	$	599.33	$	25,531.46
324000-14	Stone Type 3E – Flagstone	22.8	TN	$	1,568.85	$	35,769.78
324000-15	Stone Type 3H – Memorial Stone	18.3	TN	$	358.40	$	6,558.72
324000-16	Stone Type 4B – Seat Wall	7.5	TN	$	576.79	$	4,325.93
324000-17	Stone Type 4C – Landscape Boulder	68.0	TN	$	324.45	$	22,046.38
324000-18	Stone Type 5A – Riprap	40.5	TN	$	180.82	$	7,323.21
324000-19	Stone Type 5B – Small Riprap	64.0	TN	$	139.64	$	8,936.96
324000-20	Stone Type 6 – Rounded River Cobble	20.0	TN	$	109.03	$	2,180.60
324000-21	Stone Type 7 – Squeegee	144.0	TN	$	69.29	$	9,977.76
324000-22	Stone Type 8 – Crushed Stone	202.0	TN	$	142.87	$	28,859.74
324000-23	Stone Type 9 – Rock Mulch	13.0	TN	$	114.61	$	1,489.93
IRRIGATION							
328000 - 1	CL200 PVC Lateral - 1"	23,778	LF	$	2.63	$	62,536.14
328000 - 2	CL200 PVC Lateral - 1.5"	10,460	LF	$	3.34	$	34,936.40
328000 - 3	CL200 PVC Lateral - 2"	5,853	LF	$	3.80	$	22,241.40
328000 - 4	CL200 PVC Lateral - 2.5"	3,700	LF	$	4.53	$	16,761.00
328000 - 5	CL200 PVC Lateral - 3"	2,390	LF	$	11.04	$	26,385.60
328000 - 6	CL200 PVC Mainline - 2"	1,000	LF	$	3.82	$	3,820.00
328000 - 7	CL200 PVC Mainline - 2.5"	100	LF	$	4.53	$	453.00
328000 - 8	CL200RT PVC Mainline - 3" W/Mech. Restraints	1,000	LF	$	12.20	$	12,200.00

328000 - 9	CL200RT PVC Mainline - 4" W/Mech. Restraints	4,800	LF	$ 14.20	$ 68,160.00
328000 - 10	CL200RT PVC Mainline - 6" W/Mech. Restraints	2,900	LF	$ 17.89	$ 51,881.00
328000 - 11	CL200RT PVC Mainline - 8" W/Mech. Restraints	2,662	LF	$ 31.93	$ 84,997.66
328000 - 12	CL200RT PVC Mainline - 10" W/Mech. Restraints	380	LF	$ 64.81	$ 24,627.80
328000 - 13	Drain Valve - 1"- 1/4 Turn	35	EA	$ 891.07	$ 31,187.45
328000 - 14	Gate Valve - 2"	4	EA	$ 194.32	$ 777.28
328000 - 15	Gate Valve - 2.5"	1	EA	$ 249.14	$ 249.14
328000 - 16	Gate Valve Gasketed - 3" W/ Mech. Restraints	2	EA	$ 843.65	$ 1,687.30
328000 - 17	Gate Valve Gasketed - 4" W/ Mech. Restraints	28	EA	$ 969.80	$ 27,154.40
328000 - 18	Gate Valve Gasketed - 6" W/ Mech. Restraints	18	EA	$ 1,265.29	$ 22,775.22
328000 - 19	Gate Valve Gasketed - 8" W/ Mech. Restraints	21	EA	$ 1,855.85	$ 38,972.85
328000 - 20	Gate Valve Gasketed - 10" W/ Mech. Restraints	3	EA	$ 2,802.61	$ 8,407.83
328000 - 21	Gate Valve Gasketed - 12" W/ Mech. Restraints	1	EA	$ 3,405.09	$ 3,405.09
328000 - 22	Gate Valve HDPE Butt Fused - 12" W/ Mech. PVC Adapter	1	EA	$ 7,682.73	$ 7,682.73
328000 - 23	Hunter I-80-SS Rotor W/Nozzle & Purple Cover	158	EA	$ 193.30	$ 30,541.40
328000 - 24	Hunter I-25-06-SS-PRB-R Rotor W/Nozzle	222	EA	$ 105.16	$ 23,345.52
328000 - 25	Hunter I-20-6-SS-R Rotor	36	EA	$ 64.25	$ 2,313.00
328000 - 26	Hunter I-20-12-R Highpop Rotor Nozz	614	EA	$ 67.53	$ 41,463.42
328000 - 27	Rain Bird - 6" 1806 SAM/PRS P30 W/ plstc MPR Nozz	25	EA	$ 37.30	$ 932.50
328000 - 28	Rain Bird - 12" 1812 SAM/PRS P30 Pop W MPR Nozz	1	EA	$ 42.00	$ 42.00
328000 - 29	Rain Bird - 12" 1812 SAM P45 W/Hunter MP Rotory Nozz	442	EA	$ 47.80	$ 21,127.60
328000 - 30	Rain Bird PESB PRS-R - 1" Valve SS- (3"-4")Saddle Mount/Decoder	14	EA	$ 815.20	$ 11,412.80
328000 - 31	Rain Bird PESB PRS-R - 1.5" Valve SS- (3"-4")Saddle Mount/Decoder	22	EA	$ 885.33	$ 19,477.26
328000 - 32	Rain Bird PESB PRS-R - 2" Valve SS-(3"-4")Saddle Mount/Decoder	37	EA	$ 938.08	$ 34,708.96
328000 - 33	Rain Bird PESB PRS-R - 1" Valve SS-(6")Saddle Mount/Decoder	23	EA	$ 852.01	$ 19,596.23
328000 - 34	Rain Bird PESB PRS-R - 1.5" Valve SS- (6") Saddle Mount/Decoder	7	EA	$ 910.86	$ 6,376.02
328000 - 35	Rain Bird PESB PRS-R - 2" Valve SS- (6") Saddle Mount/Decoder	28	EA	$ 961.28	$ 26,915.84
328000 - 36	Rain Bird PESB PRS-R - 1" Valve SS-(8")Saddle Mount/Decoder	3	EA	$ 869.40	$ 2,608.20
328000 - 37	Rain Bird PESB PRS-R - 1.5" Valve SS- (8") Saddle Mount/Decoder	6	EA	$ 928.26	$ 5,569.56
328000 - 38	Rain Bird PESB PRS-R - 2" Valve SS- (8") Saddle Mount/Decoder	12	EA	$ 978.20	$ 11,738.40
328000 - 39	Rain Bird 44LRC Quick Coupler SS-Saddle Mount	81	EA	$ 434.00	$ 35,154.00
328000 - 40	3" Large Master Valve W/24 volt Solenoid (NC)	2	EA	$ 8,126.15	$ 16,252.30
328000 - 41	Air/Vacuum Release Valve	5	EA	$ 907.71	$ 4,538.55
328000 - 42	2-Wire Surge Grounding	52	EA	$ 360.96	$ 18,769.92
328000 - 43	2-Wire Decoder Cable #12 Awg	15,200	EA	$ 0.92	$ 13,984.00
328000 - 44	Drip Valve Ass. Valve Basket & PRV W/(3"&4")SS Saddle -Decod	29	EA	$ 864.53	$ 25,071.37
328000 - 45	Drip Valve Ass. Valve Basket & PRV W/(6")SS Saddle -Decoder	61	EA	$ 890.06	$ 54,293.66
328000 - 46	Drip Valve Ass. Valve Basket & PRV W/(8")SS Saddle -Decoder	61	EA	$ 907.46	$ 55,355.06
328000 - 47	Drip Valve Ass. Valve Basket & PRV W/(2"-2.5")PVC-Decoder	11	EA	$ 729.87	$ 8,028.57
328000 - 48	CL160 PVC Sleeve 2"	2,780	LF	$ 17.36	$ 48,260.80
328000 - 49	CL160 PVC Sleeve 4"	500	LF	$ 19.97	$ 9,985.00
328000 - 50	CL160 PVC Sleeve 6"	160	LF	$ 26.35	$ 4,216.00
328000 - 51	CL160 PVC Sleeve 8"	120	LF	$ 35.34	$ 4,240.80
328000 - 52	CL160 PVC Sleeve 10"	410	LF	$ 36.66	$ 15,030.60
328000 - 53	CL160 PVC Sleeve 12"	280	LF	$ 42.49	$ 11,897.20
328000 - 54	CL160 PVC Sleeve 14"	40	LF	$ 64.64	$ 2,585.60
328000 - 55	3" Octave Flow Meter - Potable	2	EA	$ 3,494.91	$ 6,989.82
328000 - 56	6" Master Meter Valve w/24 volt Solenoid	1	EA	$ 1,739.72	$ 1,739.72
328000 - 57	Controller Grounding	2	LS	$ 1,080.42	$ 2,160.84
328000 - 58	Electrical Connection	3	LS	$ 3,472.93	$ 10,418.79

328000 - 59	Baseline 3200 Cell Pedestal Mount SS	2	EA	$ 15,823.47	$ 31,646.94
328000 - 60	Hunter Rain Freeze Wireless Pole Mounted	1	EA	$ 1,281.50	$ 1,281.50
328000 - 61	Febco 880N BFP - With Conc Pad	1	EA	$ 21,571.73	$ 21,571.73
328000 - 62	Strong Box Enclosure SBBC-40 ALHP W/Insulation	1	EA	$ 4,619.83	$ 4,619.83
328000 - 63	Inline Emitter Tubing w/ Header and Footer	58,750	LF	$ 2.24	$ 131,600.00
328000 - 64	Tree & POS Drip Poly Supply Pipe Poly Pipe	15,973	LF	$ 1.07	$ 17,091.11
328000 - 65	Drip Blow-Out and Indicator	152	EA	$ 93.22	$ 14,169.44
328000 - 66	Drip Emitter	425	EA	$ 2.72	$ 1,156.00
SOIL PREPARATION					
329113-1	Soil Preparation and Fine Grading (Container Planting Beds)	64,711	SF	$ 0.20	$ 12,942.20
329113-2	Soil Preparation and Fine Grading (Native Seed)	1,429,691	SF	$ 0.07	$ 100,078.37
329113-3	Soil Preparation and Fine Grading - Turf Sod	21,449.0	SF	$ 0.05	$ 1,072.45
329113-4	Soil Amendment (Container Planting Beds)	64,711	SF	$ 0.40	$ 25,884.40
329113-5	Soil Amendment (Native Seed)	1,429,691	SF	$ 0.32	$ 457,501.12
329113-6	Soil Amendment - (Turf Sod)	21,449.0	SF	$ 0.28	$ 6,005.72
NATIVE SEEDING					
329220-1	Pond Perimeter Wetland Native Seed Mix	9,763	SF	$ 0.08	$ 781.04
329220-2	Recirculating Creek Wetland Native Seed Mix	13,391	SF	$ 0.08	$ 1,071.28
329220-3	Riparian Native Seed Mix	117,927	SF	$ 0.06	$ 7,075.62
329220-4	Wildflower Meadow Native Seed Mix	228,762	SF	$ 0.11	$ 25,163.82
329220-5	Tallgrass Prairie Native Seed Mix	431,179	SF	$ 0.06	$ 25,870.74
329220-6	Prairie/Midgrass Native Seed Mix	399,021	SF	$ 0.07	$ 27,931.47
329220-7	Arid Native Seed Mix	94,864	SF	$ 0.07	$ 6,640.48
329220-8	High Elevation Native Seed Mix	121,082	SF	$ 0.06	$ 7,264.92
329220-9	Alpine Native Seed Mix	13,702	SF	$ 0.04	$ 548.08
329223-1	Sod	21,449	SF	$ 0.67	$ 14,370.83
TREES, PLANTS AND GROUNDCOVERS					
329300-1	Deciduous Trees - 10 Gal.	4	EA	$ 341.52	$ 1,366.08
329300-1	Deciduous Trees - 15 Gal.	20	EA	$ 367.01	$ 7,340.20
329300-2	Deciduous Trees - 2" Cal.	12	EA	$ 545.82	$ 6,549.84
329300-3	Deciduous Trees - 2.5" Cal.	325	EA	$ 607.90	$ 197,567.50
329300-4	Deciduous Trees - 6' Clump	7	EA	$ 467.87	$ 3,275.09
329300-5	Evergreen Trees - 8' Ht.	242	EA	$ 720.71	$ 174,411.82
329300-6	Shrubs - 1 gal.	337	EA	$ 54.74	$ 18,447.38
329300-7	Shrubs - 5 gal.	1,907	EA	$ 57.15	$ 108,985.05
329300-8	Cacti/Succulents - F15	68	EA	$ 70.82	$ 4,815.76
329300-9	Cacti/Succulents - 1 Gal.	63	EA	$ 24.20	$ 1,524.60
329300-10	Cacti/Succulents - 5 Gal.	16	EA	$ 77.53	$ 1,240.48
329300-11	Perennials - Bulbs	356	EA	$ 1.77	$ 630.12
329300-12	Perennials - F15	2,141	EA	$ 14.09	$ 30,166.69
329300-13	Perennials - 1 gal.	2,805	EA	$ 17.06	$ 47,853.30
329300-14	Perennials - 5 gal.	1,568	EA	$ 28.07	$ 44,013.76
329300-15	Grasses - 1 gal.	3,519	EA	$ 18.38	$ 64,679.22
329300-16	Grasses - F15	730	EA	$ 12.63	$ 9,219.90
329300-17	Ground Covers - F15	1,819	EA	$ 14.09	$ 25,629.71
329300-18	Ground Covers - 1 Gal.	329	EA	$ 22.74	$ 7,481.46
329300-19	Ground Covers - 5 Gal.	681	EA	$ 28.07	$ 19,115.67
329300-20	Vines - 1 Gal.	32	EA	$ 54.74	$ 1,751.68
329300-21	Wood Mulch	48,601	SF	$ 1.60	$ 77,761.60
329300-22	Steel Edger	2,930	LF	$ 7.48	$ 21,916.40
329700-1	Landscape Maintenance - Landscape maintenance contract, minimum 1 year from time of completion	2	YR	$ 96,727.08	$ 193,454.16
				Subtotal	$ 5,339,009.48

Division 33 - Onsite Utilities					
WATER					
331000-1	Fire Hydrant	1	EA	$ 9,824.93	$ 9,824.93
331000-2	Gate Valve, 6"	1	EA	$ 2,153.57	$ 2,153.57
331000-3	Gate Valve, 8"	4	EA	$ 2,929.77	$ 11,719.08

331000-4	Gate Valve, 12"	1	EA	$ 5,194.81	$ 5,194.81
331000-3	Tee, 12" x 8"	1	EA	$ 1,977.49	$ 1,977.49
331000-4	Tee, 8" x 6"	1	EA	$ 794.95	$ 794.95
331000-5	Cap, PVC, 8"	1	EA	$ 639.71	$ 639.71
331000-6	Bend, 22.5 Degree, 8"	4	EA	$ 917.90	$ 3,671.60
331000-7	Bend, 11.25 Degree, 8"	2	EA	$ 895.50	$ 1,791.00
331000-8	Bend, 45 Degree, 8"	4	EA	$ 927.01	$ 3,708.04
331000-8	1-1/2" Tap and Curb Stop Assembly	1	EA	$ 7,641.15	$ 7,641.15
331000-9	1-1/2" Copper Tubing Type K	12	LF	$ 1,038.75	$ 12,465.00
331000-10	8" PVC Pressure Pipe	1,235	LF	$ 47.77	$ 58,995.95
SANITARY					
331000-1	Pipe, 8-in. PVC, Sanitary	650	LF	$ 74.63	$ 48,509.50
331000-2	Cleanout, two-way	1	EA	$ 3,947.68	$ 3,947.68
330513-1	Manhole, Slab Base (4-ft diameter) (Sanitary)	3	EA	$ 5,134.73	$ 15,404.19
STORM					
334100-1	Pipe, 6-in. PVC, Storm	110	LF	$ 44.19	$ 4,860.90
334100-2	Pipe, 12-in. PVC, Storm	300	LF	$ 73.12	$ 21,936.00
334100-3	Pipe, 15-in. RCP, Storm	610	LF	$ 124.25	$ 75,792.50
334100-4	Pipe, 18-in. RCP, Storm	960	LF	$ 116.76	$ 112,089.60
334100-5	Pipe, 24-in. RCP, Storm	525	LF	$ 250.75	$ 131,643.75
334100-6	Pipe, 36-in. RCP, Storm	340	LF	$ 238.30	$ 81,022.00
334100-7	Flared End Section, PVC, 6-in. diameter	2	EA	$ 1,240.88	$ 2,481.76
334100-8	Flared End Section, RCP, 24-in. diameter	1	EA	$ 2,446.33	$ 2,446.33
334100-9	Flared End Section, RCP, 36-in. diameter	1	EA	$ 3,770.56	$ 3,770.56
330513-1	Manhole, Slab Base (5-ft diameter) (Storm)	5	EA	$ 5,295.67	$ 26,478.35
330513-2	Adjust Manhole	1	EA	$ 843.92	$ 843.92
330513-3	Inlet, Type C	2	EA	$ 8,618.95	$ 17,237.90
330513-4	Inlet, Type 16 Valley	2	EA	$ 5,952.26	$ 11,904.52
330513-5	Inlet, Type 16 Curb, Single	3	EA	$ 6,772.91	$ 20,318.73
330513-6	Inlet, Type 16 Curb, Double	2	EA	$ 8,326.19	$ 16,652.38
334600-3	15" Nyloplast Drain Basin	2	EA	$ 3,086.57	$ 6,173.14
DRAINAGE					
334616-1	Concrete Forebay	2	LS	$ 15,040.58	$ 30,081.16
334616-2	Pond Outlet Structures	3	LS	$ 53,361.97	$ 160,085.91
334600.01-1	Gravel Drainage Sump	614.6	TN	$ 63.76	$ 39,186.90
				Subtotal	$ 953,444.96

Public Improvements					
Division 2 - Site Work					
024100-1	Remove Curb and Gutter	7	LF	$ 8.63	$ 60.41
024100-2	Remove Manhole	1	EA	$ 1,043.96	$ 1,043.96
024100-3	Remove Asphalt Paving	21	SF	$ 15.53	$ 326.13
024100-4	Remove Gravel Path	48	SF	$ 0.52	$ 24.96
Division 31 - Earthwork					
312300-1	Earthwork, Excavation and Fill On-Site (Sanitary)	3,373	CY	$ 12.11	$ 40,851.07
312300-2	Earthwork, Excavation and Fill On-Site (Water)	1,249	CY	$ 22.75	$ 28,422.33
312300-3	Earthwork, Excavation and Fill On-Site (Non-Potable)	347	CY	$ 21.69	$ 7,519.20
312323-1	Granular Bedding (Squegee) (Sanitary)	372	CY	$ 49.58	$ 18,467.45
312323-2	Granular Bedding (Squegee) (Water)	253	CY	$ 49.58	$ 12,539.13
312323-3	Granular Bedding (Squegee) (Non-Potable)	70	CY	$ 49.59	$ 3,480.08
Division 32 - Exterior Improvements					
321613-1	Replace Curb and Gutter	7	LF	$ 37.51	$ 262.57
321216-1	Replace Asphalt Paving	21	SF	$ 42.62	$ 895.02
321540-1	Replace Gravel Path	48	SF	$ 2.34	$ 112.32
Division 33 - Utilities					
WATER					

331000-1	Fire Hydrant	4	EA	$ 9,217.51	$ 36,870.04
331000-2	Gate Valve, 6"	4	EA	$ 2,153.57	$ 8,614.28
331000-3	Gate Valve, 12"	11	EA	$ 5,195.00	$ 57,145.00
331000-4	Tee, 12" x 12"	1	EA	$ 2,166.07	$ 2,166.07
331000-5	Tee, 12" x 8"	1	EA	$ 2,166.07	$ 2,166.07
331000-6	Tee, 12" x 6"	4	EA	$ 2,165.55	$ 8,662.20
331000-7	Cap, PVC, 12"	3	EA	$ 984.58	$ 2,953.74
331000-8	Cross, 12" x 8"	1	EA	$ 6,131.46	$ 6,131.46
331000-9	6" Water Meter Vault	1	EA	$ 65,334.21	$ 65,334.21
331000-10	Bend, 22.5 Degree, 12"	1	EA	$ 1,587.83	$ 1,587.83
331000-11	Bend, 11.25 Degree, 12"	10	EA	$ 1,556.88	$ 15,568.80
331000-12	Bend, 45 Degree, 8"	2	EA	$ 926.75	$ 1,853.50
331000-13	Bend, 90 Degree, 6"	1	EA	$ 1,084.60	$ 1,084.60
331000-14	6" DIP	24	LF	$ 45.58	$ 1,093.92
331000-15	6" PVC SDR 35	50	LF	$ 40.72	$ 2,036.00
331000-16	12" PVC SDR 35	1,874	LF	$ 55.15	$ 103,351.10
NON-POTABLE WATER					
331000-17	Blowoff Valve	2	EA	$ 3,464.77	$ 6,929.54
331000-18	Gate Valve, 12"	2	EA	$ 5,194.82	$ 10,389.64
331000-19	Gate Valve, 8"	2	EA	$ 2,929.77	$ 5,859.54
331000-20	Tee, 12" x 8"	1	EA	$ 1,957.69	$ 1,957.69
331000-21	Tee, 12" x 12"	1	EA	$ 2,166.07	$ 2,166.07
331000-22	Cap, PVC, 12"	2	EA	$ 984.58	$ 1,969.16
331000-23	12" PVC SDR 35	516	LF	$ 21.56	$ 11,124.96
SANITARY					
333913-1	Pipe, 12" PVC SDR 35	1,356	LF	$ 21.58	$ 29,252.34
333913-2	Manhole, Slab Base (4-ft diameter) (Sanitary) <10'	3	EA	$ 6,653.79	$ 19,961.37
333913-3	Manhole, Slab Base (4-ft diameter) (Sanitary) <15'	3	EA	$ 6,867.73	$ 20,603.19
				Subtotal	$ 540,836.95

Mobilization and General Conditions	1	LS	$ 684,559.58
BASE BID GRAND TOTAL			$ 10,772,356.87

ADD ALTERNATIVE #1 - IRRIGATION TURNOUT STRUCTURE

1.1	Cedar Screening Fence at Irrigation	1	EA	$ 1,066.85	$ 1,066.85
1.2	Concrete Turnout Structure - Retaining Walls, Concrete Pad	1	LS	$ 14,453.08	$ 14,453.08
1.3	Native Seeding	3,220	SF	$ 1.33	$ 4,282.60
1.4	Gate Valve	1	EA	$ 4,438.18	$ 4,438.18
1.5	Add Alternate Ditch Turn Out Pump House, wet well as Detailed	1	LS	$ 322,366.98	$ 322,366.98
1.6	12" HDPE with Road Bore	1	LS	$ 26,644.91	$ 26,644.91
1.7	Baseline Sub-Station - Pump Flow to Central	1	LS	$ 7,423.68	$ 7,423.68
1.8	480/277V, 3Ph, 250A PANELBOARD	1	EA	$ 4,114.54	$ 4,114.54
1.9	208/120V, 3Ph, 60A PANELBOARD	1	EA	$ 1,292.45	$ 1,292.45
1.10	400A/3P 250AF FUSED DISCONNECT	1	EA	$ 13,309.28	$ 13,309.28
1.11	9KVA 480V TO 208/120V STEP DOWN XFMR	1	EA	$ 4,685.92	$ 4,685.92
1.12	Grounding	1	EA	$ 280.42	$ 280.42
1.13	Wiring	1	LS	$ 6,232.43	$ 6,232.43
1.14	Trenching	1	LS	$ 1,866.99	$ 1,866.99
1.15	Backfill	1	LS	$ 621.98	$ 621.98
1.16	GFCI WP Receptacle	1	EA	$ 206.62	$ 206.62
1.17	Booster Pump and Pad - 10" Connection	1	LS	$ 285,387.75	$ 285,387.75
1.18	Grading, Rock Sock, Reinforced Silt Fence, Erosion Control Blanket	1	LS	$ 25,300.80	$ 25,300.80
Schedule - Grand Total Add Alternative #1					**$ 723,975.46**
ADD ALTERNATIVE #1 GRAND TOTAL					**$723,975**

ADD/DEDUCT ALTERNATIVE #2 - Trail Paving

2.1	Deduct Alt 2.1 - 6' Wide Pedestrian Concrete Trail	476	SF	$	(7.47)	$	(3,555.72)
2.2	Deduct Alt 2.2 - 6' Wide Pedestrian Concrete Trail	22,362	SF	$	(7.47)	$	(167,044.14)
2.3	Deduct Alt 2.3 - 6' Wide Pedestrian Concrete Trail	25,884	SF	$	(7.47)	$	(193,353.48)
2.4	Add Alt 2.4 - 6' Wide Pedestrian Concrete Trail	2,036	SF	$	7.78	$	15,840.08
2.5	Add Alt 2.5 - 6' Wide Pedestrian Concrete Trail	722	SF	$	7.78	$	5,617.16
2.6	Deduct Alt 2.6 - 3' Wide Crusher Fines Trail	1,372	SF	$	(5.21)	$	(7,148.12)
2.7	Deduct Alt 2.7 - 3' Wide Crusher Fines Trail	4,110	SF	$	(5.21)	$	(21,413.10)
2.8	Add Alt 2.8 - 6' Wide Pedestrian Concrete Trail	1,128	SF	$	7.78	$	8,775.84
Schedule - Grand Total Add Alternative #2						**$**	**(362,281.48)**

ADD/DEDUCT ALTERNATIVE #2 GRAND TOTAL **-$362,281**

ADD ALTERNATIVE #3 - Creek and Pond System

328200 - 1	Stream Pumping System-As Detailed	1	LS	$	71,053.08	$	71,053.08
328200 - 2	Air Release Valve	1	EA	$	368.97	$	368.97
328200 - 3	4" HDPE Butt Fused Stream Supply	3,500	LF	$	47.44	$	166,040.00
328200 - 4	Stream Discharge Box	1	LS	$	896.07	$	896.07
328200 - 5	Pond Fill Rip Rap Diffuser	1	LS	$	1,475.88	$	1,475.88
328200 - 6	Intake Pipe w/ Galvinized Box Debris Screen as Detailed	1	LS	$	3,900.54	$	3,900.54
328200 - 7	Aeration System Package System	1	LS	$	17,815.98	$	17,815.98
328200 - 8	EPDM Liner "Waggener Creek"	12,000	SF	$	6.54	$	78,480.00
328200 - 9	Pond Betonite Clay Liner	22,740	SF	$	20.60	$	468,444.00
22 05 00-1	Water Feature - Plumbing	1	LS	$	6,852.30	$	6,852.30
22 05 00-2	Water Feature - Aerator	1	LS	$	12,439.56	$	12,439.56
Schedule - Grand Total Add Alternative #3						**$**	**827,766.38**

ADD ALTERNATIVE #3 GRAND TOTAL **$827,766**

ADD ALTERNATIVE #4 - Parking Lot Paving

321723-1	Pavement Marking Paint	1	LS	$	12,251.91	$	12,251.91
321723-2	Pavement Marking Paint (Word-Symbol)	8	EA	$	52.71	$	421.68
024100-1	Remove Parking Lot Pole and Salvage	12	EA	$	105.42	$	1,265.04
024100-2	Remove and Salvage Parking Wheel Stops	300	EA	$	1.00	$	298.55
024100-3	Removal Gravel Path at Parking Lot	4,605	SF	$	0.53	$	2,427.82
024100-4	Removal Gravel Paving at Parking	72,400	SF	$	0.18	$	12,975.09
321123-1	Aggregate Base Course, (CDOT Class 6) (6" Depth) (Includes Geotextile)	1,316	CY	$	118.07	$	155,380.65
321123-2	Asphalt (6" Depth)	1,316	CY	$	205.68	$	270,671.71
321613-1	Concrete Curb and Gutter, 18"	3,592	LF	$	33.14	$	119,043.43
321613-2	Mountable Concrete Curb and Gutter, 18"	198	LF	$	37.42	$	7,409.97
Schedule - Grand Total Add Alternative #4						**$**	**582,145.85**

ADD ALTERNATIVE #4 GRAND TOTAL **$582,146**

ADD ALTERNATIVE #1 GRAND TOTAL	$723,975
ADD/DEDUCT ALTERNATIVE #2 GRAND TOTAL	-$362,281
ADD ALTERNATIVE #3 GRAND TOTAL	$827,766
ADD ALTERNATIVE #4 GRAND TOTAL	$582,146
ADD/DEDUCT GRAND TOTAL	**$ 1,771,606.21**
PROJECT GRAND TOTAL	12,543,963.08

Board of Trustees Information

Administration Department

Meeting Date:	**April 14, 2026**
Agenda Title/Subject:	**Berthoud Historical Society Community Program Agreement**
Type of Item:	**Consent Agenda**
Purpose:	**Consider Agreement with the Berthoud Historical Society to provide specific services to the Town**
Presented by:	**Chris Kirk**

Attachments:

1. Agreement - Historical Society

Background:

As the Board will recall, the Town has previously contracted with the Berthoud Historical Society (BHS) to provide services to the Town related to historical preservation and education. The attached agreement continues that relationship for 2026. Under the agreement, BHS will serve as a liaison to the Town's Historic Preservation Advisory Committee, gather and maintain information about the history of Berthoud, improve the community's access to local history by updating the BHS website, and hosting community events, among other activities.

Update/Next Steps:

No additional action will be required if approved by the Board of Trustees.

Fiscal Impact and Fund Source:

The cost of the agreement is $80,000. Funding is included in the 2026 Annual Budget.

Community Touchstones:

The Town's Community Identity is rooted in our history. Partnering with BHS to preserve that history, and educate the public about it, will help us to maintain that identity.

Recommended Action(s):

Authorize the Town Administrator to sign the Agreement for Services with the Berthoud Historical Society.

Agreement for Professional Services
(Fixed Fee)

This Agreement for Professional Services (the "Agreement") is made and entered into this 14th day of April, 2026 (the "Effective Date"), by and between the Town of Berthoud, a Colorado municipal corporation with an address of 807 Mountain Avenue, Berthoud, CO 80513 (the "Town"), and Berthoud Historical Society, an independent contractor with a principal place of business at 228 Mountain Avenue P.O. Box 225 Berthoud, CO 80513 ("Consultant") (each a "Party" and collectively the "Parties").

Whereas, the Town requires professional services; and

Whereas, Consultant has held itself out to the Town as having the requisite expertise and experience to perform the required professional services.

Now Therefore, for the consideration hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

I. Scope of Services

A. Consultant shall furnish all labor and materials required for the complete and prompt execution and performance of all duties, obligations, and responsibilities which are described or reasonably implied from the Scope of Services set forth in **Exhibit A**, attached hereto and incorporated herein by this reference.

B. A change in the Scope of Services shall not be effective unless authorized as an amendment to this Agreement. If Consultant proceeds without such written authorization, Consultant shall be deemed to have waived any claim for additional compensation, including a claim based on the theory of unjust enrichment, quantum merit or implied contract. Except as expressly provided herein, no agent, employee, or representative of the Town is authorized to modify any term of this Agreement, either directly or implied by a course of action.

II. Term and Termination

A. This Agreement shall commence on the Effective Date, and shall continue through December 31, 2026 unless terminated as provided herein. This Agreement may thereafter be renewed on an annual basis.

B. Either Party may terminate this Agreement upon 30 days advance written notice. The Town shall pay Consultant for all work previously authorized and completed prior to the date of termination. If, however, Consultant has substantially or materially breached this Agreement, the Town shall have any remedy or right of set-off available at law and equity.

III. Compensation

In consideration for the completion of the Scope of Services by Consultant, the Town shall pay Consultant Eighty Thousand Dollars ($80,000.00). Payment shall be made upon execution of this Agreement by both parties. This amount shall include all fees, costs and expenses incurred by Consultant, and no additional amounts shall be paid by the Town for such fees, costs and expenses.

IV. Professional Responsibility

A. Consultant hereby warrants that it is qualified to assume the responsibilities and render the services described herein and has all requisite corporate authority and professional licenses in good standing, required by law. The work performed by Consultant shall be in accordance with generally accepted professional practices and the level of competency presently maintained by other practicing professional firms in the same or similar type of work in the applicable community.

B. The Town's review, approval or acceptance of, or payment for any services shall not be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.

C. Because the Town has hired Consultant for its professional expertise, Consultant agrees not to employ subcontractors to perform any work under this Agreement, except as expressly set forth in the Scope of Services.

D. Consultant shall at all times comply with all applicable law, including all federal, state and local statutes, regulations, ordinances, decrees and rules relating to the emission, discharge, release or threatened release of a hazardous material into the air, surface water, groundwater or land, the manufacturing, processing, use, generation, treatment, storage, disposal, transportation, handling, removal, remediation or investigation of a hazardous material, and the protection of human health and safety, including without limitation the following, as amended: the Comprehensive Environmental Response, Compensation and Liability Act; the Hazardous Materials Transportation Act; the Resource Conservation and Recovery Act; the Toxic Substances Control Act; the Clean Water Act; the Clean Air Act; the Occupational Safety and Health Act; the Solid Waste Disposal Act; the Davis Bacon Act; the Copeland Act; the Contract Work Hours and Safety Standards Act; the Byrd Anti-Lobbying Amendment; the Housing and Community Development Act; and the Energy Policy and Conservation Act.

E. Consultant shall comply with the accessibility standards for an individual with a disability adopted by the State Office of Information Technology pursuant to C.R.S. § 24-85-103, and shall indemnify, hold harmless and assume liability on behalf of the Town and its officers, employees, agents and attorneys for all costs, expenses, claims, damages, liabilities, court awards, attorney fees and related costs, and any other amounts incurred by the Town in relation to Consultant's noncompliance with such accessibility standards.

V. Ownership

Any materials, items, and work specified in the Scope of Services, and any and all related documentation and materials provided or developed by Consultant shall be exclusively owned by the Town. Consultant expressly acknowledges and agrees that all work performed under the Scope of Services constitutes a "work made for hire." To the extent, if at all, that it does not constitute a "work made for hire," Consultant hereby transfers, sells, and assigns to the Town all of its right, title, and interest in such work. The Town may, with respect to all or any portion of such work, use, publish, display, reproduce, distribute, destroy, alter, retouch, modify, adapt, translate, or change the Work Product without providing notice to or receiving consent from Consultant; provided that Consultant shall have no liability for any work that has been modified by the Town.

VI. Independent Consultant

Consultant is an independent contractor. Notwithstanding any other provision of this Agreement, all personnel assigned by Consultant to perform work under the terms of this Agreement shall be, and remain at all times, employees or agents of Consultant for all purposes. Consultant shall make no representation that it is a Town employee for any purposes.

VII. Insurance

A. Consultant agrees to procure and maintain, at its own cost, a policy or policies of insurance sufficient to insure against all liability, claims, demands, and other obligations assumed by Consultant pursuant to this Agreement. At a minimum, Consultant shall procure and maintain, and shall cause any subcontractor to procure and maintain, the insurance coverages listed below, with forms and insurers acceptable to the Town.

1. Worker's Compensation insurance as required by law.

2. Commercial General Liability insurance with minimum combined single limits of $1,000,000 each occurrence and $2,000,000 general aggregate. The policy shall be applicable to all premises and operations, and shall include coverage for bodily injury, broad form property damage, personal injury (including coverage for contractual and employee acts), blanket contractual, products, and completed operations. The policy shall contain a severability of interests provision, and shall include the Town and the Town's officers, employees, and contractors as additional insureds. No additional insured endorsement shall contain any exclusion for bodily injury or property damage arising from completed operations.

3. Professional liability insurance with minimum limits of $1,000,000 each claim and $2,000,000 general aggregate.

B. Such insurance shall be in addition to any other insurance requirements imposed by law. The coverages afforded under the policies shall not be canceled, terminated or materially

changed without at least 30 days prior written notice to the Town. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage. Any insurance carried by the Town, its officers, its employees or its contractors shall be excess and not contributory insurance to that provided by Consultant. Consultant shall be solely responsible for any deductible losses under any policy.

C. Consultant shall provide to the Town a certificate of insurance as evidence that the required policies are in full force and effect. The certificate shall identify this Agreement.

VIII. Indemnification

A. Consultant agrees to indemnify and hold harmless the Town and its officers, insurers, volunteers, representative, agents, employees, heirs and assigns from and against all claims, liability, damages, losses, expenses and demands, including reasonable attorney fees, on account of injury, loss, or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this Agreement if such injury, loss, or damage is caused in whole or in part by, the omission, error, professional error, mistake, negligence, or other fault of Consultant, any subcontractor of Consultant, or any officer, employee, representative, or agent of Consultant, or which arise out of a worker's compensation claim of any employee of Consultant or of any employee of any subcontractor of Consultant; provided that Consultant's liability under this indemnification provision shall be to the fullest extent of, but shall not exceed, that amount represented by the degree or percentage of negligence or fault attributable to Consultant, any subcontractor of Consultant, or any officer, employee, representative, or agent of Consultant or of any subcontractor of Consultant.

B. If Consultant is providing architectural, engineering, surveying or other design services under this Agreement, the extent of Consultant's obligation to indemnify and hold harmless the Town may be determined only after Consultant's liability or fault has been determined by adjudication, alternative dispute resolution or otherwise resolved by mutual agreement between the Parties, as provided by C.R.S. § 13-50.5-102(8)(c).

IX. Miscellaneous

A. *Governing Law and Venue*. This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in Larimer County, Colorado.

B. *No Waiver*. Delays in enforcement or the waiver of any one or more defaults or breaches of this Agreement by the Town shall not constitute a waiver of any of the other terms or obligation of this Agreement.

C. *Integration*. This Agreement constitutes the entire agreement between the Parties, superseding all prior oral or written communications.

D. *Third Parties*. There are no intended third-party beneficiaries to this Agreement.

E. *Notice*. Any notice under this Agreement shall be in writing, and shall be deemed sufficient when directly presented or sent pre-paid, first class U.S. Mail to the Party at the address set forth on the first page of this Agreement.

F. *Severability*. If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

G. *Modification*. This Agreement may only be modified upon written agreement of the Parties.

H. *Assignment*. Neither this Agreement nor any of the rights or obligations of the Parties shall be assigned by either Party without the written consent of the other.

I. *Governmental Immunity*. The Town and its officers, attorneys and employees, are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities or protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the Town and its officers, attorneys or employees.

J. *Rights and Remedies*. The rights and remedies of the Town under this Agreement are in addition to any other rights and remedies provided by law. The expiration of this Agreement shall in no way limit the Town's legal or equitable remedies, or the period in which such remedies may be asserted, for work negligently or defectively performed.

K. *Subject to Annual Appropriation*. Consistent with Article X, § 20 of the Colorado Constitution, any financial obligation of the Town not performed during the current fiscal year is subject to annual appropriation, shall extend only to monies currently appropriated, and shall not constitute a mandatory charge, requirement, debt or liability beyond the current fiscal year.

L. *Force Majeure*. No Party shall be in breach of this Agreement if such Party's failure to perform any of the duties under this Agreement is due to Force Majeure, which shall be defined as the inability to undertake or perform any of the duties under this Agreement due to acts of God, floods, fires, sabotage, terrorist attack, strikes, riots, war, labor disputes, forces of nature, the authority and orders of government or pandemics.

M. *Electronic Signatures*. The Parties intend that this Agreement be governed by the Uniform Electronic Transactions Act, C.R.S. § 24-71.3-101, *et seq*.

In Witness Whereof, the Parties have executed this Agreement as of the Effective Date.

Town of Berthoud, Colorado

_____
William Karspeck, Mayor

Attest:

_____
Christian R. Samora, CMC, Town Clerk

Consultant

By: _____

State of Colorado)
) ss.
County of _____)

The foregoing instrument was subscribed, sworn to and acknowledged before me this ___ day of _____, 2026, by _____ as _____ of _____.

My commission expires:

(Seal)

_____
Notary Public

Exhibit A
Scope of Services

General

Consultant shall provide continued representation as a liaison to the Town Historic Preservation Advisory Committee meetings by Consultant's Museums Manager in an advisory role.

Consultant shall continue to consolidate information about the history of local homes and organize the information in an accessible format for use by Town residents.

Consultant shall update Consultant's website to add new Quick Response (QR) codes providing informational narratives about exhibits at the Little Thompson Valley Pioneer Museum (the "Museum") and the McCarty-Fickel House, and at points of historic interest, including in Town parks.

Consultant shall regularly post on social media sites to make information about local history more accessible to Town residents and visitors. Consultant shall continue to use the Town's logo in Consultant's marketing material around Consultant's facilities and special events.

The Town will provide marketing space for mutually agreed upon events and activities in the Town's recreation brochure, website, recreation center and social media platforms should Consultant wish to request and market through those avenues. Consultant will need to submit and follow the provided timelines for brochure and marketing submissions.

Community Events

Consultant shall stage a speaker series consisting of lectures and demonstrations about local history at the Berthoud Recreation Center.

Consultant shall display pictorial exhibits at the Berthoud Recreation Center, which exhibits are changed at least once per year.

Consultant shall host an informational booth at community events, as reasonably determined by the Consultant.

Consultant shall participate in a Very Merry Berthoud Christmas with the Town.

The Museum and the McCarty-Fickel House

Consultant shall stage an annual summer concert series consisting of three concerts which are free to the public and which are held in the Museum courtyard or an alternative venue in case of inclement weather.

Consultant shall maintain expanded operating hours at the Museum, such that the Museum is open in summer (Memorial Day through Labor Day), Wednesday through Saturday from 1:00 p.m. to 4:00 p.m., and open in winter (Labor Day to Memorial Day) Thursday through Saturday from 1:00 p.m. to 4:00 p.m. Consultant shall have scheduled open hours and tours at the McCarty-Fickel House.

Consultant shall stage star-gazing events at the Museum's observatory on summer evenings reasonably specified by Consultant.

Recordkeeping

Consultant shall maintain financial records of use of funds for the program. Consultant shall maintain information regarding participation in the programming and provide that information to the Town on an annual basis.

Personnel

Town Project Manager: Chris Kirk; Telephone: 970-344-5819; Email: ckirk@berthoud.org

Consultant Project Manager: Andrew Wayland, Museums Manager; Telephone: 970-532-2147; Email: museumsmanager@berthoudhistoricalsociety.org

In the event of a new Project Manager for a Party, the Party will provide notice of the same to the other Party in accordance with the notice provisions in the Agreement.

TOWN OF BERTHOUD AT A GLANCE

Monthly Report
FEBRUARY 2026

- Sales & Use Tax revenue is 25% **over** budget for the month of February; $1,212,779 was received and $970,812 was budgeted.

- Town Revenue through February including transfers between funds is 40% **under** budget for 2026.

- Town Expenditures through February are 38% **under** budget for 2026.

Sales Tax Review

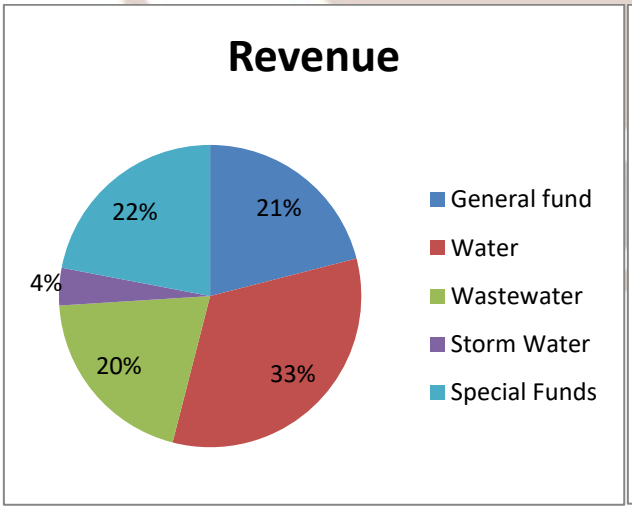
FEBRUARY	Berthoud Sales Tax	Motor Vehicle Use Tax	Building Materials Use Tax	Combined Total
2026	932,017.82	181,962.03	98,798.68	1,212,778.53
2025	830,850.20	164,805.79	155,776.50	1,151,432.49
2024	849,708.53	146,000.95	163,996.42	1,159,705.90
2023	733,761.61	125,482.11	223,144.22	1,082,387.94

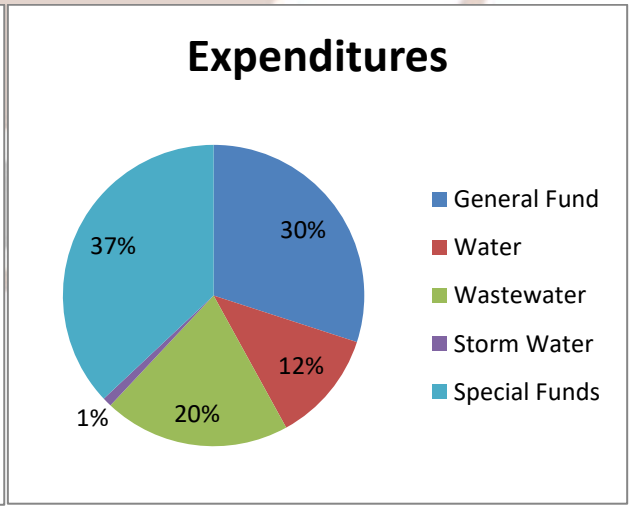
SALES TAX YEAR-TO-DATE FOR 2026 $ 2,504,454.98

COMBINED STATEMENT OF REVENUES AND EXPENDITURES
FEBRUARY 2026

REVENUE	Current Month	YTD Actual	YTD Budget	% of YTD Budget	% of Annual Budget
General Fund	688,903	1,068,886	2,213,600	48%	8%
Water	564,769	1,665,901	1,405,272	119%	20%
Wastewater	519,606	1,004,574	2,531,222	40%	7%
Storm Water	108,688	219,075	172,433	127%	21%
Special Funds	617,990	1,135,872	2,201,765	52%	9%
TOTAL REVENUE	**2,499,956**	**5,094,308**	**8,524,292**	**60%**	**10%**
Capital Projects	2,045,833	4,091,667	8,758,333	47%	8%

EXPENDITURES	Current Month	YTD Actual	YTD Budget	% of YTD Budget	% of Annual Budget
General Fund	1,395,973	2,919,507	3,778,273	77%	13%
Water	281,578	1,171,010	3,018,991	39%	6%
Wastewater	1,270,307	1,928,815	3,834,995	50%	8%
Storm Water	8,045	69,661	465,215	15%	3%
Special Funds	1,702,613	3,557,204	4,585,356	78%	13%
TOTAL EXPENDITURES	**4,658,516**	**9,646,197**	**15,682,830**	**62%**	**10%**
Capital Projects	128,364	232,626	6,483,333	4%	1%



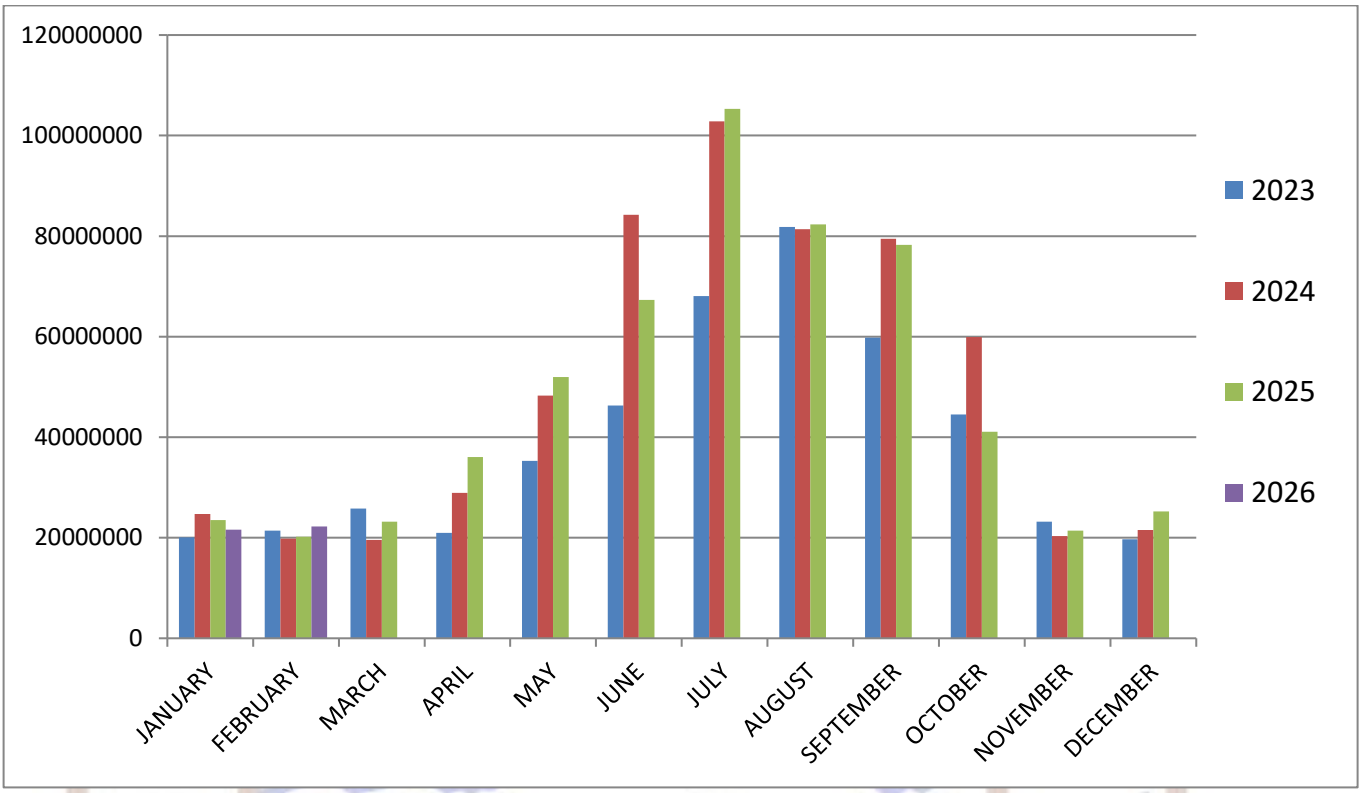


	YEAR TO DATE TOTALS THRU FEBRUARY 2026
Single Family Permits	28
Overall Permit Total	118
Water Gallons Billed	43,889,000
Passports	148
Cemetery	2 Funerals

Building Permit & Permit Valuation by Year & 2024 YTD

	2022	2023	2024	2025	2026 YTD
Single-Family home permits	222	220	238	172	28
All permits (roofing, decks, additions, etc.)	809	748	1078	868	118
Total Permit Value	$164,526,847	$119,408,321	$135,242,724	$126,832,292	$21,882,549

BERTHOUD WATER USAGE



Personnel Summary

	Full-time	Part-time	Seasonal
Administration	13	1	
Code Enforcement	2		
Economic Development	1		
Planning-Building	5	2	
Engineering	4		
Streets	6		
Recreation	4		
Rec Center	7	78	
Parks-Forestry	14		
BATS	1	1	
Water-Wastewater	10		

Town of Berthoud
807 Mountain Ave
PO Box 1229
Berthoud, CO 80513-1229
Phone 970.532.2643 Fax 970.532.0640

BILLS SUMMARY
FEBRUARY 2026 FINAL

BILLS ALLOWED

TOTAL BILLS	$	1,196,239
NET PAYROLL	$	398,570

Mayor William Karspeck _____

Trustee May Albrecht _____

Trustee Karl Ayers _____

Trustee Mark Brodie _____

Trustee Tim Hardy _____

Trustee Sean Murphy _____

Trustee Brett Wing _____

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
1100200400							
201261047							
02/26	02/11/2026	201261	CIGNA	FEBRUARY	11-00-200400	Insurance Payable	73,545.49
202226300							
02/26	02/02/2026	202226	Allstate	FEBRUARY	11-00-200400	Insurance Payable	934.74
202226301							
02/26	02/02/2026	202226	Guardian	FEBRUARY	11-00-200400	Insurance Payable	7,286.37
Total 1100200400:							81,766.60
1100410300							
81022							
02/26	02/28/2026	81022	Town of Johnstown	FEBRUARY	11-00-4103-00	Sales Tax-General	5,465.81
Total 1100410300:							5,465.81
1100420900							
80865							
02/26	02/26/2026	80865	Barton, Doris	585720	11-00-4209-00	Restitution	500.00
Total 1100420900:							500.00
1100465500							
80847							
02/26	02/17/2026	80847	Trumark Homes Colorado	SIGN DEPO	11-00-4655-00	Sign Deposit	700.00
80850							
02/26	02/17/2026	80850	Reddog Investments	SIGN DEPO	11-00-4655-00	Sign Deposit	325.00
80938							
02/26	02/17/2026	80938	House of Rossi Boutique	SIGN DEPO	11-00-4655-00	Sign Deposit	350.00
Total 1100465500:							1,375.00
1101501001							
80812							
02/26	02/05/2026	80812	Picture This Creative Servi	421	11-01-5010.01	Office Supplies-General Office	550.00
80825							
02/26	02/11/2026	80825	Culligan of Cheyenne	89447	11-01-5010.01	Office Supplies-General Office	85.00
80859							
02/26	02/19/2026	80859	Quadient, Inc	62698684	11-01-5010.01	Office Supplies-General Office	165.00
Total 1101501001:							800.00
1101501101							
80794							
02/26	02/02/2026	80794	Voice Exchange (Paragon	60405-46007	11-01-5011.01	Telephone-General Office	44.80
80953							
02/26	02/26/2026	80953	CenturyLink Business Serv	772523347	11-01-5011.01	Telephone-General Office	2.82
Total 1101501101:							47.62
1101501501							
80715							
02/26	02/10/2026	80715	CIRSA	1003756	11-01-5015.01	Insurance	857.01
80790							
02/26	02/02/2026	80790	Healthiest You Inc	2026024310	11-01-5015.01	Insurance	1,089.00

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
Total 1101501501:							1,946.01
1101501707							
80716							
02/26	02/10/2026	80716	Holbrook Service	A-63722	11-01-5017.07	Building Maintenance-Town Hall	1,612.00
80829							
02/26	02/11/2026	80829	Johnson Controls Fire Prot	25215106	11-01-5017.07	Building Maintenance-Town Hall	789.98
Total 1101501707:							2,401.98
1101501804							
80831							
02/26	02/11/2026	80831	Prairie Mountain Media	442903	11-01-5018.04	Publications/Legal Notice	19.43
Total 1101501804:							19.43
1101502001							
80704							
02/26	02/02/2026	80704	HR Engagement Analytics	TB2025	11-01-5020.01	Professional Services-Admin	500.00
80854							
02/26	02/19/2026	80854	Cumming Management Gr	185288	11-01-5020.01	Professional Services-Admin	600.00
Total 1101502001:							1,100.00
1101502103							
80724							
02/26	02/11/2026	80724	March & Olive, LLC	Multiple	11-01-5021.03	Municipal Judge	1,568.99
80857							
02/26	02/19/2026	80857	Law Offices of Sunita Shar	01082026	11-01-5021.03	Municipal Judge	2,040.00
80975							
02/26	02/26/2026	80975	March & Olive, LLC	Multiple	11-01-5021.03	Municipal Judge	1,250.00
Total 1101502103:							4,858.99
1101502801							
80826							
02/26	02/11/2026	80826	DataShield	0184027	11-01-5028.01	Records Management	86.00
80855							
02/26	02/19/2026	80855	DataShield	185577	11-01-5028.01	Records Management	226.25
Total 1101502801:							312.25
1101503800							
80937							
02/26	02/18/2026	80937	Calderon, Armando	2026	11-01-5038.00	Administrative Expenses	256.25
Total 1101503800:							256.25
1101503901							
80803							
02/26	02/05/2026	80803	Government Finance Office	300274550-2	11-01-5039.01	Dues/Subscriptions-Admin	500.00
Total 1101503901:							500.00
1101504001							

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
80925							
02/26	02/17/2026	80925	Hoffmann, Parker, Wilson	1	11-01-5040.01	Attorney-Admin	1,677.50
Total 1101504001:							1,677.50
1101504003							
80895							
02/26	02/12/2026	80895	Bell, Boge & Associates	42026	11-01-5040.03	Attorney-Municipal Court	1,629.28
Total 1101504003:							1,629.28
1101504501							
80785							
02/26	02/02/2026	80785	Hays Market	JAN26	11-01-5045.01	Safety Committee	68.60
80891							
02/26	02/12/2026	80891	Cardmember Service	JAN26-2	11-01-5045.01	Safety Committee	37,676.21
Total 1101504501:							37,744.81
1101509501							
80907							
02/26	02/12/2026	80907	Anchor Network Solutions,	Multiple	11-01-5095.01	Computer Maintenance/Replace	4,662.95
80974							
02/26	02/26/2026	80974	Insight Public Sector, Inc.	1101361563	11-01-5095.01	Computer Maintenance/Replace	32.06
Total 1101509501:							4,695.01
1101509601							
80945							
02/26	02/19/2026	80945	Comcast	FEB26	11-01-5096.01	Internet	75.60
Total 1101509601:							75.60
1101509701							
80903							
02/26	02/12/2026	80903	Streamline	VPNR50G9-	11-01-5097.01	Webpage	9,600.00
Total 1101509701:							9,600.00
1101524701							
201261046							
02/26	02/11/2026	201261	Caselle Inc.	FEBRUARY	11-01-5247.01	Software-Admin	2,172.00
Total 1101524701:							2,172.00
1101525201							
80839							
02/26	02/12/2026	80839	All Terrain Landscaping	102873	11-01-5252.01	Community Events	217.50
80861							
02/26	02/19/2026	80861	Zambelli Fireworks	521784	11-01-5252.01	Community Events	25,340.00
80906							
02/26	02/12/2026	80906	All Terrain Landscaping	103499	11-01-5252.01	Community Events	4,620.00
Total 1101525201:							30,177.50
1102503404							

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
80791							
02/26	02/02/2026	80791	NOCO Humane	1061	11-02-5034.04	Animal Control	3,737.58
Total 1102503404:							3,737.58
1102504604							
80934							
02/26	02/17/2026	80934	Kinsco LLC	00113400-0	11-02-5046.04	Uniforms-Code Enf	170.00
Total 1102504604:							170.00
1103501101							
80834							
02/26	02/11/2026	80834	Complete Wireless Technol	69164	11-03-5011.01	Telephone	165.00
Total 1103501101:							165.00
1103501207							
80939							
02/26	02/17/2026	80939	Lumin8 Transportation Tec	12335	11-03-5012.07	Street Light Repairs	199.16
80947							
02/26	02/19/2026	80947	Mountain States Lighting	15246	11-03-5012.07	Street Light Repairs	1,486.00
Total 1103501207:							1,685.16
1103501406							
80712							
02/26	02/05/2026	80712	Kwik Korner	JANUARY 20	11-03-5014.06	Gas & Oil	903.47
Total 1103501406:							903.47
1103503602							
80820							
02/26	02/05/2026	80820	Wagner Equipment Compa	P09C049971	11-03-5036.02	Heavy Duty Veh/Equip Maint	86.51
Total 1103503602:							86.51
1103503702							
80972							
02/26	02/26/2026	80972	Blades Group LLC	18051549	11-03-5037.02	Materials for Maintenance	1,426.00
Total 1103503702:							1,426.00
1103503901							
80898							
02/26	02/12/2026	80898	Division of Oil and Safety	154025	11-03-5039.01	Dues	105.00
Total 1103503901:							105.00
1103504007							
80796							
02/26	02/05/2026	80796	5280 Locates LLC	6467	11-03-5040.07	Contract Services	500.00
Total 1103504007:							500.00
1103504102							

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
80780							
02/26	02/02/2026	80780	BeeLine Trucking	3347	11-03-5041.02	Equipment Rental	250.00
Total 1103504102:							250.00
1103504506							
80718							
02/26	02/10/2026	80718	Republic Services	Multiple	11-03-5045.06	Shop Operations	1,023.06
80944							
02/26	02/19/2026	80944	Air Comfort	100860	11-03-5045.06	Shop Operations	625.51
Total 1103504506:							1,648.57
1103504601							
80841							
02/26	02/17/2026	80841	Keegan, Brandon	UNIFORM 2-	11-03-5046.01	Uniforms	274.86
80868							
02/26	02/26/2026	80868	Stoppel, Clifford	UNIFORM 2-	11-03-5046.01	Uniforms	336.04
Total 1103504601:							610.90
1103504704							
80799							
02/26	02/05/2026	80799	Colorado Barricade Co	65168901-00	11-03-5047.04	Signs & Signage	1,700.52
80818							
02/26	02/05/2026	80818	Trinity Group Companies	20094	11-03-5047.04	Signs & Signage	1,400.00
Total 1103504704:							3,100.52
1104505555							
80860							
02/26	02/19/2026	80860	Tang Soo Do Concepts LL	69472	11-04-5055.55	Clinics-Additional Programs	833.00
Total 1104505555:							833.00
1106510106							
80922							
02/26	02/17/2026	80922	Berthoud Area Chamber Of	1988	11-06-5101.06	Memberships	10,000.00
Total 1106510106:							10,000.00
1106512006							
80709							
02/26	02/04/2026	80709	Habitat for Humanity	SIGN GRAN	11-06-5120.06	Grants for Business Facade Imp	2,000.00
80836							
02/26	02/11/2026	80836	Conn, Loren	FACADE GR	11-06-5120.06	Grants for Business Facade Imp	20,000.00
Total 1106512006:							22,000.00
1107501101							
80946							
02/26	02/19/2026	80946	Hilltop Broadband	265797	11-07-5011.01	Telephone	259.89
Total 1107501101:							259.89
1107501209							

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
80908							
02/26	02/12/2026	80908	Poudre Valley REA	FEB26	11-07-5012.09	Utilities-facilities/gen parks	1,763.62
Total 1107501209:							1,763.62
1107501309							
80809							
02/26	02/05/2026	80809	Mainstreet Car Care & Qui	Multiple	11-07-5013.09	Vehicle Maint-General Park	2,459.77
Total 1107501309:							2,459.77
1107504601							
80848							
02/26	02/17/2026	80848	Visger, Dawson	UNIFORM 2-	11-07-5046.01	Uniforms	158.47
Total 1107504601:							158.47
1107505709							
80819							
02/26	02/05/2026	80819	Uline	Multiple	11-07-5057.09	Repair/Supplies-General Park	2,065.91
80840							
02/26	02/12/2026	80840	Miracle Play Systems	F2026-0024	11-07-5057.09	Repair/Supplies-General Park	2,112.56
Total 1107505709:							4,178.47
1107509008							
80967							
02/26	02/26/2026	80967	United Rentals	258278077-0	11-07-5090.08	Equipment rental seasonal	2,529.64
Total 1107509008:							2,529.64
1108521502							
80971							
02/26	02/26/2026	80971	ProCode, Inc.	3243297-CO	11-08-5215.02	Contract Inspections	36,457.75
Total 1108521502:							36,457.75
1110512800							
80932							
02/26	02/17/2026	80932	Wilson & Company, Inc.	146519	11-10-5128.00	3rd & Massachusetts	26,418.72
Total 1110512800:							26,418.72
1111502301							
80853							
02/26	02/19/2026	80853	Cullen, Joan	SAVING PLA	11-11-5023.01	Historic Pres. Support	280.00
Total 1111502301:							280.00
1111518902							
80824							
02/26	02/11/2026	80824	Baseline Engineering Corp.	35790	11-11-5189.02	DEVELOPMENT REVIEW	575.00
80894							
02/26	02/12/2026	80894	Baseline Engineering Corp.	JAN26	11-11-5189.02	DEVELOPMENT REVIEW	7,957.25
Total 1111518902:							8,532.25

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
1112502001							
80710							
02/26	02/04/2026	80710	Larimer County Treasurer	Multiple	11-12-5020.01	Property Tax	26,010.25
80851							
02/26	02/17/2026	80851	Weld County Treasurer	R0137892 20	11-12-5020.01	Property Tax	682.48
Total 1112502001:							26,692.73
1112503901							
80933							
02/26	02/17/2026	80933	Berthoud Village Shopping	FEB26	11-12-5039.01	HOA Fees	4,203.33
Total 1112503901:							4,203.33
1113502001							
80793							
02/26	02/02/2026	80793	Picture This Creative Servi	241-R-0035	11-13-5020.01	Prof Services-Community	300.00
Total 1113502001:							300.00
1113502002							
80900							
02/26	02/12/2026	80900	Locality Studio LLC	376	11-13-5020.02	Branding Implement/Tourism	7,193.77
Total 1113502002:							7,193.77
1114502001							
80711							
02/26	02/05/2026	80711	Fehr & Peers	192009	11-14-5020.01	Prof Serv-Engineering	9,235.00
80958							
02/26	02/26/2026	80958	Fehr & Peers	193186	11-14-5020.01	Prof Serv-Engineering	11,175.00
Total 1114502001:							20,410.00
1114504601							
80705							
02/26	02/02/2026	80705	Larson, Matt	12468	11-14-5046.01	Uniforms-Engineering	71.00
Total 1114504601:							71.00
1115516800							
80929							
02/26	02/17/2026	80929	Regional Air Quality Counci	14710	11-15-5168.00	Contributions	400.00
Total 1115516800:							400.00
2000445002							
80707							
02/26	02/02/2026	80707	Berthoud Dental Care	7/30/25 1231	20-00-4450-02	Water Source Dedication	750.00
Total 2000445002:							750.00
2000504002							
80833							
02/26	02/11/2026	80833	ZWR LLC	1005	20-00-5040.02	Attorney Fees	617.50
80961							
02/26	02/26/2026	80961	Lyons Gaddis	JAN2026	20-00-5040.02	Attorney Fees	73,198.87

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
Total 2000504002:							73,816.37
2000510302							
80863							
02/26	02/24/2026	80863	Handy Ditch Company	2188	20-00-5103.02	Consultant Fees	300.00
80965							
02/26	02/26/2026	80965	Spheros Environmental	Multiple	20-00-5103.02	Consultant Fees	42,151.25
Total 2000510302:							42,451.25
2000510800							
80828							
02/26	02/11/2026	80828	Intera Incorporated	01-26-213	20-00-5108.00	Water Conservation Program	346.50
80976							
02/26	02/26/2026	80976	Digital Print Resources Inc	22357	20-00-5108.00	Water Conservation Program	1,985.50
Total 2000510800:							2,332.00
2000530002							
80844							
02/26	02/17/2026	80844	Stewart Title	2774366	20-00-5300.02	Bank Fees	113.00
80845							
02/26	02/17/2026	80845	Stewart Title Company	JWOD3LBF-	20-00-5300.02	Bank Fees	10.00
Total 2000530002:							123.00
2100441000							
80622							
02/26	02/02/2026	80622	Frontier Construction	HM1145	21-00-4410-00	Sale of Water	2,261.85
80623							
02/26	02/17/2026	80623	DANNENBRING, TY J. & A	9840.3	21-00-4410-00	Sale of Water	116.38
80624							
02/26	02/17/2026	80624	KELLOG, CHRISTOPHER	12409.2	21-00-4410-00	Sale of Water	193.23
80625							
02/26	02/17/2026	80625	VANDER LINDEN, BETT K	8866.3	21-00-4410-00	Sale of Water	84.82
80626							
02/26	02/17/2026	80626	CONSERVICE UTILITIES	2421.5	21-00-4410-00	Sale of Water	105.51
80627							
02/26	02/17/2026	80627	LAGOS, TOM	9674.4	21-00-4410-00	Sale of Water	90.32
80628							
02/26	02/17/2026	80628	EDWARDS, KENNETH J	11392.2	21-00-4410-00	Sale of Water	4.50
80629							
02/26	02/17/2026	80629	Quintana, Ron & Veronica	1751.5	21-00-4410-00	Sale of Water	54.70
80909							
02/26	02/17/2026	80909	NIPARKO, STEVEN J.	11257.3	21-00-4410-00	Sale of Water	101.65
80910							
02/26	02/17/2026	80910	PARRETT, KEVIN & JENNI	11508.2	21-00-4410-00	Sale of Water	162.14
80911							
02/26	02/17/2026	80911	GEAGAN, JEFFREY & TR	8806.5	21-00-4410-00	Sale of Water	117.12
80912							
02/26	02/17/2026	80912	GOMEZ, DANNY J & MAR	9628.2	21-00-4410-00	Sale of Water	97.12
80913							
02/26	02/25/2026	80913	Fuerte Inc	HM1144	21-00-4410-00	Sale of Water	987.89
Total 2100441000:							4,377.23

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
2100501001							
80813							
02/26	02/05/2026	80813	Pioneer Press of Greeley	Multiple	21-00-5010.01	Office Supplies	575.00
Total 2100501001:							575.00
2100501101							
80806							
02/26	02/05/2026	80806	Hilltop Broadband	258390	21-00-5011.01	Telephone	205.18
80956							
02/26	02/26/2026	80956	Comcast	FEB2026	21-00-5011.01	Telephone	510.00
Total 2100501101:							715.18
2100501203							
80970							
02/26	02/26/2026	80970	XCEL Energy	FEB26	21-00-5012.03	Utilities-Treatment	12,218.09
Total 2100501203:							12,218.09
2100502004							
80966							
02/26	02/26/2026	80966	TETRA TECH, INC	Multiple	21-00-5020.04	Prof. Fees-Operator	4,965.00
Total 2100502004:							4,965.00
2100504004							
80702							
02/26	02/02/2026	80702	Central Weld County Water	11022205-00	21-00-5040.04	Attorney	223.75
80951							
02/26	02/26/2026	80951	Central Weld County Water	HICKS-BERT	21-00-5040.04	Attorney	364.38
Total 2100504004:							588.13
2100504601							
80846							
02/26	02/17/2026	80846	Thompson, Tyler	UNIFORM 2-	21-00-5046.01	Uniforms	155.91
Total 2100504601:							155.91
2100504701							
80792							
02/26	02/02/2026	80792	Northern Water	FEB26	21-00-5047.01	Rental of Office Space	4,800.00
Total 2100504701:							4,800.00
2100504802							
80703							
02/26	02/02/2026	80703	Cintas First Aid & Safety	Multiple	21-00-5048.02	Safety Equipment	279.00
Total 2100504802:							279.00
2100505401							
80706							
02/26	02/02/2026	80706	Shred Monster	23684	21-00-5054.01	Trash	525.00

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
	Total 2100505401:						525.00
2100505601							
80789							
02/26	02/02/2026	80789	White Rhino Electric	12169	21-00-5056.01	Facility Maintenance	119.88
	Total 2100505601:						119.88
2100505702							
80899							
02/26	02/12/2026	80899	Ferguson Waterworks	1665478	21-00-5057.02	Repair, Maint, Supp Dist	6,477.77
80968							
02/26	02/26/2026	80968	USA Bluebook	Multiple	21-00-5057.02	Repair, Maint, Supp Dist	1,101.84
	Total 2100505702:						7,579.61
2100505703							
80778							
02/26	02/02/2026	80778	Stewart & Stevenson Powe	60156364	21-00-5057.03	Repair, Maint, Supp Treat	12,382.47
80784							
02/26	02/02/2026	80784	Goble Sampson Associate	BINV001316	21-00-5057.03	Repair, Maint, Supp Treat	176.00
80832							
02/26	02/11/2026	80832	Utility Notification Center of	226010168	21-00-5057.03	Repair, Maint, Supp Treat	494.24
80931							
02/26	02/17/2026	80931	University Auto Parts-NAP	Multiple	21-00-5057.03	Repair, Maint, Supp Treat	620.73
	Total 2100505703:						13,673.44
2100506003							
80902							
02/26	02/12/2026	80902	PVS DX INC	737000244-2	21-00-5060.03	Chemicals-Treatment	4,742.68
80904							
02/26	02/12/2026	80904	Treatment Technology	196688	21-00-5060.03	Chemicals-Treatment	3,338.88
80935							
02/26	02/17/2026	80935	Nalco Company LLC	6603862020	21-00-5060.03	Chemicals-Treatment	29,762.88
	Total 2100506003:						37,844.44
2100508103							
80816							
02/26	02/05/2026	80816	Ramey Environmental	Multiple	21-00-5081.03	SCADA	89,689.30
80924							
02/26	02/17/2026	80924	HOA Solutions	13362	21-00-5081.03	SCADA	100.00
	Total 2100508103:						89,789.30
2100510902							
80782							
02/26	02/02/2026	80782	Core & Main	Multiple	21-00-5109.02	Meters-repairs	16,714.12
	Total 2100510902:						16,714.12
2100512401							
80777							
02/26	02/02/2026	80777	Osborn & Caywood Ditch	11	21-00-5124.01	Water Assessments	2,000.00

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
Total 2100512401:							2,000.00
2300501005							
80795							
02/26	02/02/2026	80795	Digital Print Resources Inc	Multiple	23-00-5010.05	Office Supplies- Utility Billi	4,363.25
80838							
02/26	02/11/2026	80838	Office Depot	Multiple	23-00-5010.05	Office Supplies- Utility Billi	837.02
Total 2300501005:							5,200.27
2300501101							
80952							
02/26	02/26/2026	80952	CenturyLink	FEB2026	23-00-5011.01	Telephone-Main Plant	285.98
80973							
02/26	02/26/2026	80973	Comcast	FEB26-2	23-00-5011.01	Telephone-Main Plant	1,809.82
Total 2300501101:							2,095.80
2300501201							
80814							
02/26	02/05/2026	80814	Poudre Valley REA	JAN26-2	23-00-5012.01	Utilities-Main Plant	18,161.31
80941							
02/26	02/17/2026	80941	Poudre Valley REA	Multiple	23-00-5012.01	Utilities-Main Plant	183.52
80942							
02/26	02/19/2026	80942	Little Thompson Water Dist	JAN26-3	23-00-5012.01	Utilities-Main Plant	253.41
80963							
02/26	02/26/2026	80963	Poudre Valley REA	FEB2026	23-00-5012.01	Utilities-Main Plant	6,185.64
Total 2300501201:							24,783.88
2300501203							
80830							
02/26	02/11/2026	80830	Little Thompson Water Dist	JAN2026-2	23-00-5012.03	Utilities	747.00
Total 2300501203:							747.00
2300501504							
80781							
02/26	02/02/2026	80781	CIRSA	1003707	23-00-5015.04	Insurance	643.20
Total 2300501504:							643.20
2300504004							
80810							
02/26	02/05/2026	80810	Maynes Bradford Shipps &	DEC25	23-00-5040.04	Attorney	9,687.59
80955							
02/26	02/26/2026	80955	Clark Hill PLC	1695289	23-00-5040.04	Attorney	693.00
Total 2300504004:							10,380.59
2300505401							
80717							
02/26	02/10/2026	80717	Republic Services	Multiple	23-00-5054.01	Trash	477.61
Total 2300505401:							477.61

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
2300505701							
80788							
02/26	02/02/2026	80788	Trojan Technologies Group	200/5001011	23-00-5057.01	Repair, Maint. & Supplies-Main	1,032.42
80804							
02/26	02/05/2026	80804	Grainger	Multiple	23-00-5057.01	Repair, Maint. & Supplies-Main	647.88
Total 2300505701:							1,680.30
2300505703							
80927							
02/26	02/17/2026	80927	PT Hose and Bearing	D000187	23-00-5057.03	Repair, Maint. & Supplies-Lift	155.78
80959							
02/26	02/26/2026	80959	Gold Roofing Inc	25462	23-00-5057.03	Repair, Maint. & Supplies-Lift	3,410.00
80960							
02/26	02/26/2026	80960	Greeley Lock & Key	99911357	23-00-5057.03	Repair, Maint. & Supplies-Lift	438.25
Total 2300505703:							4,004.03
2300506001							
80779							
02/26	02/02/2026	80779	Aries Chemical	114431	23-00-5060.01	Chemicals-Main Plant	16,265.00
Total 2300506001:							16,265.00
2300506002							
80892							
02/26	02/12/2026	80892	AGFINITY INC	Multiple	23-00-5060.02	Chemicals-Regional	6,521.60
Total 2300506002:							6,521.60
2300506003							
80964							
02/26	02/26/2026	80964	Riley Equipment Company	010910	23-00-5060.03	Chemicals	14,645.00
Total 2300506003:							14,645.00
2300510801							
80897							
02/26	02/12/2026	80897	Colorado Analytical Labs, I	Multiple	23-00-5108.01	Lab Tests-Main Plant	1,839.00
Total 2300510801:							1,839.00
2300511401							
80930							
02/26	02/17/2026	80930	TerraGenesis	J000687	23-00-5114.01	Sludge Hauling-Main Plant	2,368.97
Total 2300511401:							2,368.97
2300511402							
80962							
02/26	02/26/2026	80962	McDonald Farms	0179014	23-00-5114.02	Sludge Hauling-Regional	2,824.00
Total 2300511402:							2,824.00
2300513803							
80901							
02/26	02/12/2026	80901	Paul's Plumbing & Heating	Multiple	23-00-5138.03	T.V. Lines/Line Cleaning	6,750.00

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
80928							
02/26	02/17/2026	80928	Ramey Environmental	30811	23-00-5138.03	T.V. Lines/Line Cleaning	3,110.88
Total 2300513803:							9,860.88
2400501900							
228261841							
02/26	02/28/2026	228261	Alfa Construction LLC	FEBRUARY	24-00-5019.00	ALFA Line Reimbursement	4,400.00
Total 2400501900:							4,400.00
2400527100							
80919							
02/26	02/17/2026	80919	Alderman Berstein LLC	21617	24-00-5271.00	1st Street Sewer Upgrade	562.50
80926							
02/26	02/17/2026	80926	Kimley-Horn and Assoc., In	196724000-0	24-00-5271.00	1st Street Sewer Upgrade	10,136.41
Total 2400527100:							10,698.91
2900520200							
80954							
02/26	02/26/2026	80954	Civil Specialties	4	29-00-5202.00	Heron Pointe Ditch Grading Des	11,506.97
Total 2900520200:							11,506.97
2900526102							
80821							
02/26	02/05/2026	80821	Wear Parts & Equip CO	Multiple	29-00-5261.02	Sweeper Parts	2,493.96
Total 2900526102:							2,493.96
3100525000							
80722							
02/26	02/11/2026	80722	AB Underground	6	31-00-5250.00	North Berthoud Parkway Trail	36,971.43
80862							
02/26	02/23/2026	80862	AB Underground	R2	31-00-5250.00	North Berthoud Parkway Trail	977.50
80921							
02/26	02/17/2026	80921	Baseline Engineering Corp.	35791	31-00-5250.00	North Berthoud Parkway Trail	715.00
Total 3100525000:							38,663.93
3200504200							
80893							
02/26	02/12/2026	80893	Ayres Associates Inc	228122	32-00-5042.00	Little Thompson Corridor Inven	5,146.25
Total 3200504200:							5,146.25
3300502000							
80807							
02/26	02/05/2026	80807	Huber Interiors LLC	614	33-00-5020.00	Professional Fees	2,070.00
Total 3300502000:							2,070.00
3300517700							
80849							
02/26	02/17/2026	80849	Greeley Nissan Volkswage	622405	33-00-5177.00	Public Works Vehicle	38,096.00

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
Total 3300517700:							38,096.00
3400500901							
80869							
02/26	02/26/2026	80869	Mas, Zane	560033	34-00-5009.01	Travel, Education	83.00
80870							
02/26	02/26/2026	80870	Miller, Austin	559531	34-00-5009.01	Travel, Education	41.50
Total 3400500901:							124.50
3400504601							
80842							
02/26	02/17/2026	80842	Parker, Tyler	UNIFORM 2-	34-00-5046.01	Uniforms	161.10
80866							
02/26	02/26/2026	80866	Mas, Zane	UNIFORM 2-	34-00-5046.01	Uniforms	.00
80867							
02/26	02/26/2026	80867	Miller, Austin	UNIFORM 2-	34-00-5046.01	Uniforms	.00
Total 3400504601:							161.10
3400505801							
80815							
02/26	02/05/2026	80815	Power Mot ve Corp	Multiple	34-00-5058.01	Equipment Maintenance	2,346.13
Total 3400505801:							2,346.13
3400514200							
80797							
02/26	02/05/2026	80797	Belson Outdoors	WQ386621	34-00-5142.00	Collins Park Benches	6,160.47
Total 3400514200:							6,160.47
3600430600							
80837							
02/26	02/11/2026	80837	Larimer County Sales Tax	JANUARY 20	36-00-4306-00	County Open Space Revenue	20,823.35
81023							
02/26	02/28/2026	81023	Larimer County Sales Tax	FEBRUARY	36-00-4306-00	County Open Space Revenue	19,544.96
Total 3600430600:							40,368.31
3600526500							
80943							
02/26	02/19/2026	80943	XCEL Energy	JAN26-5	36-00-5265.00	Jaskowski Property Maint	7,279.43
Total 3600526500:							7,279.43
3600526800							
80800							
02/26	02/05/2026	80800	Colorado Portables	Multiple	36-00-5268.00	Berthoud Reservoir park Maint	595.00
Total 3600526800:							595.00
3700504602							
80843							
02/26	02/17/2026	80843	Pickard, Sam	UNIFORM 2-	37-00-5046.02	Uniforms	68.98

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
Total 3700504602:							68.98
3700505702							
80783							
02/26	02/02/2026	80783	Dan's Small Engine	0127056	37-00-5057.02	Repair & Maintenance	505.95
80787							
02/26	02/02/2026	80787	SiteOne Landscape Supply	162012264-0	37-00-5057.02	Repair & Maintenance	115.50
Total 3700505702:							621.45
3900502201							
80896							
02/26	02/12/2026	80896	City of Fort Collins	1105480	39-00-5022.01	Flex Bus Service	40,643.14
Total 3900502201:							40,643.14
3900503901							
80708							
02/26	02/04/2026	80708	Colorado Assoc. of Transit	511074093	39-00-5039.01	Dues	400.00
Total 3900503901:							400.00
3900524701							
80940							
02/26	02/17/2026	80940	Passio Technologies LLC-	CINV-100349	39-00-5247.01	Software	110.25
Total 3900524701:							110.25
4000511400							
80852							
02/26	02/17/2026	80852	Wilson Williams Fellman Di	2325	40-00-5114.00	Spartan Design and Crossing	27.00
Total 4000511400:							27.00
5100503800							
80856							
02/26	02/19/2026	80856	Hovick, Craig	PR8129	51-00-5038.00	Sidewalk Improvements	749.99
Total 5100503800:							749.99
5100523900							
80802							
02/26	02/05/2026	80802	Goltz Asphalt Company	8743	51-00-5239.00	Street Improvements	25,287.80
Total 5100523900:							25,287.80
5201501101							
80950							
02/26	02/26/2026	80950	AT&T Mobility	FEB26	52-01-5011.01	Telephone/Internet	980.00
Total 5201501101:							980.00
5201501201							
80905							
02/26	02/12/2026	80905	XCEL Energy	JAN26-3	52-01-5012.01	Utilities	22,383.17

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
Total 5201501201:							22,383.17
5201502004							
80864							
02/26	02/24/2026	80864	Xerox Business Solutions	Multiple	52-01-5020.04	Purchased Services	844.78
Total 5201502004:							844.78
5201505404							
80719							
02/26	02/10/2026	80719	Republic Services	Multiple	52-01-5054.04	Trash Service	745.82
Total 5201505404:							745.82
5201524701							
80801							
02/26	02/05/2026	80801	Dash Platform, LLC	01619388	52-01-5247.01	Computer Software	2,043.67
Total 5201524701:							2,043.67
5203501401							
227263302							
02/26	02/27/2026	227263	WEX BANK	FEBRUARY	52-03-5014.01	Fuel	2,685.42
Total 5203501401:							2,685.42
5203501701							
80827							
02/26	02/11/2026	80827	Holbrook Service	F-67426	52-03-5017.01	Building Maintenance/Repair	261.25
Total 5203501701:							261.25
5203502004							
80808							
02/26	02/05/2026	80808	Long Building Technologies	SCPAY00130	52-03-5020.04	Purchased Services	820.00
80858							
02/26	02/19/2026	80858	Long Building Technologies	SCPAY00133	52-03-5020.04	Purchased Services	820.00
Total 5203502004:							1,640.00
5203505701							
80723							
02/26	02/11/2026	80723	Long Building Technologies	Multiple	52-03-5057.01	Equipment Maintenance/Repair	594.00
80786							
02/26	02/02/2026	80786	Mayer Plumbing LLC	4236	52-03-5057.01	Equipment Maintenance/Repair	350.00
80957							
02/26	02/26/2026	80957	Davinci Sign Systems	24521	52-03-5057.01	Equipment Maintenance/Repair	307.05
Total 5203505701:							1,251.05
5203508904							
80798							
02/26	02/05/2026	80798	C & B Cleaning	048	52-03-5089.04	Janitor Service	5,512.50
Total 5203508904:							5,512.50

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
5203510201							
80805							
02/26	02/05/2026	80805	HD Supply formerly Home	Multiple	52-03-5102.01	Supplies/Equipment	2,167.74
Total 5203510201:							2,167.74
5205500801							
80920							
02/26	02/17/2026	80920	American DataBank LLC	26010204	52-05-5008.01	Background/Physicals	115.00
Total 5205500801:							115.00
5205505701							
80725							
02/26	02/11/2026	80725	Marina Pool, Spa & Patio	1014898	52-05-5057.01	Equipment Maintenance/Repair	460.01
Total 5205505701:							460.01
5205506001							
80714							
02/26	02/05/2026	80714	The Aqueous Solution, Inc	Multiple	52-05-5060.01	Chemicals	2,103.15
80720							
02/26	02/10/2026	80720	Wagner Welding Supply C	Multiple	52-05-5060.01	Chemicals	771.68
80817							
02/26	02/05/2026	80817	The Aqueous Solution, Inc	2026/00088	52-05-5060.01	Chemicals	822.64
80835							
02/26	02/11/2026	80835	Wagner Welding Supply C	91450346	52-05-5060.01	Chemicals	300.29
80948							
02/26	02/19/2026	80948	The Aqueous Solution, Inc	Multiple	52-05-5060.01	Chemicals	1,276.30
Total 5205506001:							5,274.06
5207502104							
80726							
02/26	02/11/2026	80726	Wildfire Arts Center	STREET AR	52-07-5021.04	Wildfire Class	1,729.01
Total 5207502104:							1,729.01
5208502031							
80713							
02/26	02/05/2026	80713	Northern Colorado Sports	Multiple	52-08-5020.31	Officials-Adult Volleyball	2,560.00
Total 5208502031:							2,560.00
5240570100							
80936							
02/26	02/17/2026	80936	TNT Private Utility Services	2026023	52-40-5701.00	Waggener Farm Park maint	150.00
Total 5240570100:							150.00
5240570200							
80811							
02/26	02/05/2026	80811	Mountain View Commercial	Multiple	52-40-5702.00	Berthoud Bike Park maint	3,621.50
Total 5240570200:							3,621.50

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
6004502002							
80923							
02/26	02/17/2026	80923	DTJ Design	71009	60-04-5020.02	Richardson-design	99,001.39
Total 6004502002:							99,001.39
6005502001							
80969							
02/26	02/26/2026	80969	Wenk Associates, Inc	Multiple	60-05-5020.01	Newell-concept plan	5,411.00
Total 6005502001:							5,411.00
Grand Totals:							1,196,238.78

February 2026

Beginning and ending fund balances are not included in YTD and TOTAL Budget columns.

GENERAL FUND

REVENUE

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2026 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TAXES	$ 189,078.25	$ 238,988.71	$ 1,578,216.50	$ 9,469,299.00	15.1%
LICENSES & PERMITS	$ 19,517.61	$ 40,223.67	$ 33,592.17	$ 201,553.00	119.7%
INTERGOVERNMENTAL REVENUE	$ 97,209.64	$ 99,034.91	$ 108,739.00	$ 652,434.00	91.1%
FINES	$ 3,980.00	$ 8,295.00	$ 5,687.50	$ 34,125.00	145.8%
MISCELLANEOUS	$ 238,461.82	$ 460,665.04	$ 325,429.17	$ 1,952,575.00	141.6%
TRANSFERS	$ 52,182.58	$ 104,008.40	$ 106,302.50	$ 637,815.00	97.8%
PROPERTY SALES & DONATIONS & INS CLAIM	$ -	$ -	$ -	$ -	0.0%
RECREATION	$ 62,308.10	$ 69,219.60	$ 34,433.33	$ 206,600.00	201.0%
PARKS	$ 4,167.50	$ 4,427.50	$ 3,833.33	$ 23,000.00	115.5%
LEASE REVENUE	$ 21,997.84	$ 44,023.18	$ 17,366.67	$ 104,200.00	253.5%
TOTAL REVENUE GENERAL FUND	**$ 688,903.34**	**$ 1,068,886.01**	**$ 2,213,600.17**	**$ 13,281,601.00**	48.3%

ADMINISTRATION

EXPENDITURES	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2026 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
ADMIN SALARIES/TAXES/BENEFITS	$ 135,659.71	$ 230,366.12	$ 336,239.67	$ 2,017,438.00	68.5%
GENERAL OFFICE OTHER	$ 46,679.44	$ 330,311.33	$ 153,683.33	$ 922,100.00	214.9%
ELECTIONS	$ 484.75	$ 19,059.25	$ 8,525.00	$ 51,150.00	0.0%
MUNICIPAL COURT	$ 3,058.64	$ 5,679.46	$ 9,833.33	$ 59,000.00	57.8%
BOARD & BOARD MEETINGS	$ 5,077.90	$ 12,258.57	$ 16,766.67	$ 100,600.00	73.1%
FINANCE	$ -	$ 2,500.00	$ 2,750.00	$ 16,500.00	90.9%
BUILDING MAINTENANCE	$ 1,126.64	$ 10,617.21	$ 11,666.67	$ 70,000.00	91.0%
COMMUNITY SUPPORT	$ 29,960.00	$ 29,960.00	$ 17,000.00	$ 102,000.00	176.2%
TRANSFERS	$ 17,083.33	$ 34,166.66	$ 34,166.67	$ 205,000.00	100.0%
TOTAL ADMIN EXPENDITURES	$ 239,130.41	$ 674,918.60	$ 590,631.33	$ 3,543,788.00	114.3%

PUBLIC SAFETY DEPARTMENT

EXPENDITURES	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2026 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
CODE ENFORCEMENT (INCLUDES SALARY)	$ 14,167.32	$ 24,104.76	$ 39,695.00	$ 238,170.00	60.7%
LSCO ADMIN SUPPLIES	$ -	$ -	$ 250.00	$ 1,500.00	0.0%
ANIMAL CONTROL	$ 3,737.58	$ 7,475.16	$ 7,475.00	$ 44,850.00	100.0%
TRAFFIC CONTROL/PEDESTRIAN SAFETY/ABATE	$ 5,533.06	$ 5,533.06	$ 1,000.00	$ 6,000.00	553.3%
DRUG EDUCATION/PUBLIC EVENTS	$ 300.00	$ 300.00	$ 1,575.00	$ 9,450.00	19.0%
LARIMER COUNTY SHERIFF	$ -	$ -	$ 519,406.33	$ 3,116,438.00	0.0%
TOTAL PUBLIC SAFETY EXPENDITURES	$ 23,737.96	$ 37,412.98	$ 569,401.33	$ 3,416,408.00	6.6%

STREETS DEPARTMENT

EXPENDITURES	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2026 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
SALARIES/TAXES/BENEFITS	$ 42,951.98	$ 66,625.93	$ 149,087.50	$ 894,525.00	44.7%
ADMINISTRATION OTHER	$ 1,390.56	$ 2,465.19	$ 5,875.00	$ 35,250.00	42.0%
STREET REPAIR/MAINTENANCE	$ 23,723.34	$ 38,724.25	$ 49,041.67	$ 294,250.00	79.0%
CONTRACT SERVICES	$ -	$ 500.00	$ 8,750.00	$ 52,500.00	5.7%
SIGNAGE	$ 1,299.66	$ 4,400.18	$ 7,000.00	$ 42,000.00	62.9%
SNOW REMOVAL	$ -	$ -	$ 11,375.00	$ 68,250.00	0.0%
SHOP & VEHICLE MAINTENANCE	$ 10,696.09	$ 16,384.09	$ 21,566.67	$ 129,400.00	76.0%
TOTAL STREETS EXPENDITURES	$ 80,061.63	$ 129,099.64	$ 252,695.83	$ 1,516,175.00	51.1%

RECREATION DEPARTMENT

EXPENDITURES	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2026 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
ADMIN SALARIES/TAXES/BENEFITS	$ 26,889.61	$ 43,799.95	$ 47,534.33	$ 285,206.00	92.1%
ADMINISTRATION (SUPPLIES,CONCESSIONS)	$ 4,748.69	$ 6,099.69	$ 9,383.33	$ 56,300.00	65.0%
FLAG FOOTBALL	$ 29.99	$ 29.99	$ 6,026.67	$ 36,160.00	0.5%
TRACK	$ -	$ -	$ 1,400.00	$ 8,400.00	0.0%
TENNIS	$ -	$ -	$ 823.33	$ 4,940.00	0.0%
ADULT SOFTBALL	$ -	$ -	$ 941.67	$ 5,650.00	0.0%
YOUTH BASEBALL	$ -	$ -	$ 3,400.00	$ 20,400.00	0.0%
YOUTH SOFTBALL	$ -	$ -	$ 2,785.00	$ 16,710.00	0.0%
ADULT KICKBALL	$ -	$ -	$ 530.00	$ 3,180.00	0.0%
ADULT SOCCER	$ -	$ -	$ 855.00	$ 5,130.00	0.0%
SOCCER	$ -	$ -	$ 3,995.00	$ 23,970.00	0.0%
CAMPS/TOURNAMENTS	$ -	$ -	$ 1,927.50	$ 11,565.00	0.0%
ADDITIONAL PROGRAMS	$ 874.90	$ 1,040.19	$ 1,675.00	$ 10,050.00	62.1%
TOTAL RECREATION EXPENDITURES	$ 32,543.19	$ 50,969.82	$ 81,276.83	$ 487,661.00	62.7%

PARKS DEPARTMENT

EXPENDITURES	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2026 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
SALARIES/TAXES/BENEFITS	$ 67,697.37	$ 111,345.57	$ 160,089.67	$ 960,538.00	69.6%
ADMINISTRATION OTHER	$ 1,479.41	$ 6,562.79	$ 7,266.67	$ 43,600.00	90.3%
INSECT CONTROL	$ -	$ -	$ 10,000.00	$ 60,000.00	0.0%
FACILITIES MAINTENANCE	$ 2,163.16	$ 3,801.20	$ 11,500.00	$ 69,000.00	33.1%
TURF/BALLFIELDS	$ 10,517.91	$ 10,789.76	$ 25,333.33	$ 152,000.00	42.6%
GENERAL PARKS	$ 10,458.29	$ 15,867.16	$ 23,500.00	$ 141,000.00	67.5%
FLEET MAINTENANCE	$ 1,526.42	$ 4,980.86	$ 4,333.33	$ 26,000.00	114.9%
SEASONAL DECORATIONS/BANNERS	$ 2,529.64	$ 2,529.64	$ 3,166.67	$ 19,000.00	79.9%
TRANSFER TO FORESTRY	$ 45,833.33	$ 91,666.66	$ 91,666.67	$ 550,000.00	100.0%
TOTAL PARKS EXPENDITURES	$ 142,205.53	$ 247,543.64	$ 336,856.33	$ 2,021,138.00	73.5%

ECONOMIC DEVELOPMENT

EXPENDITURES	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2026 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
SALARIES/TAXES/BENEFITS	$ 11,209.79	$ 17,709.17	$ 21,808.00	$ 130,848.00	81.2%
ADMINISTRATION OTHER	$ 109.85	$ 26,500.10	$ 8,296.67	$ 49,780.00	319.4%
BUSINESS DEVELOPMENT/MARKETING	$ -	$ 1,149.89	$ 8,541.67	$ 51,250.00	13.5%
GRANTS - MARKET STUDY & FAÇADE/SIGN	$ 20,000.00	$ 20,000.00	$ 3,333.33	$ 20,000.00	0.0%
TOTAL ECONOMIC DEV EXPENDITURES	$ 31,319.64	$ 65,359.16	$ 41,979.67	$ 251,878.00	155.7%

BUILDING DEPARTMENT

EXPENDITURES	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2026 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
SALARIES/TAXES/BENEFITS	$ 16,426.81	$ 27,556.15	$ 42,352.00	$ 254,112.00	65.1%
ADMINISTRATION OTHER	$ 182.92	$ 2,465.64	$ 4,266.67	$ 25,600.00	57.8%
INSPECTIONS	$ 34,692.33	$ 71,150.08	$ 56,000.00	$ 336,000.00	127.1%
TOTAL BUILDING DEPARMENT EXPENDITURES	$ 51,302.06	$ 101,171.87	$ 102,618.67	$ 615,712.00	98.6%

PLANNING DEPARTMENT

EXPENDITURES	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2026 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
SALARIES/TAXES/BENEFITS	$ 36,703.97	$ 62,835.24	$ 83,647.50	$ 501,885.00	75.1%
ADMINISTRATION OTHER	$ 272.92	$ 2,974.97	$ 7,233.33	$ 43,400.00	41.1%
COMMISSION SUPPORT	$ 298.56	$ 404.28	$ 3,333.33	$ 20,000.00	12.1%
DEVELOPMENT REVIEW	$ 7,076.90	$ 29,938.66	$ 10,000.00	$ 60,000.00	299.4%
COMPREHENSIVE PLANNING	$ 5,862.50	$ 7,122.50	$ 14,166.67	$ 85,000.00	50.3%
TOTAL PLANNING DEPARTMENT EXPENDITURES	$ 50,214.85	$ 103,275.65	$ 118,380.83	$ 710,285.00	87.2%

ENGINEERING

EXPENDITURES	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2026 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
SALARIES/TAXES/BENEFITS	$ 30,471.27	$ 49,422.58	$ 99,710.17	$ 598,261.00	49.6%
ADMINISTRATION OTHER	$ 1,570.32	$ 29,317.38	$ 58,966.67	$ 353,800.00	49.7%
TOTAL ENGINEERING EXPENDITURES	$ 32,041.59	$ 78,739.96	$ 158,676.83	$ 952,061.00	49.6%

COMMUNITY OUTREACH

EXPENDITURES	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2026 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
SALARIES/TAXES/BENEFITS	$ 11,716.96	$ 19,768.28	$ 25,984.33	$ 155,906.00	76.1%
ADMINISTRATION OTHER	$ 378.85	$ 1,101.55	$ 2,950.00	$ 17,700.00	37.3%
COMMUNITY SUPPORT	$ 360.00	$ 7,617.04	$ 10,750.00	$ 64,500.00	70.9%
TOTAL COMMUNITY OUTREACH EXPENDITURES	$ 12,455.81	$ 28,486.87	$ 39,684.33	$ 238,106.00	71.8%

TOWN HALL-MOUNTAIN AVE

EXPENDITURES	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2026 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
INSURANCE AND TAXES	$ 682.48	$ 682.48	$ 12,923.83	$ 77,543.00	5.3%
BUILDING MAINTENANCE	$ 4,384.67	$ 11,794.17	$ 5,249.83	$ 31,499.00	224.7%
BUILDING REPAIRS	$ -	$ -	$ 166.67	$ 1,000.00	0.0%
ELEVATOR MAINTENANCE	$ -	$ -	$ 1,000.00	$ 6,000.00	0.0%
HOA FEES	$ 4,203.33	$ 8,790.46	$ 9,830.67	$ 58,984.00	0.0%
DESIGN	$ -	$ -	$ -	$ -	0.0%
TOTAL MOUNTAIN AVE EXPENDITURES	**$ 9,270.48**	**$ 21,267.11**	**$ 29,171.00**	**$ 175,026.00**	72.9%

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2026 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL G.F.C.I. EXPENDITURES	$ 691,667.33	$ 1,380,838.84	$ 1,444,333.33	$ 8,666,000.00	95.6%
TOTAL CONTRIBUTION EXPENDITURES	$ 22.40	$ 422.40	$ 12,566.67	$ 75,400.00	3.4%
TOTAL EXPENDITURES GENERAL FUND	**$ 1,395,972.88**	**$ 2,919,506.54**	**$ 3,778,273.00**	**$ 22,669,638.00**	
TOTAL REVENUE OVER EXPENDITURES	**$ (707,069.54)**	**$ (1,850,620.53)**	**$ (1,564,672.83)**	**$ (9,388,037.00)**	

WATER FUND

SOURCE OF SUPPLY

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2026 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL SOURCE OF SUPPLY REVENUE	$ 203,354.76	$ 332,491.38	$ 340,479.17	$ 2,042,875.00	97.7%
TOTAL SOURCE OF SUPPLY EXPENDITURES	$ 37,306.45	$ 152,597.67	$ 1,058,465.00	$ 6,350,790.00	14.4%
NET REVENUE OVER EXPENDITURES	**$ 166,048.31**	**$ 179,893.71**	**$ (717,985.83)**	**$ (4,307,915.00)**	

WATER OPERATIONS & MAINTENANCE

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2026 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL WATER OPERATING REVENUE	$ 248,424.88	$ 661,431.68	$ 761,100.00	$ 4,566,600.00	86.9%
EXPENDITURES					
SALARIES/TAXES/BENEFITS	$ 77,789.26	$ 122,661.96	$ 197,432.50	$ 1,184,595.00	62.1%
ADMINISTRATION OTHER	$ 11,118.16	$ 155,688.10	$ 128,216.67	$ 769,300.00	121.4%
DISTRIBUTION	$ 5,087.57	$ 24,112.14	$ 72,266.67	$ 433,600.00	33.4%
TREATMENT	$ 80,988.38	$ 123,447.23	$ 135,333.33	$ 812,000.00	91.2%
PROFESSIONAL SERVICES	$ 44,457.09	$ 90,446.06	$ 125,250.00	$ 751,500.00	72.2%
UTILITY BILLING	$ 3,150.15	$ 6,235.01	$ 5,600.00	$ 33,600.00	111.3%
IMPROVEMENTS	$ -	$ 13,074.84	$ 823,230.67	$ 4,939,384.00	1.6%
TRANSFER	$ 21,681.25	$ 482,746.50	$ 43,362.50	$ 260,175.00	1113.3%
TOTAL WATER OPERATING EXPENDITURES	$ 244,271.86	$ 1,018,411.84	$ 1,530,692.33	$ 9,184,154.00	66.5%
NET REVENUE OVER EXPENDITURES	**$ 4,153.02**	**$ (356,980.16)**	**$ (769,592.33)**	**$ (4,617,554.00)**	

WATER PLANT CAPITAL IMPROVEMENTS

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2026 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL WATER PLANT CAPITAL REVENUE	$ 112,989.27	$ 671,978.40	$ 303,692.33	$ 1,822,154.00	221.3%
TOTAL WATER PLANT CAPITAL EXPENDITURES	$ -	$ -	$ 429,833.33	$ 2,579,000.00	0.0%
NET REVENUE OVER EXPENDITURES	**$ 112,989.27**	**$ 671,978.40**	**$ (126,141.00)**	**$ (756,846.00)**	
TOTAL WATER FUND REVENUE	$ 564,768.91	$ 1,665,901.46	$ 1,405,271.50	$ 8,431,629.00	118.5%
TOTAL WATER FUND EXPENDITURES	$ 281,578.31	$ 1,171,009.51	$ 3,018,990.66	$ 18,113,944.00	38.8%
NET REVENUE OVER EXPENDITURES	**$ 283,190.60**	**$ 494,891.95**	**$ (1,613,719.16)**	**$ (9,682,315.00)**	

WASTEWATER FUND

WASTEWATER OPERATIONS & MAINTENANCE

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2026 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL WASTEWATER REVENUE	$ 404,935.49	$ 774,923.13	$ 2,270,800.00	$ 13,624,800.00	34.1%
EXPENDITURES					
SALARIES/TAXES/BENEFITS	$ 23,890.18	$ 41,385.83	$ 86,800.83	$ 520,805.00	47.7%
ADMINISTRATION OTHER	$ 2,617.62	$ 137,141.97	$ 43,365.00	$ 260,190.00	316.3%
MAIN WASTEWATER TREATMENT PLANT	$ 52,116.04	$ 122,661.67	$ 132,833.33	$ 797,000.00	92.3%
REGIONAL I-25 TREATMENT PLAN	$ 9,689.63	$ 13,921.70	$ 20,033.33	$ 120,200.00	69.5%
COLLECTION SYSTEM	$ 6,582.66	$ 18,608.44	$ 47,500.00	$ 285,000.00	39.2%
PROFESSIONAL SERVICES	$ 44,962.32	$ 91,972.39	$ 125,416.67	$ 752,500.00	73.3%
UTILITY BILLING	$ 4,187.80	$ 6,850.77	$ 6,933.33	$ 41,600.00	98.8%
TRANSFER	$ 21,681.25	$ 43,362.50	$ 43,362.50	$ 260,175.00	100.0%
IMPROVEMENTS	$ 526,356.50	$ 692,696.95	$ 1,658,333.33	$ 9,950,000.00	41.8%
BOND	$ -	$ -	$ 113,750.00	$ 682,500.00	0.0%
TOTAL WASTEWATER EXPENDITURES	$ 692,084.00	$ 1,168,602.22	$ 2,278,328.33	$ 13,669,970.00	51.3%
NET REVENUE OVER EXPENDITURES	**$ (287,148.51)**	**$ (393,679.09)**	**$ (7,528.33)**	**$ (45,170.00)**	

WASTEWATER CAPITAL IMPROVEMENTS

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2026 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL WASTEWATER CAPITAL REVENUE	$ 114,670.96	$ 229,651.32	$ 260,421.67	$ 1,562,530.00	88.2%
TOTAL WASTEWATER CAPITAL EXPENDITURES	$ 578,223.00	$ 760,212.37	$ 1,556,666.67	$ 9,340,000.00	48.8%
NET REVENUE OVER EXPENDITURES	**$ (463,552.04)**	**$ (530,561.05)**	**$ (1,296,245.00)**	**$ (7,777,470.00)**	
TOTAL WASTEWATER FUND REVENUE	$ 519,606.45	$ 1,004,574.45	$ 2,531,221.67	$ 15,187,330.00	39.7%
TOTAL WASTEWATER FUND EXPENDITURES	$ 1,270,307.00	$ 1,928,814.59	$ 3,834,995.00	$ 23,009,970.00	50.3%
TOTAL REVENUE OVER EXPENDITURES	**$ (750,700.55)**	**$ (924,240.14)**	**$ (1,303,773.33)**	**$ (7,822,640.00)**	

STORM WATER FACILITIES FUND

STORM WATER OPERATIONS & MAINTENANCE

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2026 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL STORM WATER REVENUE	$ 73,831.04	$ 144,449.74	$ 100,000.00	$ 600,000.00	144.4%
EXPENDITURES					
SALARIES/TAXES/BENEFITS	$ -	$ -	$ -	$ -	0.0%
ADMINISTRATION OTHER	$ 8,045.00	$ 16,090.00	$ 18,215.00	$ 109,290.00	88.3%
STREET CLEANING	$ -	$ 1,085.10	$ 17,000.00	$ 102,000.00	6.4%
PROFESSIONAL SERVICES	$ -	$ -	$ 16,666.67	$ 100,000.00	0.0%
IMPROVEMENTS	$ -	$ 52,485.40	$ 5,000.00	$ 30,000.00	0.0%
TOTAL STORM WATER EXPENDITURES	$ 8,045.00	$ 69,660.50	$ 56,881.67	$ 341,290.00	122.5%
NET REVENUE OVER EXPENDITURES	**$ 65,786.04**	**$ 74,789.24**	**$ 43,118.33**	**$ 258,710.00**	

STORM WATER CAPITAL IMPROVEMENTS

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2026 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL STORM WATER CAPITAL REVENUE	$ 34,856.76	$ 74,625.01	$ 72,433.33	$ 434,600.00	103.0%
TOTAL STORM WATER CAPITAL EXPENDITURES	$ -	$ -	$ 408,333.33	$ 2,450,000.00	0.0%
NET REVENUE OVER EXPENDITURES	**$ 34,856.76**	**$ 74,625.01**	**$ (335,900.00)**	**$ (2,015,400.00)**	
TOTAL STORM WATER FUND REVENUE	$ 108,687.80	$ 219,074.75	$ 172,433.33	$ 1,034,600.00	127.0%
TOTAL STORM WATER FUND EXPENDITURES	$ 8,045.00	$ 69,660.50	$ 465,215.00	$ 2,791,290.00	15.0%
TOTAL REVENUE OVER EXPENDITURES	**$ 100,642.80**	**$ 149,414.25**	**$ (292,781.67)**	**$ (1,756,690.00)**	

SPECIAL REVENUE FUNDS

PARK DEVELOPMENT

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2026 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL PARK DEVELOPMENT REVENUE	$ 40,673.69	$ 84,292.91	$ 118,783.33	$ 712,700.00	71.0%
TOTAL PARK DEVELOPMENT EXPENDITURES	$ 75,000.00	$ 178,554.50	$ 155,000.00	$ 930,000.00	115.2%
NET REVENUE OVER EXPENDITURES	**$ (34,326.31)**	**$ (94,261.59)**	**$ (36,216.67)**	**$ (217,300.00)**	

PARK DEDICATION

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2026 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL PARK DEDICATION REVENUE	$ 9,234.94	$ 19,138.02	$ 30,529.17	$ 183,175.00	62.7%
TOTAL PARK DEDICATION EXPENDITURES	$ -	$ 5,146.25	$ 25,000.00	$ 150,000.00	20.6%
NET REVENUE OVER EXPENDITURES	**$ 9,234.94**	**$ 13,991.77**	**$ 5,529.17**	**$ 33,175.00**	

PUBLIC FACILITIES

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2026 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL PUBLIC FACILITIES REVENUE	$ 18,058.77	$ 36,776.05	$ 38,975.00	$ 233,850.00	94.4%
TOTAL PUBLIC FACILITIES EXPENDITURES	$ 39,687.91	$ 41,757.91	$ 150,833.33	$ 905,000.00	27.7%
NET REVENUE OVER EXPENDITURES	**$ (21,629.14)**	**$ (4,981.86)**	**$ (111,858.33)**	**$ (671,150.00)**	

CONSERVATION TRUST/FORESTRY

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2026 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL CONSERVATION TRUST REVENUE	$ 47,740.85	$ 95,493.59	$ 118,666.67	$ 712,000.00	80.5%
EXPENDITURES					
SALARIES/TAXES/BENEFITS	$ 41,206.24	$ 69,175.82	$ 111,764.17	$ 670,585.00	61.9%
ADMINISTRATION OTHER	$ 1,821.28	$ 3,537.48	$ 9,708.33	$ 58,250.00	36.4%
FLEET MAINTENANCE	$ 843.34	$ 3,949.64	$ 4,416.67	$ 26,500.00	89.4%
PARK MAINTENANCE & IMPROVEMENTS	$ -	$ 6,160.47	$ 1,666.67	$ 10,000.00	369.6%
TREE MAINTENANCE	$ 2,816.27	$ 2,956.63	$ 7,000.00	$ 42,000.00	42.2%
EAB RESPONSE	$ -	$ -	$ 7,500.00	$ 45,000.00	0.0%
TOTAL CONSERVATION TRUST EXPENDITURES	$ 46,687.13	$ 85,780.04	$ 142,055.83	$ 852,335.00	60.4%
NET REVENUE OVER EXPENDITURES	**$ 1,053.72**	**$ 9,713.55**	**$ (23,389.16)**	**$ (140,335.00)**	

LARIMER COUNTY OPEN SPACE TAX

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2026 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL LARIMER COUNTY REVENUE	$ 3,902.32	$ 7,774.10	$ 120,666.67	$ 724,000.00	6.4%
TOTAL LARIMER COUNTY EXPENDITURES	$ 1,372.05	$ 2,476.72	$ 61,666.67	$ 370,000.00	4.0%
NET REVENUE OVER EXPENDITURES	**$ 2,530.27**	**$ 5,297.38**	**$ 59,000.00**	**$ 354,000.00**	

CEMETERY ENDOWMENT

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2026 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL CEMETERY ENDOWMENT REVENUE	$ 28,505.34	$ 53,818.77	$ 40,750.00	$ 244,500.00	132.1%
EXPENDITURES					
SALARIES/TAXES/BENEFITS	$ 6,245.00	$ 11,065.89	$ 13,723.17	$ 82,339.00	80.6%
FUNERALS	$ -	$ -	$ 500.00	$ 3,000.00	0.0%
MAINTENANCE	$ 2,954.64	$ 11,832.19	$ 5,308.33	$ 31,850.00	222.9%
IMPROVEMENTS	$ -	$ -	$ 37,500.00	$ 225,000.00	0.0%
TOTAL CEMETERY ENDOWMENT EXPENDITURES	$ 9,199.64	$ 22,898.08	$ 57,031.50	$ 342,189.00	40.1%
NET REVENUE OVER EXPENDITURES	**$ 19,305.70**	**$ 30,920.69**	**$ (16,281.50)**	**$ (97,689.00)**	

BATS

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2026 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL BATS REVENUE	$ 21,335.98	$ 42,941.97	$ 192,916.67	$ 1,157,500.00	22.3%
EXPENDITURES					
SALARIES/TAXES/BENEFITS	$ 9,492.54	$ 18,497.61	$ 22,902.00	$ 137,412.00	80.8%
ADMINISTRATION OTHER	$ 110.25	$ 620.50	$ 1,150.00	$ 6,900.00	54.0%
DRIVING	$ 749.95	$ 1,238.61	$ 5,583.33	$ 33,500.00	22.2%
SERVICES	$ -	$ 40,643.14	$ 161,666.67	$ 970,000.00	25.1%
TOTAL BATS EXPENDITURES	$ 10,352.74	$ 60,999.86	$ 191,302.00	$ 1,147,812.00	31.9%
NET REVENUE OVER EXPENDITURES	**$ 10,983.24**	**$ (18,057.89)**	**$ 1,614.67**	**$ 9,688.00**	

ROAD IMPACT FEES

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2026 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL ROAD IMPACT REVENUE	$ 45,867.82	$ 81,022.84	$ 106,712.50	$ 640,275.00	75.9%
TOTAL ROAD IMPACT EXPENDITURES	$ 429,941.75	$ 859,526.74	$ 870,154.17	$ 5,220,925.00	98.8%
NET REVENUE OVER EXPENDITURES	**$ (384,073.93)**	**$ (778,503.90)**	**$ (763,441.67)**	**$ (4,580,650.00)**	

RECREATIONAL MMJ

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2026 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL RECREATIONAL MMJ REVENUES	$ 53,142.60	$ 57,579.44	$ 106,000.00	$ 636,000.00	54.3%
TOTAL RECREATIONAL MMJ EXPENDITURES	$ 83,333.33	$ 240,166.66	$ 289,166.67	$ 1,735,000.00	83.1%
NET REVENUE OVER EXPENDITURES	**$ (30,190.73)**	**$ (182,587.22)**	**$ (183,166.67)**	**$ (1,099,000.00)**	

1998 1% SALES TAX

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2026 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL 1998 1% REVENUE	$ 82,364.46	$ 121,184.12	$ 505,406.33	$ 3,032,438.00	24.0%
TOTAL 1998 1% EXPENDITURES	$ 315,648.03	$ 628,182.89	$ 971,966.67	$ 5,831,800.00	64.6%
NET REVENUE OVER EXPENDITURES	**$ (233,283.57)**	**$ (506,998.77)**	**$ (466,560.34)**	**$ (2,799,362.00)**	

2019 1% SALES TAX

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2026 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
RECREATION CENTER REVENUE	$ 170,669.97	$ 385,793.42	$ 295,286.00	$ 1,771,716.00	130.7%
SALES TAX REVENUE/INTEREST	$ 96,493.35	$ 150,056.48	$ 527,073.00	$ 3,162,438.00	28.5%
TOTAL 2019 1% REVENUE	$ 267,163.32	$ 535,849.90	$ 822,359.00	$ 4,934,154.00	65.2%
RECREATION CENTER OPERATING EXPENSES	$ 186,065.24	$ 411,244.19	$ 444,483.17	$ 2,666,899.00	92.5%
PARK EXPENSES	$ 505,325.58	$ 1,020,469.99	$ 1,034,295.83	$ 6,205,775.00	98.7%
COP PAYMENT AND OTHER EXPENSES	$ -	$ -	$ 192,400.00	$ 1,154,400.00	0.0%
TOTAL 2019 1% EXPENDITURES	$ 691,390.82	$ 1,431,714.18	$ 1,671,179.00	$ 10,027,074.00	85.7%
NET REVENUE OVER EXPENDITURES	**$ (424,227.50)**	**$ (895,864.28)**	**$ (848,820.00)**	**$ (5,092,920.00)**	

TOTAL SPECIAL FUNDS REVENUE	$ 617,990.09	$ 1,135,871.71	$ 2,201,765.34	$ 13,210,592.00
TOTAL SPECIAL FUNDS EXPENDITURES	$ 1,702,613.40	$ 3,557,203.83	$ 4,585,355.84	$ 27,512,135.00
TOTAL REVENUE OVER EXPENDITURES	**$ (1,084,623.31)**	**$ (2,421,332.12)**	**$ (2,383,590.50)**	**$ (14,301,543.00)**

TOTAL REVENUE	$ 2,499,956.59	$ 5,094,308.38	$ 8,524,292.01	$ 51,145,752.00
TOTAL EXPENDITURES	$ 4,658,516.59	$ 9,646,194.97	$ 15,682,829.51	$ 94,096,977.00

CAPITAL PROJECTS

SPARTAN AVENUE CROSSING

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2026 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL SPARTAN AVENUE REVENUE	$ 429,166.67	$ 858,333.34	$ 858,333.33	$ 5,150,000.00	100.0%
TOTAL SPARTAN AVENUE EXPENDITURES	$ 216.00	$ 216.00	$ 25,000.00	$ 150,000.00	0.9%
NET REVENUE OVER EXPENDITURES	**$ 428,950.67**	**$ 858,117.34**	**$ 833,333.33**	**$ 5,000,000.00**	

DOWNTOWN BUILDING RENOVATION

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2026 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL DOWNTOWN BUILDING REVENUE	$ 166,666.67	$ 333,333.34	$ 333,333.33	$ 2,000,000.00	100.0%
TOTAL DOWNTOWN BUILDING EXPENDITURES	$ 47,852.50	$ 47,852.50	$ 333,333.33	$ 2,000,000.00	14.4%
NET REVENUE OVER EXPENDITURES	**$ 118,814.17**	**$ 285,480.84**	**$ -**	**$ -**	

ARBORETUM

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2026 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL ARBORETUM REVENUE	$ 583,333.33	$ 1,166,666.66	$ 1,166,666.67	$ 7,000,000.00	100.0%
TOTAL ARBORETUM EXPENDITURES	$ 5,179.50	$ 5,179.50	$ 933,333.33	$ 5,600,000.00	0.6%
NET REVENUE OVER EXPENDITURES	**$ 578,153.83**	**$ 1,161,487.16**	**$ 233,333.34**	**$ 1,400,000.00**	

RICHARDSON PARK

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2026 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL RICHARDSON PARK REVENUE	$ 833,333.33	$ 1,666,666.66	$ 6,333,333.33	$ 38,000,000.00	26.3%
TOTAL RICHARDSON PARK EXPENDITURES	$ 75,115.90	$ 174,117.29	$ 5,125,000.00	$ 30,750,000.00	3.4%
NET REVENUE OVER EXPENDITURES	**$ 758,217.43**	**$ 1,492,549.37**	**$ 1,208,333.33**	**$ 7,250,000.00**	

NEWELL FARM PARK

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2026 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL NEWELL FARM REVENUE	$ 33,333.33	$ 66,666.66	$ 66,666.67	$ 400,000.00	100.0%
TOTAL NEWELL FARM EXPENDITURES	$ -	$ 5,261.00	$ 66,666.67	$ 400,000.00	7.9%
NET REVENUE OVER EXPENDITURES	**$ 33,333.33**	**$ 61,405.66**	**$ -**	**$ -**	

TOTAL CAPITAL PROJECTS REVENUE	$ 2,045,833.33	$ 4,091,666.66	$ 8,758,333.33	$ 52,550,000.00
TOTAL CAPITAL PROJECTS EXPENDITURES	$ 128,363.90	$ 232,626.29	$ 6,483,333.33	$ 38,900,000.00
TOTAL REVENUE OVER EXPENDITURES	**$ 1,917,469.43**	**$ 3,859,040.37**	**$ 2,275,000.00**	**$ 13,650,000.00**

Board of Trustees Information

Community Development Department

Meeting Date:	**April 14, 2026**
Agenda Title/Subject:	**Local Planning Capacity Grant Amendment to Accept No-Match Award by DOLA**
Type of Item:	**Consent Agenda**
Purpose:	**Board approval to authorize Mayor to execute acceptance and grant amendment**
Presented by:	**Anne Johnson**

Attachments:

1. Resolution of Support Berthoud LPC 2025
2. Berthoud Amendment Request Letter
3. LPC Pre-App Checklist for PPA Projects Berthoud Majestic View
4. Real Estate & Infrastructure Development Overview_Majestic View 031226
5. LPC Pre-App Checklist for PPA Projects Berthoud Bimson
6. Real Estate & Infrastructure Development Overview_Bimson 032026
7. Bimson_Avenue_Feasibility_Report

Background:

2022 Colorado voters approved the concept of, and by doing so established the State Affordable Housing Fund. This fund provides financial assistance to communities who make a commitment to provide affordable housing products through specific funded activities, including planning assistance to communities. The objective is to provide funds to local communities and counties to increase the availability of affordable housing by 3% annually (or 9% over 3 years).

The Town was eligible to access funds through the More Housing Now program due to the commitment to Proposition 123 and was awarded a $100,460 grant in 2024 to perform a Housing Analysis. The total project costs are $125,000 and the Housing Steering Committee finalized their direction and presented findings to the Town Trustees in March, 2025. The Housing Needs Assessment and Analysis was adopted and staff met the quick win action items by January, 2026.

Due to its continued commitment to Proposition 123, the Town was also awarded a Local Planning Capacity Grant to develop a workbook for the Fast Track process and workflow diagrams for the land use and building permit processes in Town. These documents can be found on the Planning Page of the Town's website.

An outcome of the adoption of the Fast Track process, implementation of the Housing Needs Assessment and Analysis, and the Town's continued commitment to Proposition 123 is the award of a $50,000 no-match grant to the Town by DOLA. This grant has specific guidelines to

propel the development of affordable housing forward. The Town must outline how the award will be expended and the attached letter to be signed by the Mayor should the Trustees approve the expenditure of these funds is attached. The formal cost sheets and DOLA PPA Forms are also attached to provide an outline on how the funds are proposed for spending.

Update/Next Steps:

Upon approval, the Town Trustees will authorize the Mayor to sign the attached Letter. After signing, staff will submit the letter, forms and support materials for DOLA's final approval. DOLA has collaborated with Habitat for Humanity and Town Staff to ensure the proposed meets the expectations and grant requirements.

Fiscal Impact and Fund Source:

The project is grant-funded at 100%. Staff will continue to file quarterly reports with the State.

Community Touchstones:

The ability for housing of all price points provides for support to strengthen the Town's sustainability and resiliency goals.

Recommended Action(s):

Staff requests that the Board approve the Town's receipt of this grant as specified in the attached Resolution and authorize the Mayor to sign the attached letter.

Resolution No. 10
Series 2026

A Resolution of the Town of Berthoud Making Certain Findings of Fact Regarding the Acceptance of Additional Funding through the Town's Local Planning Capacity Grant from the Division of Local Affairs

Whereas, the Colorado Division of Local Affairs recognizes the importance of housing diversity and affordability as an urgent matter in the State of Colorado and has established the local Planning Capacity Grant for communities who have made a commitment to Proposition 123;

Whereas, the Town received a grant in 2024 through the Colorado Division of Local Affairs' More Housing Now program to perform a Housing Diversity study and create a Housing Diversity Plan for the Town; and the Town received a Local Planning Capacity Grant in 2025 to prepare public-facing workflow diagrams and a workbook for the Fast Track program;

Whereas, the vision and values expressed in the 2021 update to the Comprehensive Plan align with the goals outlined in Proposition 123 such as strengthening the Town's sense of place, enhancing identity, and supporting community resilience and sustainability through housing diversity;

Whereas, the Town has collaborated with Berthoud Habitat for Humanity to identify qualifying activities which will allow the grant to fund local work toward housing attainability; and

Whereas, the Town's commitment to supporting affordable housing and local non-profit developers enabled the Town to qualify for a $50,000 no-match extension to the Local Planning Capacity Grant. This award includes qualifying activities to support a local non-profit developer.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD, COLORADO:

Section 1. That the Town of Berthoud hereby accepts the $50,000.00 grant award to amend the existing Local Planning Capacity Grant to provide direct funding and reimbursement for qualifying activities for Berthoud Habitat for Humanity and authorize the Mayor to execute the letter of support for DOLA.

Introduced, approved and adopted this 14th day of April, 2026.

Town of Berthoud

_____
William Karspeck, Mayor

Attest

_____
Christian R. Samora, CMC, Town Clerk

Garden Spot of Colorado

807 Mountain Avenue | PO Box 1229 | Berthoud, CO 80513 | O: 970.532.2643 | F: 970.532.0640 | **Berthoud.org**

April 6, 2026

Ms. Robyn DiFalco, Planning Capacity Unit Manager
Sent via email: robyn.difalco@state.co.us
Local Planning Capacity Grant Program (Prop 123)
Division of Local Government, DOLA
1313 Sherman Street, Room 521
Denver, CO 80203

RE: LPC-25-061, Berthoud Amendment Request Letter

Dear Ms. DiFalco:

Thank you for this opportunity. The Town of Berthoud would like to amend our grant agreement, LPC-25-061, which was effective on May 6, 2025. The amendment would include a supplemental award in the sum of $50,000 which the Town qualified for due to early adoption of the Proposition 123 fast track requirements. DOLA requires no local match for these supplemental funds. The Town also requests an extension to the grant expiration date from June 30, 2026 to September 30, 2027. The original scope of work performed under LPC-25-061 will be completed prior to the original expiration date.

The Town will partner with Habitat for Humanity, a local nonprofit affordable housing developer in Berthoud to fund eligible preliminary planning and analysis activities for two infill properties in Berthoud that meet LPC program criteria.

The Town will contract directly with service providers to complete the preliminary planning activities listed on page 1. These service providers will perform the work specifically for a particular development, contracting with the Town through this grant. The method of contract procurement will be the collection of three bids and then selecting the candidate through a review of the bids. Currently, the Town has two developers working on affordable housing – Habitat for Humanity and Mission Homes. Habitat for Humanity is working on three parcels as the developer and Mission Homes purchases shovel-ready lots.

The Town may start collecting proposals and bids to initiate the program starting approximately June 1, 2026. All expenditures and invoicing from service providers will be submitted monthly to the Town and the Town will reimburse monthly. These expenses will be reported to DOLA quarterly. It is anticipated that all funding is completed before August 1, 2027. The Town will return all receipts and paperwork to DOLA within 90 days of the final invoice (not to extend more than 90 days following September 1, 2027). Interim requests for reimbursement will be made by the Town to DOLA through the duration of the project.

A PPA form is attached illustrating the following anticipated expenses for the Habitat for Humanity Majestic View project:

- **Architectural & Engineering Services: $22,035**
  - Survey work: $12,500
  - Traffic Analysis: $ 2,035
  - Preliminary Site layout: $ 7,500
- **Other Consultant Services: $ 9,400**
  - Legal Services: $ 4,400
  - Development Agreement: $ 5,000

Total for Majestic View: $31,435

A PPA form is attached illustrating the following anticipated expenses for the Habitat for Humanity Bimson project. The Habitat for Humanity Board approved moving forward with the feasibility phase of this project in late March, 2026:

- **Architectural & Engineering Services: $15,000**
  - Survey work: $15,000
- **Other Consultant Services: $ 3,565**
  - Legal Services: $ 3,565 of the total $3,700

Total for Bimson: $18,565

The Town Trustees have agreed to accept this award and grants staff permission to receive, review and award contracts pursuant to the eligible activities in an amount not to exceed what is contained in this letter. Berthoud would like to see activity vs. additional planning work and find that the resulting activity will enable resulting affordable housing. We are looking forward to hearing from you.

Sincerely,

William Karspeck, Mayor

Copy: Chris Kirk, Town Administrator
Anne Johnson, Community Development Director

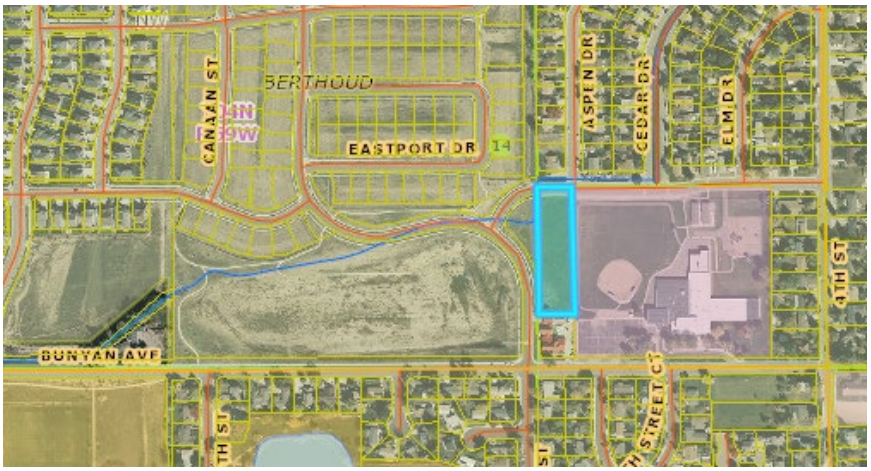
Local Planning Capacity Grant Program
Preliminary Planning & Analysis Project Checklist

COLORADO
Department of Local Affairs
Division of Local Government

This form is intended to:

a) help DOLA confirm whether the proposed project is eligible for LPC funding, and

b) to help applicants incorporate these key project details in their application submission.

<table>
<tr><td colspan="2">Name of Applicant Jurisdiction:
Town of Berthoud</td><td colspan="2">Primary Contacts:
Anne Johnson, Community Development Director
Chris Kirk, Town Administrator</td></tr>
<tr><td colspan="2">Project Name & Address:</td><td colspan="2">Majestic View, at the southeast portion of the intersection of Outlook Ridge Parkway and Longs Peak Avenue, Berthoud, CO</td></tr>
<tr><td colspan="2">Google Maps or public GIS parcel link:</td><td colspan="2">MV: Larimer County Parcel Number 9414100032
https://maps1.larimer.org/gvh/?Viewer=LIL&run=Theme&theme=Land%20Information&run=Parcel&parcel=9414100032
 
</td></tr>
<tr><td colspan="2">Describe ownership of the property:</td><td colspan="2">MV: Berthoud Habitat for Humanity, 157 Mountain Ave, Berthoud CO 80513</td></tr>
<tr><td>Total Unit Count:</td><td>MV: 11 units if SF Detached, 16 if SF Attached/ Duplex</td><td>How many units will likely count towards your local Prop 123 commitment?</td><td>All</td></tr>
<tr><td>Rental vs Ownership?</td><td>Own</td><td></td><td></td></tr>
</table>

Which of the following eligible activities would the LPC grant funds support?

X Architectural & engineering services (by a licensed professional)

X Appraisals, land surveying, or title research costs for land acquisition

X Preliminary site planning, master plans

☐ Site assessment for utility/infrastructure planning and cost analysis

☐ Construction cost estimating

☐ Property Condition Assessment (PCA) or Capital Needs Assessment (CNA)

X Feasibility studies, market studies, geotechnical studies or other studies such as traffic analysis

☐ Environmental Site Assessment (ESA), Phase 1 and Phase 2

☐ Building Energy Modeling (BEM) or Building Performance Modeling (BPM)

☐ Displacement mitigation, relocation planning, and racial/income equity assessments

X Legal services to draft developer agreements, operating agreements, or community benefits agreements

☐ If other preliminary planning and analysis work is needed to prepare an affordable housing project for Proposition 123 or other funding programs, describe: _____

Overall budget for Preliminary Planning & Analysis Costs:	**$31,435**
A. Estimated budget for Architectural & Engineering fees:	$22,035
B. Estimated budget for all other Consultant Services:	$ 9,400

Timeline for grant-funded work: *(If awarded LPC funding, estimated start/end dates and timeline for grant-funded work.)*	June 1, 2026 – December 31, 2026
Estimated Date of Permit Issuance? *(If all goes according to plan, when would the project likely be approved to begin construction?)*	MV: September 1, 2027
Location Amenities: *Describe the local services and amenities in proximity to the proposed site (in blocks or miles) such as grocery or drug stores, schools, childcare, public transportation, health services or other amenities.*	The project site is adjacent to Berthoud Elementary School and one mile north of Hays Market/Grocery Store. Berthoud Drug is located 1.25 miles to the west. The Rec Center is located approximately 0.5 miles to the west. The site is approximately 1 mile to the north of Downtown Berthoud which is where health services, the Library, and public transportation are located.

Alignment with Prop 123 Priorities: *"Local governments should prioritize high-density housing, mixed-income housing, and projects consistent with the goal of environmental sustainability, when appropriate, and should prioritize affordable housing in [areas where] low concentrations of affordable housing exist."*	The resulting homes will comply with the Town's commitment for affordable housing. In addition, the Town passed Ordinance 1355 promoting home ownership in 2025, expanding an earlier commitment to waive certain Building Permit and raw water fees for up to 10 homes each year. The Town had committed to two homes each year previously and with Ordinance 1355, the total number of homes increased to 10. These are homes to be constructed by a non-profit housing developer. See also: DOH funding criteria & CHFA 2026 Funding Plan (Statutory and Strategic Policy Priorities)
Name of DOLA's Regional Housing Development Specialist: *(Within DOLA's Division of Housing)*	Matt Long (Larimer County)
Have you discussed this project with them or considered applying for the DOH Predevelopment Grant Program?	The Town has not and has suggested a call with Habitat for Humanity to understand the scope of the opportunity.
Have you considered the Small-scale Housing Program funding from CHFA.	No.

Discussion Outcomes (to be completed following the pre-application meeting)

Followup Needed:	• *LPC staff will connect with DOH staff*
Additional Data or Document Needs:	• *Applicants should complete all sections of this form and share with DOLA staff via email prior to submitting the full application in the DLG Grants Portal.*
Items to Increase Competitiveness:	•
Other Applicable Funding Programs	•
Determination of DLG vs DOH funding for this project:	•

Phase	Vendor	Deliverable	Unit	Qty	Unit Cost	Fee Estimate
Title Research	Chicago Title	Title Report	EA	1	$ 1,250.00	$1,250.00
Planning and Feasibility Studies	Coan, Payton & Payne, LLC	Mineral Owner Notification	EA	1		$0.00
Geotechnical Studies	Substrata Consulting Engineers	Geotechnical Study	EA	1	$ 3,950.00	$3,950.00
Environmental Site Assessment	tbd	Environmental Impact Assessment	EA	1	$ -	$0.00
		Planning and Feasibility Studies Phase Subtotal				**$5,200.00**
Architectural & Engineering Services ~ Stick Built Plan	Asher Architects + Engineers	Architectural Deliverable Items: Programming through design development	EA	1	$ 4,200.00	$4,200.00
		Architectural Deliverable Items: Construction Documents (2D Builders Grade)	EA	1	$ 4,700.00	$4,700.00
		Architectural Deliverable Items: Subtotal				$8,900.00
		Less GIK 40% Donation				$3,560.00
		Architectural Deliverable Items: Total				**$5,340.00**
		Floor Plan/ Elevation Re-Use Fee - No Changes: For a floor plan/elevations that stay the same with no changes and is just going on a different lot in the neighborhood - Architecture / Structural Engineer Fee	EA	1	25% of the original fee	
		Floor Plan / Elevation Re-Use Fee - With Some Changes: For a floor plan / elevations that mirror and/or flips, has other minor elevation changes and is going on a different lot in the neighborhood - Architecture / Structural Engineer Fee	EA	1	50% of the original fee	
		Construction Administration (as needed) - $180 per hour				
		Structural Engineering Deliverable Items: 2D Structural Engineered Plans - Builders Grade Only - No top of wall callouts, site visits, and inspections are separate	EA	1	$ 4,200.00	$4,200.00
		Structural Engineering Deliverable Items: Subtotal				$4,200.00
		Less GIK 40% Donation				$1,680.00
		Structrual Engineering Deliverable Items: Total				**$2,520.00**
		Construction Administration (as needed) - $180 per hour				
Architectural & Engineering Services ~ Modular Plan	Asher Architects + Engineers	Architectural Deliverable Items: Programming through design development	EA	1	$ 3,500.00	$3,500.00
		Architectural Deliverable Items: Construction Documents (2D Builders Grade) Modular	EA	1	$ 4,850.00	$4,850.00
		Architectural Deliverable Items: Construction Documents Site Built Details	EA	1	$ 1,200.00	$1,200.00
		Architectural Deliverable Items: Subtotal				**$9,550.00**
		Less GIK 40% Donation				$3,820.00
		Architectural Deliverable Items: Total				**$5,730.00**
		Construction Administration (as needed) - $180 per hour				
		Structural Eningeering Deliverable Items: 2D Structural Engineered Modular Plans - Site Visits and Inspetions are separate	EA	1	$ 3,800.00	$3,800.00
		Structural Eningeering Deliverable Items: Modular Plan Set - Site Built Foundation, Roof, and Patio Plan	EA	1	$ 1,800.00	$1,800.00
		Structural Engineering Deliverable Items: Subtotal				$5,600.00
		Less GIK 40% Donation				$2,240.00
		Structrual Engineering Deliverable Items: Total				**$3,360.00**
		Construction Administration (as needed) - $180 per hour				
		Floor Plan/ Elevation Re-Use Fee - No Changes: Each lot will require a separate foundation permit set of drawings including a Site Plan, Grading Plan, Floor Plan, and Elevations that stay the same with no changes and is just going on a different lot in the neighborhood - Architecture / Structural Engineering Fee	EA	1	25% of the original fee	
		Floor Plan / Elevation Re-Use Fee - For a Floor Plan / Elevations that mirrors and/or flips, has other minor elevation changes and is going on a different lot in the enighborhood - Architecture / Structural Engineer Fee	EA	1	50% of the original fee	
		Architectural Design Subtotal				**$16,950.00**

Legal	Coan, Payton & Payne, LLC	Declaration of Covenants, Conditions, and Restrictions (Draft)	EA	1	$ 1,200.00	$1,200.00
		Nonprofit Homeowners Association (Creation)	EA	1	$ 1,000.00	$1,000.00
		Cost Sharing Agreement with Thompson School District (TSD)	EA	1	$ 1,200.00	$1,200.00
		Development Agreement with Town of Berthoud (Negotiation)	EA	1	$ 1,000.00	$1,000.00
		Legal Subtotal				**$4,400.00**
Land Surveying	tbd	ALTA Boundary and Topographic Survey	EA	1	$ 12,500.00	$12,500.00
Preliminary Site Planning	Tait & Associates	Concept Layout (Site Plan)	EA	1	$ 7,500.00	$7,500.00
		Pre-Application Meeting	EA			
		Preliminary Platting - Construction Documents (80% - horizontal control, grading, water P&P, sewer P&P, street P&P, erosion control) - Preliminary Drainage Report - Preliminary Plat - Additional Topographic Survey	EA	1	$ 45,000.00	$45,000.00
		Preliminary Plat Review Process	EA	1	$ -	$0.00
		Preliminary Plat Hearings (Planning Commission & Board of Trustees)	EA	1	$ -	$0.00
		Final Platting and Construction Document Design & Reports - Construction Documents (100%) - Final Drainage Report - Final Plat - Stormwater Management Plan - R/W Dedication Exhibit (TSD Property)	EA	1	$ 25,000.00	$25,000.00
		Legal Description (i.e., future street right-of-way dedications affecting TSD property)	EA	1	$ -	$0.00
		Final Plat Review Process	EA	1	$ -	$0.00
		Final Plat Hearing (Planning Commission)	EA	1	$ -	$0.00
		As-Builts and Certification of Infrastructure	EA	1	$ -	$0.00
		Meetings, Coordination, and Processing (time and material)	EA	1	$ 25,000.00	$25,000.00
		Gift in Kind - Tait & Associates	EA	1	$ (10,000.00)	-$10,000.00
		Gift in Kind - HT Land	EA	1	$ (10,000.00)	-$10,000.00
Traffic Analysis Study	Kellar Engineering	Traffic Memo	EA	1	$ 2,035.00	$2,035.00
Preliminary Site Planning	Asher Architects + Engineering	Landcape and Irrigation Design	EA	1	$ 12,375.00	$12,375.00
Development Fees	Berthoud Fire Protection District	Development Fee (Zoning/Rezoning $100 / Preliminary Plat $150)	EA	1	$ 350.00	$350.00
		Design and Engineering Phase Subtotal				**$109,760.00**
Entitlement Process ~ Development Review	Town of Berthoud	Site Plan Appliation Fee	**EA**	**1**	**$ 5,000.00**	**$5,000.00**
		Development Review Subtotal				
		Curb and Gutter	LF	1,195	$ 68.00	$81,260.00
		Aggregate Base (7")	CY	343	$ 104.00	$35,672.00
		Asphalt Pavement (6")	TON	576	$ 130.00	$74,880.00
		Concrete Cross Pan and Apron (8")	SY	142	$ 148.00	$21,048.89

Site Assessment ~ Site Improvements	Tait & Associates	Detectable Warning Surface (5' x 2')	SF	40	$ 126.00	$5,040.00
		Fence	LF	420	$ 30.00	$12,600.00
		Fence Gate	EA	8	$ 1,500.00	$12,000.00
		Fill	CY	3,100	$ 20.00	$62,000.00
		Sawcut	LF	35	$ 29.00	$1,015.00
		Sidelwalk	SY	1,071	$ 139.00	$148,869.00
		White Paintmark (4")	GAL	1	$ 67.00	$67.00
		Site Improvement Phase Subtotal*				**$454,451.89**
Site Assessment ~ Utility/Infrastructure Planning	Tait & Associates	Sanitary Main (8")	LF	470	$ 18.00	$8,460.00
		Gate Valve (12")	EA	2	$ 6,800.00	$13,600.00
		RCP Storm Drain (12")	LF	150	$ 513.00	$76,950.00
		Water Service - Main to Lot Line (3/4")	LF	456	$ 8.50	$3,876.00
		Sanitary Manhole (4"	EA	2	$ 2,500.00	$5,000.00
		Perforrated PVC Storm Drain (4")	LF	75	$ 38.00	$2,850.00
		Sanitary Service - Main to Lot Line (4")	LF	252	$ 10.50	$2,646.00
		Fire Hydrant Service Line (6")	LF	11	$ 29.00	$319.00
		Gate Valve (6")	EA	1	$ 2,600.00	$2,600.00
		Gate Valve (8")	EA	4	$ 3,800.00	$15,200.00
		Water Main (8")	LF	617	$ 36.00	$22,212.00
		Fire Hydrant Assembly	EA	1	$ 14,800.00	$14,800.00
		Storm Pump in Manhole	EA	1	$ 6,000.00	$6,000.00
		Storm Manhole	EA	2	$ 11,000.00	$22,000.00
		Type-C Storm Inlet	EA	1	$ 13,000.00	$13,000.00
		Type-R Storm Inlet	EA	1	$ 11,300.00	$11,300.00
		Utility Improvement Phase Subtotal*				**$220,813.00**
Additional Efforts Associated w/ Addition of TSD Property		Efforts associated with the addition of the TSD property into the efforts which include public street P&P's, additional grading efforts, R/W dedications, expanded survey, and additional coordination				**$25,000.00**
		TSD Design and Engineering Phase Subtotal*				**$25,000.00**
		Infrastructure Grand Total				**$824,624.89**
		Less TSD Portion @ 50%*				$362,632.45
		BHFH Infrastructure Total				**$478,942.45**
		Cost Per Lot (Qty 15)				**$31,929.50**

Local Planning Capacity Grant Program
Preliminary Planning & Analysis Project Checklist

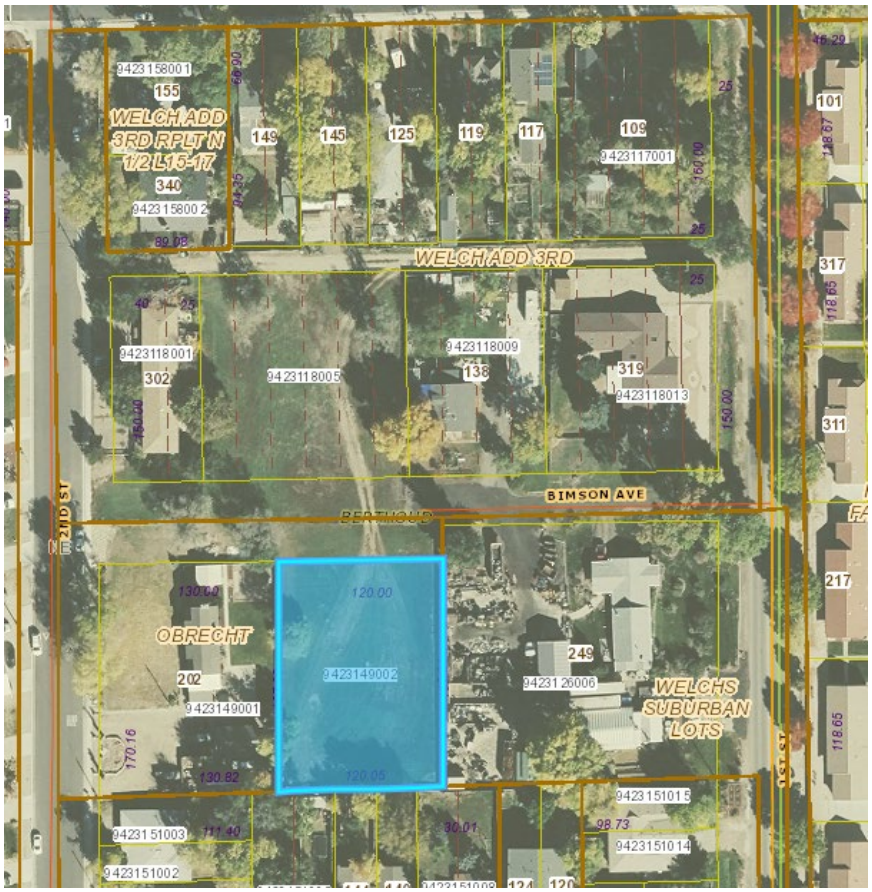
COLORADO
Department of Local Affairs
Division of Local Government

This form is intended to:

a) help DOLA confirm whether the proposed project is eligible for LPC funding, and

b) to help applicants incorporate these key project details in their application submission.

Name of Applicant Jurisdiction: **Town of Berthoud**	**Primary Contacts:** **Anne Johnson, Community Development Director** **Chris Kirk, Town Administrator**
Project Name & Address:	The Bimson parcels are located at Bimson Avenue and east of 2nd Street, Berthoud, CO
Google Maps or public GIS parcel link:	Note that these two parcels are located across the right-of-way for Bimson Avenue from each other. MV: Larimer County Parcel Number 9423118005 – Parcel 1 Land Information 

	MV: Larimer County Parcel Number 9412149002 – Parcel 2 Land Information 
Describe ownership of the property:	MV: TSD Bimson Land Company, LLC 2131 Willow Court Denver, CO 80238-3300

Total Unit Count:	6-10 detached single-family	How many units will likely count towards your local Prop 123 commitment?	All
Rental vs Ownership?	Own		

Which of the following eligible activities would the LPC grant funds support?

Appraisals, land surveying, or title research costs for land acquisition

Legal services to draft developer agreements, operating agreements, or community benefits agreements

Overall budget for Preliminary Planning & Analysis Costs:	
A. Estimated budget for Architectural & Engineering fees:	$15,000

B. Estimated budget for all other Consultant Services:	$3,565.00
Timeline for grant-funded work: *(If awarded LPC funding, estimated start/end dates and timeline for grant-funded work.)*	June 1, 2026 – December 31, 2026
Estimated Date of Permit Issuance? *(If all goes according to plan, when would the project likely be approved to begin construction?)*	MV: September 1, 2027
Location Amenities: *Describe the local services and amenities in proximity to the proposed site (in blocks or miles) such as grocery or drug stores, schools, childcare, public transportation, health services or other amenities.*	The project site is ½ mile walking distance from Ivy Stockwell Elementary School, less than 1 mile walking distance to Town Hall and Hays Market/Grocery Store, ¼ mile walking distance to the Fire Protection District and Library and 2,000' walking distance to the nearest transit stop.
Alignment with Prop 123 Priorities: *"Local governments should prioritize high-density housing, mixed-income housing, and projects consistent with the goal of environmental sustainability, when appropriate, and should prioritize affordable housing in [areas where] low concentrations of affordable housing exist."*	The resulting homes will comply with the Town's commitment for affordable housing. In addition, the Town passed Ordinance 1355 promoting home ownership in 2025, expanding an earlier commitment to waive certain Building Permit and raw water fees for up to 10 homes each year. The Town had committed to two homes each year previously and with Ordinance 1355, the total number of homes increased to 10. These are homes to be constructed by a non-profit housing developer. See also: DOH funding criteria & CHFA 2026 Funding Plan (Statutory and Strategic Policy Priorities)
Name of DOLA's Regional Housing Development Specialist: *(Within DOLA's Division of Housing)*	Matt Long (Larimer County)
Have you discussed this project with them or considered applying for the DOH Predevelopment Grant Program?	The Town has not and has suggested a call with Habitat for Humanity to understand the scope of the opportunity.
Have you considered the Small-scale Housing Program funding from CHFA.	No. *There is an opportunity for Habitat for Humanity to apply for a Proposition 123 Land Bank/Purchase grant.*

Discussion Outcomes (to be completed following the pre-application meeting)

Follow up Needed:	• *LPC staff will connect with DOH staff*
Additional Data or Document Needs:	• *Applicants should complete all sections of this form and share with DOLA staff via email prior to submitting the full application in the DLG Grants Portal.*
Items to Increase Competitiveness:	•
Other Applicable Funding Programs	•
Determination of DLG vs DOH funding for this project:	•

Phase	Vendor	Deliverable	Unit	Qty	Unit Cost (Estimated)	Fee Estimate
Title Report	Chicago Title	Title Report	EA	1	$ 1,250.00	$ 1,250.00
Planning and Feasibility Studies	TBD	Surveying Services (staking , certifications, and asbuilts	EA	1	$ 15,000.00	$ 15,000.00
	TBD	Easement Exhibits	EA	1	$ 3,500.00	$ 3,500.00
		Planning and Feasibility Studies Phase Subtotal				**$ 19,750.00**
Legal	Coan, Payton & Payne, LLC	Declaration of Covenants, Conditions, and Restrictions (Draft)	EA	1	$ 1,200.00	$ 1,200.00
		Nonprofit Homeowners Association (Creation)	EA	1	$ 1,000.00	$ 1,000.00
		Development Agreement with Town of Berthoud (Negotiation)	EA	1	$ 500.00	$ 500.00
		Recommended contractural language granting propery owner access rights from south	EA	1	$ 1,000.00	$ 1,000.00
Legal	Town of Berthoud	Development Agreement with Town of Berthoud (Town Attorney)	EA	1	$ 2,500.00	$ 2,500.00
		Legal Subtotal				**$ 6,200.00**
Preliminary Site Planning	Tait & Associates	Public Improvement Plans - Task 1: Cover Sheet & General Notes	EA	1	$ 1,250.00	$ 1,250.00
		Public Improvement Plans - Task 2: Bimson Street P&P	EA	1	$ 1,500.00	$ 1,500.00
		Public Improvement Plans - Tasks 3: Bimson Street Cross Sections	EA	1	$ 5,000.00	$ 5,000.00
		Public Improvement Plans - Task 4: Storm Drain P&P	EA	1	$ 2,250.00	$ 2,250.00
		Public Improvement Plan - Task 5: Erosion Control Plan	EA	1	$ 3,500.00	$ 3,500.00
		Public Improvement Plan - Task 6: Site Details	EA	1	$ 2,000.00	$ 2,000.00
		Public Improvement Plan - Task 7: Public Improvement Cost Estimate	EA	1	$ 1,250.00	$ 1,250.00
		Meetings, Coordinationg, Processing & Admin (variable)	EA	1	$ 7,500.00	$ 7,500.00
		Property Negotiation & Development Consulting (variable)	EA	1	$ 2,500.00	$ 2,500.00
		Surveying Services (design phase)	EA	1	$ 2,500.00	$ 2,500.00
		Drainage Letter / Report	EA	1	$ 1,750.00	$ 1,750.00
Traffic Analysis Study	Kellar Engineering	Traffic Memo	EA	1	$ 2,000.00	$ 2,000.00
		Design and Engineering Phase Subtotal				**$ 33,000.00**
Site Assessment ~ Utility/Infrastructure Planning	PVREA / Xcel Energy	Gas Service	EA	1	$ 12,000.00	$ 12,000.00
		Electric Service	EA	1	$ 30,000.00	$ 30,000.00
		Dry Utility Coordination	EA	1	$ 2,500.00	$ 2,500.00
Site Assessment ~ Site Improvements	Tait & Associates	Mobiliation	EA	1	$ 15,000.00	$ 15,000.00
		Clear & Grub	EA	1	$ 5,000.00	$ 5,000.00
		Demo & Tree Removal	EA	1	$ 25,000.00	$ 25,000.00
		Earthwork (Import & Place)	EA	1	$ 36,990.00	$ 36,990.00
		Curb & Gutter	EA	1	$ 30,030.00	$ 30,030.00
		Subgrade Prep	EA	1	$ 6,425.00	$ 6,425.00
		Aggregate Base	EA	1	$ 5,250.00	$ 5,250.00
		Asphalt	EA	1	$ 42,000.00	$ 42,000.00
		Sidewalk	EA	1	$ 12,350.00	$ 12,350.00
		Curb Ramp	EA	1	$ 13,500.00	$ 13,500.00
		Fence & Emergency Access Gate	EA	1	$ 8,000.00	$ 8,000.00
		Water Main Connection	EA	1	$ 11,000.00	$ 11,000.00
		8" Water Main	EA	1	$ 39,000.00	$ 39,000.00
		6" Gate Valve with Thrust Blocks	EA	1	$ 7,000.00	$ 7,000.00
		8" Gate Valve with Thrust Blocks	EA	1	$ 12,600.00	$ 12,600.00
		Fittings with Thrust Blocks	EA	1	$ 9,600.00	$ 9,600.00
		Fire Hydrant Assembly	EA	1	$ 15,000.00	$ 15,000.00
		18' RCP Culvert	EA	1	$ 8,360.00	$ 8,360.00
		18" Concerete FES	EA	1	$ 7,000.00	$ 7,000.00
		Erosion Control BMP's	EA	1	$ 12,500.00	$ 12,500.00
		Site Improvement Phase Subtotal				**$ 366,105.00**
		Infrastructure Total				**$ 425,055.00**
		Projected Infrastructure Cost Per Lot ~ 6-Plex				**$ 70,842.50**

PROJECT FEASIBILITY & RECOMMENDATION

Bimson Street
Development Analysis

Berthoud Habitat for Humanity · Berthoud, Colorado · March 2026

1. Project Overview

This memorandum evaluates the feasibility of pursuing acquisition and development of a residential parcel located on Bimson Street in Berthoud, Colorado for the purpose of delivering affordable homeownership opportunities through Berthoud Habitat for Humanity.

The site represents a strong opportunity for small-scale infill housing within one of the fastest-growing communities along the Northern Colorado Front Range corridor, located between Loveland and Longmont. Continued population growth, regional employment expansion, and proximity to the I-25 growth corridor have created sustained demand for entry-level housing in the Berthoud market.

Based on preliminary planning analysis, the property may support approximately **6 to 10 residential units**, depending on final site design, zoning parameters, and municipal approvals.

POTENTIAL UNITS	INFRASTRUCTURE COST	COST PER UNIT
6–10	**$421,805**	**$42–70K**
Depending on density	Total horizontal development	Depending on unit count

Board Note: The Board has previously discussed concerns related to liability and insurance considerations associated with single family attached/townhome development. These concerns are understood and acknowledged. Viable strategies exist to mitigate these risks, and the expertise of the Habitat Construction Committee will be instrumental in evaluating and addressing them. Liability and insurance considerations will be included as part of the project's due diligence process.

2. Infrastructure Cost Analysis

The attached cost estimate identifies total horizontal development costs of approximately **$421,805**. This budget includes site infrastructure, utility connections, civil engineering, permitting and development fees, drainage, and site improvements. This estimate reflects the cost required to prepare the site for residential

construction and does not include vertical construction costs or raw water dedication requirements.

Infrastructure Cost Per Unit

Total Units	Total Infrastructure Cost	Cost Per Unit
6 Units	$421,805	**$70,301**
8 Units	$421,805	**$52,726**
10 Units	$421,805	**$42,181**

3. Front Range Market Context

Residential development economics in the Northern Colorado Front Range differ from national averages due to several structural factors:

- Rapid population growth
- Limited entitled land supply
- Water dedication requirements
- Impact fees and infrastructure costs

As a result, finished lot costs in the region commonly represent approximately **18% to 25%** of final home values in typical residential development projects. Assuming projected home values in the $360,000 – $425,000 range for attached housing, the Bimson Street project falls within or below typical market ratios.

Lot Cost as Percentage of Home Value

Units	Lot Cost	% of $360K	% of $400K
6	$70,301	19.5%	**17.6%**
8	$52,726	14.6%	**13.2%**
10	$42,181	11.7%	**10.5%**

These ratios indicate the site remains economically viable within normal development parameters for the Front Range market.

4. Habitat for Humanity Development Model

Habitat for Humanity projects operate under a fundamentally different economic model than market-rate residential development. While traditional developers must recover both development costs and profit margin through home sales, Habitat homes are delivered through a combination of:

- Volunteer labor contributions
- Gift-in-kind material donations
- Community fundraising
- Public partnerships and grants

Regional Habitat projects in Larimer County indicate that volunteer labor and donated materials can contribute tens of thousands of dollars of value per home, significantly reducing the effective construction cost burden. Because Habitat does not require a developer profit margin, projects can remain viable even when land or infrastructure costs represent a slightly higher percentage of home value than would typically be acceptable in market-rate development.

5. Berthoud Municipal Partnership: Fee Waivers

An additional factor supporting feasibility is the Town's development fee waiver program established under **Ordinance 1355**, which allows the Town to consider fee waivers for up to ten Habitat homes per year.

For example, when Habitat submitted permits for 1772 N. 4th Street, the total municipal fee estimate was $31,280.76. Through the fee waiver program and SAFEBuilt participation, the required payment was reduced to $13,445, resulting in a total waiver of **$17,835.76** — approximately **57%** of the original fee estimate.

Fee Waiver Summary — 1772 N. 4th Street

Fee Component	Amount
Total Fee Estimate	**$31,280.76**
Adjusted Fee (Paid)	**$13,445.00**
Total Amount Waived	**$17,835.76**
Waived by SAFEBuilt (Inspection)	**$2,097.82**
Waived by Town of Berthoud	**$15,737.94**

Similar fee reductions can reasonably be expected for future Habitat homes constructed in Berthoud. Applied to the Bimson Avenue townhome project, these waivers would reduce the municipal permitting burden and help offset early-stage development costs.

6. Construction Cost Framework

Baseline Construction Performance

Budget data from Berthoud Habitat's project at 1778 N. 4th Street provides a current reference point. Habitat is currently delivering single-family detached homes at an average vertical hard cost of approximately **$170.24 per square foot**.

Efficiency of Attached Housing

Attached construction typically reduces vertical hard costs by approximately 12–18% compared to similar detached homes due to shared walls and reduced building envelope. Applying this reduction results in an estimated attached housing cost range of approximately **$140 to $150 per square foot**.

Estimated Vertical Hard Cost by Unit Size

Unit Size	Est. Cost/SF	Est. Vertical Hard Cost
1,000 SF Unit	~$150 / SF	**~$150,000**
1,300 SF Unit	~$140 / SF	**~$182,000**

Production housing benchmarks for basic attached starter homes typically range between $125 and $150 per square foot. The estimated Habitat performance falls within the broader regional construction range.

Strategic Opportunity

With additional focus on strategic trade partnerships, construction standardization, and operational efficiencies, it is reasonable to pursue further cost reductions toward the lower end of the regional production builder range (~$125/SF over time).

7. Total Development Cost Summary (Per Unit)

Using the upper-end land cost assumption and the previously established vertical hard cost framework, the estimated total cost of a Habitat-built attached unit in Berthoud can be projected. Design, engineering, and other soft costs are conservatively estimated at approximately 15% of vertical hard costs.

Cost Component	1,000 SF Unit	1,300 SF Unit
Lot Cost	$70,000	**$70,000**
Vertical Hard Cost	$150,000	**$182,000**
Water	$25,000	**$25,000**
Design, Eng. & Soft Costs (15%)	$22,500	**$27,300**
Permit / Fees	$13,445	**$13,445**
Total Estimated Cost	$280,945	**$317,745**

8. Market Value Comparison & Embedded Project Advantage

Estimated Market Value Range

Unit Size	Estimated Market Value Range
1,000 SF Unit	**$300,000 – $340,000**
1,300 SF Unit	**$330,000 – $380,000**

Cost vs. Market Value Analysis

Unit Size	Est. Total Cost	Est. Market Value	Difference
1,000 SF	~$281,000	$300K – $340K	**+$19K to +$59K**
1,300 SF	~$318,000	$330K – $380K	**+$12K to +$62K**

Interpretation

The projected total development costs remain below estimated market values, maintaining a positive gap that provides both financial and mission-driven benefits:

- Market Advantage: Immediate embedded equity supports below-market pricing
- Contingency Buffer: Financial buffer absorbs cost variability without compromising overall project viability

9. Feasibility Observations

Based on the preliminary cost analysis and regional market conditions, the Bimson Street site appears to represent a strong candidate for Habitat housing development.

- Infrastructure costs remain within typical Front Range development ratios
- The Town's fee waiver commitment significantly improves project feasibility
- Habitat's volunteer and philanthropic model further strengthens development economics
- Higher density scenarios substantially improve affordability and overall project efficiency

10. Recommendation

Based on the preliminary financial analysis and the current understanding of regional housing demand, the Bimson Street site appears to represent a strong opportunity for Berthoud Habitat for Humanity to expand affordable homeownership within the community.

The development assumptions presented in this memorandum — including infrastructure costs, density scenarios, and projected housing values — should be viewed as initial feasibility indicators rather than final determinations. It will be important for the Board of Directors to verify these assumptions through additional due diligence, including conceptual site planning, engineering review, and refinement of construction cost estimates.

With that understanding, it is recommended that the Board consider moving forward with property acquisition efforts, recognizing that this project appears to rest on a healthy preliminary foundation.

The Board is encouraged to place its confidence in the Habitat Construction Committee, whose members bring significant collective expertise in construction, development, and project planning.

Board Action Suggested

1. Review the preliminary feasibility analysis presented in this memorandum.
2. Authorize the organization to continue due diligence and to contract for the potential acquisition of the Bimson Street property.
3. Empower the Habitat Construction Committee to further evaluate the development potential of the site and develop a refined project plan.

Prepared for: Berthoud Habitat for Humanity

Prepared by: Jason Hepp — Construction Advisor; Libertas, LLC

Fee Waiver Summary

Project	Fee Type	Fee Cost	Notes
1778 N. 4th	ALFA Line Fee	$ 550.00	The estimated building permit fee was $31,280.76 before the $17,835.76 Town and SAFEBuilt fee reduction. The resulting building permit fee will be $13,445.00. An additional $25,000.00 for SFE Tap fee will be waived.
	Sewer Plant Investment	$ 5,995.00	
	Water Plant Investment	$ 6,900.00	
	Fire Protection Impact Fee	$ 1,960.21	
Total		$ 15,405.21	
1776 N. 4th	Sewer Plant Investment	$ 5,500.00	Information pulled from COI packet. No additional documents found in OneDrive or Community Core Portal
	Water Plant Investment	$ 6,330.00	
Total		$ 11,830.00	
1772 N. 4th	ALFA Line Fee	$ 550.00	Total Fee Estimate - $31,280.76 Adjusted Fee - $13,445 Amount Waived - $17,835.76 (Town and SAFEbuilt) Waived by SAFEbuilt (50% of fee) - $2,097.82 Waived by Town - $15,737.94
	Sewer Plant Investment	$ 5,995.00	
	Water Plant Investment	$ 6,900.00	
Total		$ 13,445.00	
1768 N. 4th	ALFA Line Fee	$ 550.00	Total Fee Estimate - $31,280.76 Adjusted Fee - $13,445 Amount Waived - $17,835.76 (Town and SAFEbuilt) Waived by SAFEbuilt (50% of fee) - $2,097.82 Waived by Town - $15,737.94
	Sewer Plant Investment	$ 5,995.00	
	Water Plant Investment	$ 6,900.00	
Total		$ 13,445.00	
1766 N. 4th	Sewer Plant Investment	$ 5,500.00	Information pulled from COI packet. No additional documents found in OneDrive or Community Core Portal
	Water Plant Investment	$ 6,330.00	
Total		$ 11,830.00	
1764 N. 4th			Files are loose in folder, did not see any TOB invoice or fee schedule. No fee information in community core portal.
1762 N. 4th			Files are loose in folder, did not see any TOB invoice or fee schedule. No fee information in community core portal.
1760 N. 4th.			One file in OneDrive, No fee information in community core portal
1728 N. 4th			Files are loose in folder, did not see any TOB invoice or fee schedule. No fee information in community core portal.
1724 N. 4th.			One file in OneDrive, No fee information in community core portal

Bimson Development Cost Estimate

Phase	Vendor	Deliverable	Offsite Improvements
Planning and Feasibility Studies	TBD	Surveying Services (staking, certifications, and asbuilts)	$ 15,000.00
	TBD	Easement Exhibits	$ 3,500.00
		Planning and Feasibility Studies Phase Subtotal	**$ 18,500.00**
Legal	Coan, Payton & Payne, LLC	Declaration of Covenants, Conditions, and Restrictions (Draft)	$ 1,200.00
		Nonprofit Homeowners Association (Creation)	$ 1,000.00
		Development Agreement with Town of Berthoud (Negotiation)	$ 500.00
		Recommended contractural language granting propery owner access rights from south	$ 1,000.00
Legal	Town of Berthoud	Development Agreement with Town of Berthoud (Town Attorney)	$ 2,500.00
		Legal Subtotal	**$ 6,200.00**
Design and Engineering	Tait & Associates	Public Improvement Plans - Task 1: Cover sheet & General Notes	$ 1,250.00
		Public Improvement Plans - Task 2: Bimson Street P&P	$ 1,500.00
		Public Improvement Plans - Task 3: Bimson Street Cross Sections	$ 5,000.00
		Public Improvement Plans - Task 4: Storm Drain P&P	$ 2,250.00
		Public Improvement Plans - Task 5: Erosion Control Plan	$ 3,500.00
		Public Improvement Plans - Task 6: Site Details	$ 2,000.00
		Public Improvement Plans - Task 7: Pubilc Improvement Cost Estimate	$ 1,250.00
		Meetings, Coordination, Processing & Admin (variable)	$ 7,500.00
		Property Negotiation & Development Consulting (variable)	$ 2,500.00
	TBD	Surveying Services (design phase)	$ 2,500.00
	TBD	Drainage Letter / Report	$ 1,750.00
		Design and Engineering Phase Subtotal	**$ 31,000.00**
Dry Utility	PVREA / Xcel Energy	Gas Service	$ 12,000.00
		Electric Service	$ 30,000.00
		Dry Utility Coordination	$ 2,500.00
Street Improvements	GC to perform - Estimating from TAIT	Mobiliation	$ 15,000.00
		Clear & Grub	$ 5,000.00
		Demo & Tree Removal	$ 25,000.00
		Earthwork (Import & Place)	$ 36,990.00
		Curb & Gutter	$ 30,030.00
		Subgrade Prep	$ 6,425.00
		Aggregate Base	$ 5,250.00
		Asphalt	$ 42,000.00
		Sidewalk	$ 12,350.00
		Curb Ramp	$ 13,500.00
		Fence & Emergency Access Gate	$ 8,000.00
		Water Main Connection	$ 11,000.00
		8" Water Main	$ 39,000.00
		6" Gate Valve with Thrust Blocks	$ 7,000.00
		8" Gate Valve with Thrust Blocks	$ 12,600.00
		Fittings with Thrust Blocks	$ 9,600.00
		Fire Hydrant Assembly	$ 15,000.00
		18' RCP Culvert	$ 8,360.00
		18" Concerete FES	$ 7,000.00
		Erosion Control BMP's	$ 12,500.00
		Site Improvement Phase Subtotal	**$ 366,105.00**
		Infrastructure Total	**$ 421,805.00**
			$ 70,300.83

Board of Trustees Information

Administration Department

Meeting Date:	**April 14, 2026**
Agenda Title/Subject:	**Hometown Heroes Program Fee Waiver**
Type of Item:	**Consent Agenda**
Purpose:	**Authorize The Waiver of Fees for the Hometown Heroes Program In 2026.**
Presented by:	**Chris Kirk**

Attachments:

1. Hometown Heroes Sponsorship Application Draft v2

Background:

On February 24, 2026, representatives from the VFW Post 12189, American Legion Unit 67, and American Legion Auxiliary, approached the Town Board about creating a Hometown Heroes banner program in Berthoud. Specifically, staff, the Mayor, and the three veterans organizations discussed initiating a program whereby applicants could honor local veterans and active-duty military members with a banner hung on a streetlight pole in their honor. The banners will be similar to the two banners currently placed at the 1st Street Roundabout honoring local heroes Justin Bauer and Gabriel Conde.

Applications for the program (attached) will be accepted through April 28, 2026. While Staff would expect there to be a small application fee in future years to help cover the cost of the program, we propose offering the banners in 2026 at no cost to the applicants, on a first-come, first-serve, basis. The banners will be hung on or around May 15, and will remain in place until November. When the banners are removed for the season in November, they will be offered back to the applicant.

Update/Next Steps:

If approved by the Board, no additional action is needed.

Fiscal Impact and Fund Source:

The cost of the banners is expected to be around $100 per banner. There are 40 streetlight poles with a total possible cost of approximately $4,000, not including staff time to manage the program and hang the banners. Staff believes that the program can be paid for with existing budget. Should additional funds be needed, staff will make a mid-year budget adjustment to be formally approved in August.

Community Touchstones:

Berthoud's Community Identity is rooted in its small-town feel. Honoring local veterans helps

bring the community together to support the men and women who provide such important service for our community and country.

Recommended Action(s):
Authorize the Town Administrator to Waive Fees For The Hometown Heroes Banner Program In 2026.

HOMETOWN HEROES PROGRAM APPLICATION

The Hometown Heroes recognition program is established by the Town, with support from the Veterans of Foreign Wars, the American Legion, and the American Legion Auxiliary, to allow residents and business owners to recognize current and former service members of the United States Armed Forces. The Town of Berthoud extends our deepest gratitude to the veterans, active-duty service members, and the families who support them. Thank you for allowing us to honor your loved ones through the Berthoud Hometown Heroes program. Your willingness to share their stories and photos makes it possible for our community to celebrate their courage, commitment, and sacrifice.

Each year, beginning on approximately Memorial Day, and ending on approximately Veteran's Day, the Town will hang sponsored banners from Town-owned streetlight poles in the downtown area of Berthoud. Each banner will include a picture of the service member, their name, rank/title, and branch of service.

The annual sponsorship cost for each Hometown Heroes banner is $_____. Photos of the service member must be submitted in electronic format and uploaded on with the application. The Town does not independently confirm service information provided by the applicant.

The application deadline for this program is April 28, 2026.

The banners will be returned to the sponsor annually when they are taken down around Veteran's Day.

SPONSOR INFORMATION

Name of Sponsor: _____ Date: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____

SERVICE MEMBER INFORMATION

Name of Servicemember: _____

Branch of Military: _____

Is the Servicemember currently deployed (Choose One)? Yes / NO

Dates of Service (Please use xx/xx/xxxx – xx/xx/xxxx format): _____

Rank: _____ Was Servicemember Killed In Action (Choose One)? Yes / No

*Please attach a copy of the service member's DD214, or active duty ID, and a high quality photo.

Board of Trustees Information

Business Development Department

Meeting Date:	**April 14, 2026**
Agenda Title/Subject:	**Sustainability Action Plan Adoption**
Type of Item:	**Regular Item**
Purpose:	**Adoption of the Final Sustainability Action Plan**
Presented by:	**Brian Dubois**

Attachments:

1. Berthoud Sustainability Action Plan - Board Agenda 4.14.26
2. Berthoud SAP Memo Final Draft Pending
3. Berthoud SAP Board Presentation 04.08.26

Background:

The Town of Berthoud Sustainability Action Plan (SAP) is the Town's inaugural, comprehensive roadmap for reducing greenhouse gas emissions, improving resource efficiency, and strengthening environmental stewardship across both municipal operations and the broader community. Developed over a 16-month period between fall 2024 and winter 2026, the Plan is grounded in a rigorous process that included a full baseline greenhouse gas inventory, working sessions with Town staff, and meaningful stakeholder engagement, including an Initial Findings Workshop with Town departments and a community survey that received 168 responses.

The Sustainability Action Roadmap is organized around seven categories — Energy & Renewables, Electric Vehicles, Solid Waste, Water, Sustainable Land Use, Climate Adaptation & Resilience, and Leadership & Education — each supported by specific, actionable objectives informed by both data and the priorities expressed by staff and community members. The Plan also establishes a monitoring and reporting framework with clear Key Performance Indicators to ensure transparency and accountability, and recommends a formal review and update every five years.

The draft SAP was previously presented to the Town Board on March 10, 2026. Following that presentation, Town staff collected and incorporated feedback from Board members and neighboring partner agencies. The public comment period did not yield any resident comments. The document has been revised accordingly and is now ready for formal adoption as the Town's Final Sustainability Action Plan.

Update/Next Steps:

- Adopt the Final Sustainability Action Plan
- Begin implementation of priority actions identified in the Sustainability Action Roadmap
- Initiate annual monitoring and reporting in alignment with the Plan's Key Performance Indicators
- Issue community communications on Plan adoption and next steps

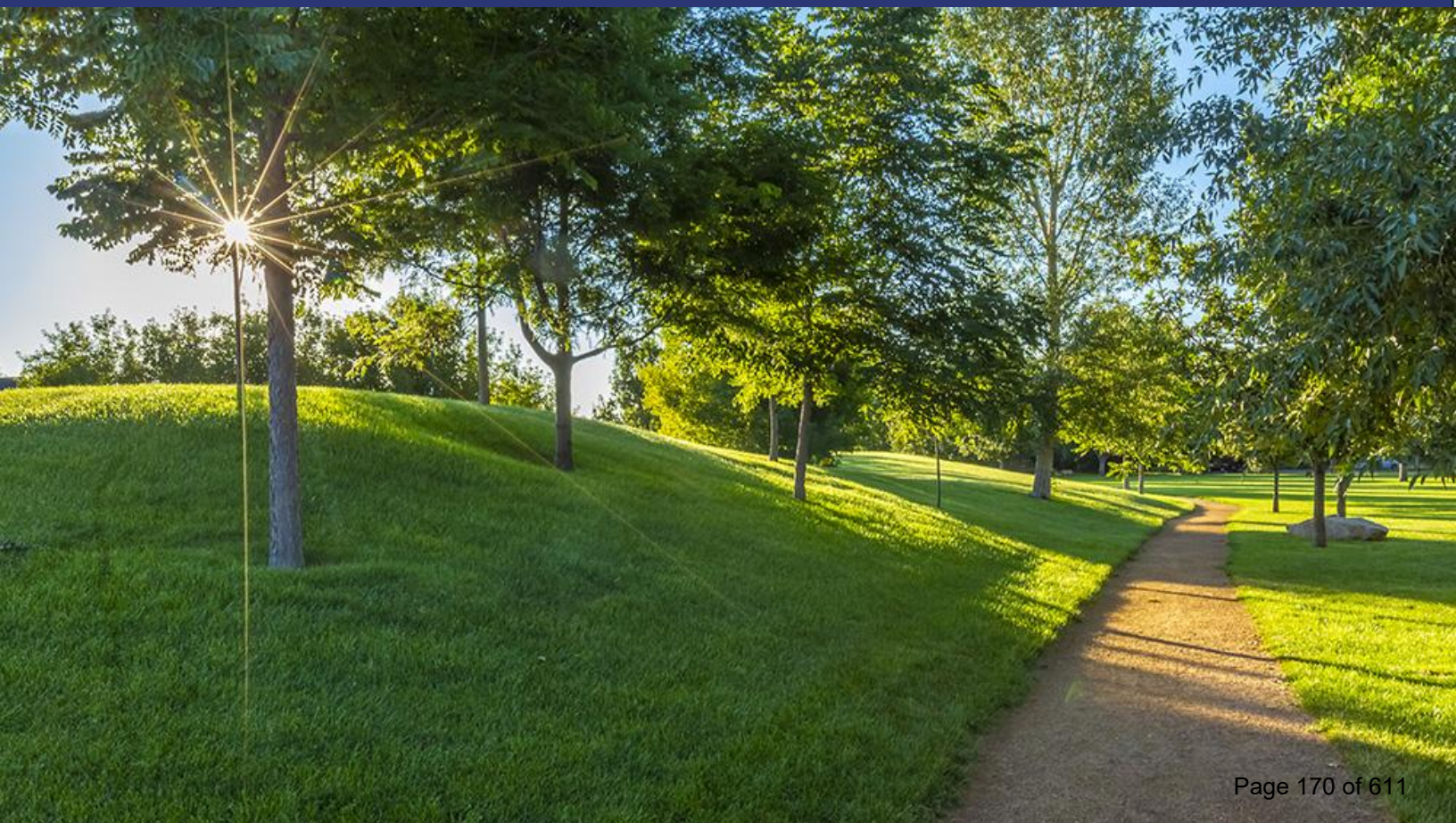
Fiscal Impact and Fund Source:
General Professional Fees, 11-01-5020

Community Touchstones:
Community Identity and Sustainability

Recommended Action(s):
Adopt the Final Sustainability Action Plan

Town of Berthoud

SUSTAINABILITY ACTION PLAN



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Section 1

EXECUTIVE SUMMARY



1. Executive Summary

The Town of Berthoud is committed to building a sustainable, resilient, and community-focused future. This Sustainability Action Plan provides a structured roadmap for reducing greenhouse gas emissions, improving resource efficiency, and strengthening the Town's environmental stewardship across municipal operations and the broader community. Through targeted actions, the Plan outlines practical, achievable steps that reflect Berthoud's values and long-standing dedication to protecting its natural landscape and quality of life.

Sustainability has been a long-standing practice for the Town, embedded in its key guidance documents such as the Comprehensive Plan and Design Guidelines, and reinforced by Colorado regulations and the sustainability-oriented culture of the region. This Plan intends to build on our existing commitment by expanding into new sustainability categories and identifying a roadmap for execution.

This Plan is structured around six sustainability categories, each of which is supported by a set of objectives and specific actions that will guide the Town throughout the implementation process. These objectives and actions were developed utilizing a combination of robust data analysis and stakeholder engagement, to ensure that the actions not only contribute to more sustainable operations, but are also feasible and executable in collaboration with our regional partners such as Larimer County. It also lays out a reporting and monitoring framework, ensuring that the Town is not only transparent about progress, but able to adapt and improve on an annual basis.

By implementing the guidance within this plan, the Town aims to reduce environmental impact, enhance community well-being, and position Berthoud for long-term sustainability and climate action.



Section 2

INTRODUCTION



2. Introduction

2.1 About the Town of Berthoud

The Town of Berthoud, often referred to as the “Garden Spot of Colorado,” is a growing community located along the Front Range between Loveland and Longmont. The area was first settled in the early 1860s, and has since become the home of over 14,500 residents. Known for its small-town character, agricultural roots, and strong sense of community identity, Berthoud blends historic charm with a forward-looking approach to planning and development. As the Town continues to expand, it remains committed to protecting its unique natural landscape, including open space, agricultural lands, and mountain views.



2.2 Existing Sustainability Efforts

Sustainability is not new to the Town of Berthoud. Although this is the Town's inaugural Sustainability Plan, the Town has implemented sustainability best practices by incorporating them into the Comprehensive Plan and the Town's Design and Architectural Guidelines, as discussed below.

2.2.1 Berthoud's Comprehensive Plan

In 2021 Berthoud drafted an update to their Comprehensive Plan[1], which is meant to identify the present and future needs of the Town. The plan laid out three environmental and sustainability objectives that the Town would strive to achieve.

These included creating and maintaining bike and pedestrian trails to provide safe and reliable opportunities for sustainable transportation. Bike and pedestrian trails encourage sustainable lifestyles by making active transportation safe, convenient, and enjoyable, which can reduce reliance on cars and lower emissions. They strengthen communities by connecting neighborhoods, parks, schools, and businesses, encouraging local shopping and social interaction.

Land preservation is another core priority. The Town has made commitments to land preservation pursuing grants to provide funding for farm preservation and the acquisition of conservation easements. These actions will aid the Town in preserving the Front Range. Additionally, Berthoud has approximately 875 acres of conservation easements and property acquisitions to enhance the Town's open space. Within the Future Land Use Plan areas have been designated to conserve vast amounts of open space, protecting sensitive environments in the Town limits.

Berthoud committed to maintaining municipal tree canopy. The Town is recognized in Tree City USA and has been recognized for over forty years. Tree City USA is a foundation that encourages towns and cities to plant, manage and care for trees in their community. In tandem with the Town's recognition, efforts are being made to maintain and expand on the Town's tree canopy. Currently the Town is home to over 6,000 trees along the streetscape and public areas and remains committed to protecting the environmental and public benefit of the trees.

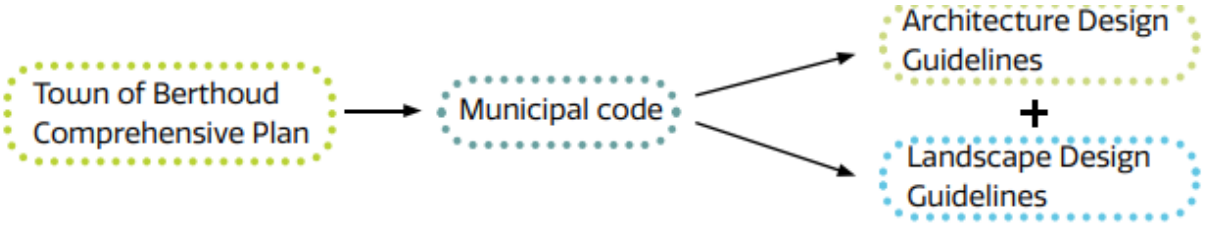
2.2.2 Berthoud's Landscape and Architecture Design Guidelines

Berthoud's Landscape and Architecture Guidelines promote low-impact development and sustainable practices. These efforts include sustainable construction of buildings that are well

[1] berthoud.org/DocumentCenter/View/6967/2025-Comprehensive-Plan-update

positioned for introducing solar panels, native and drought resistant planting practices to improve water usage rates, and energy efficient windows and natural ventilation for residential buildings.

For commercial construction similar guidelines apply to that of residential building while adding in opportunities for bike parking to promote sustainable travel and prioritizing natural daylighting within interior work areas.



2.3 About the Sustainability Action Plan

2.3.1 Purpose of the Plan

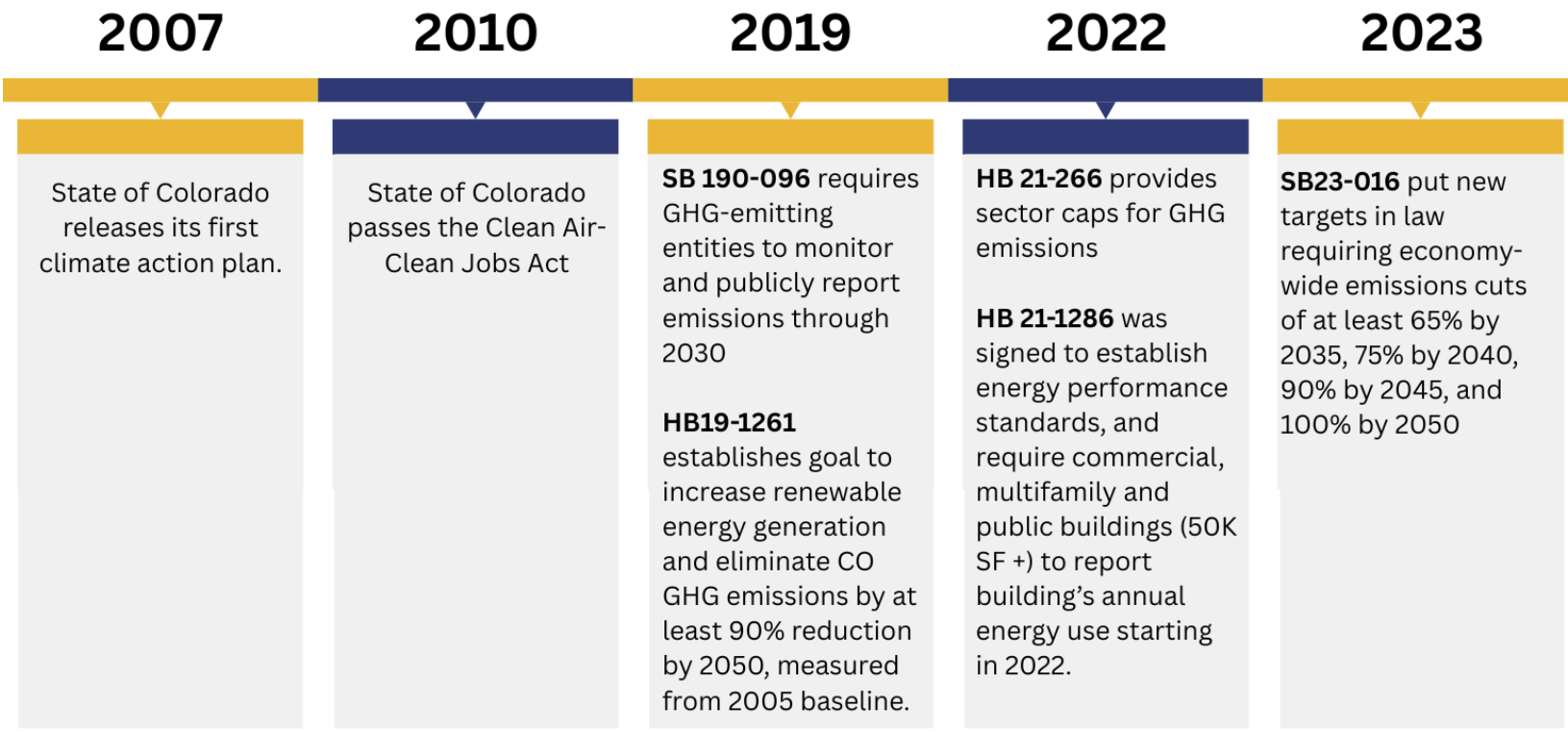
The Sustainability Action Plan ("Plan" or "SAP") establishes clear direction for implementing municipal and community sustainability best practices, supported by Greenhouse Gas (GHG) emissions reductions. The Plan lays out an organized roadmap for implementing strategies to set priorities, outline actions, and help coordinate effort across Town departments, residents, and local organizations. By focusing on areas like energy use, electric vehicles, waste, land management, and climate resilience, the plan helps the Town operate more efficiently, protect public health, lower pollution, and prepare for climate-related risks.

2.3.2 Regulatory & Regional Context

The regional and regulatory sustainability context in which Berthoud operates is characterized by a strong push towards progressive implementation of sustainability and climate action.

Colorado legislation SB23-016 sets up economy-wide emissions reduction targets, while incentivizing renewable and clean energy initiative programs, and requiring the Energy Office to make progress toward eliminating GHG pollution from electricity generation, gas utilities, and transportation. The Colorado Building code has set up building performance standards requiring buildings to meet prescribed energy use intensity reduction targets of 13% in 2026 and 29% in 2030 compared to the 2021 benchmarked baseline. Buildings can reach these intensity targets by implementing energy efficiency measures or electrification technologies to meet requirements. Additionally, utility providers will be offering rebates to customers implementing energy efficiency measures for buildings larger than 50,000 square feet.

Finally, the State of Colorado adopted its first Climate Action Plan in 2007 and Larimer County has also published rigorous sustainability goals. The Colorado Climate Action Plan has targeted greenhouse gas reductions of 26% by 2025, 50% by 2030, and 100% by 2050. The Larimer County Sustainability Plan has goals to reduce the County's greenhouse gas emissions by 30% by 2030, setting precedent for the Town of Berthoud to follow by closely examining its GHG emissions. It is noted that The Climate Smart Future Ready community GHG inventory identified municipal portions of the community wide emissions in Larimer County. Berthoud ranked as the 5th largest contributing segment of the County behind Estes Park, Unincorporated Larimer County, Fort Collins, and Loveland. This roadmap and the potential reductions herein will contribute to a healthier and more sustainable region.

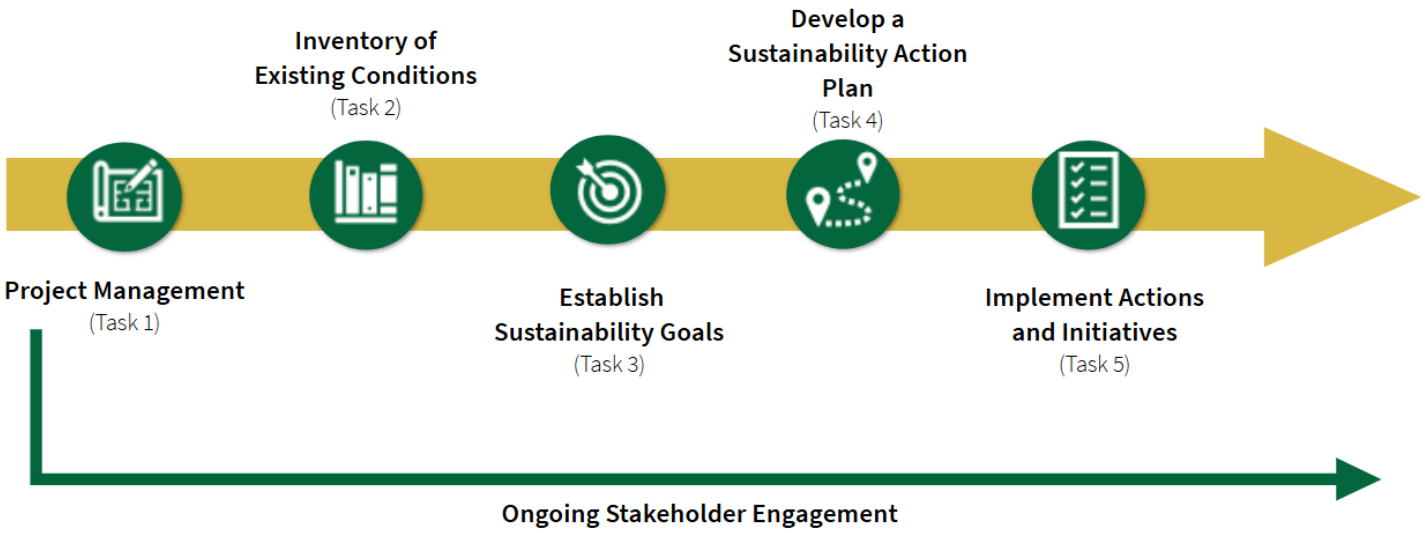


2.3.3 Planning Process Overview

The Town of Berthoud developed the SAP over a 16 month period between fall of 2024 and winter of 2026. The development of this plan followed the structural components below:

- Inventory of existing conditions assessment, an evaluation of Berthoud's existing sustainability practices and initiatives, a baseline greenhouse gas inventory of the Town and of the community

- Town outreach both with Berthoud Board of Directors, and a community engagement event, and surveys as discussed in Section 2.4
- A rigorous data analysis and assessment process to determine which strategies are feasible in within the Town's operations
- A working session with Town planning and Public Works personnel
- A public comment period on the draft of the SAP



2.4 Stakeholder Engagement

2.4.1 Background & Purpose of Engagement

Both internal and external stakeholder engagement were a critical part of the planning process for the development of the Sustainability Action Plan. Internal stakeholder engagement brings valuable knowledge of the Town's current operations, while providing key perspectives of the individual departments that are responsible for the implementation of sustainability measures. This engagement is key to establishing feasibility of proposed measures. Engaging with external stakeholders such as residents and businesses and community groups adds a diverse perspective and community priorities that ensure the plan is responsive to the needs of the community. Engaging with both groups offers transparency to stakeholders and creates a sense of shared ownership over the direction of the Plan.

2.4.2 Town Staff Engagement & Results

An Initial Findings Workshop was put together to present Baseline Inventory Results to groups within the Town Planning and Public Works Departments. Town personnel shared the priorities to

be highlighted within the plan and provided crucial feedback on potential sustainability measures from across the Town's operations. Key inputs included:

- Focus on increasing resilience and improving quality of life in the community
- Identify low effort actions that the Town can take to provide noticeable impacts with immediate effect
- Focus on long term viability, and potential costs of larger projects
- Need to address data gaps and lapses in current equipment inventories.
- Importance of protecting and enhancing the Town's natural environment, incentivizing sustainable building practices, and identifying multi-functional solar opportunities.

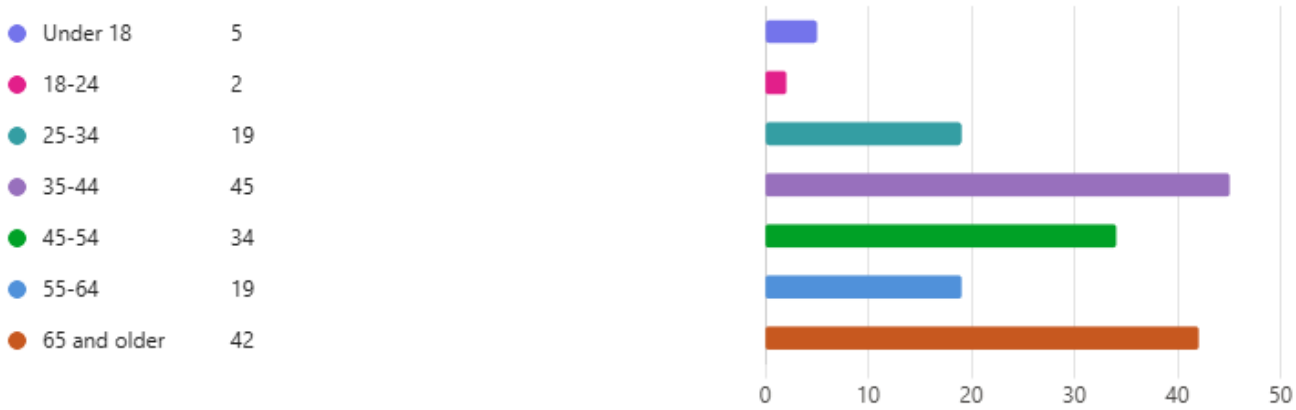
2.4.3 Community Engagement & Results

In an effort to engage the community on the development of the Sustainability Action Plan, the Town took the following actions:

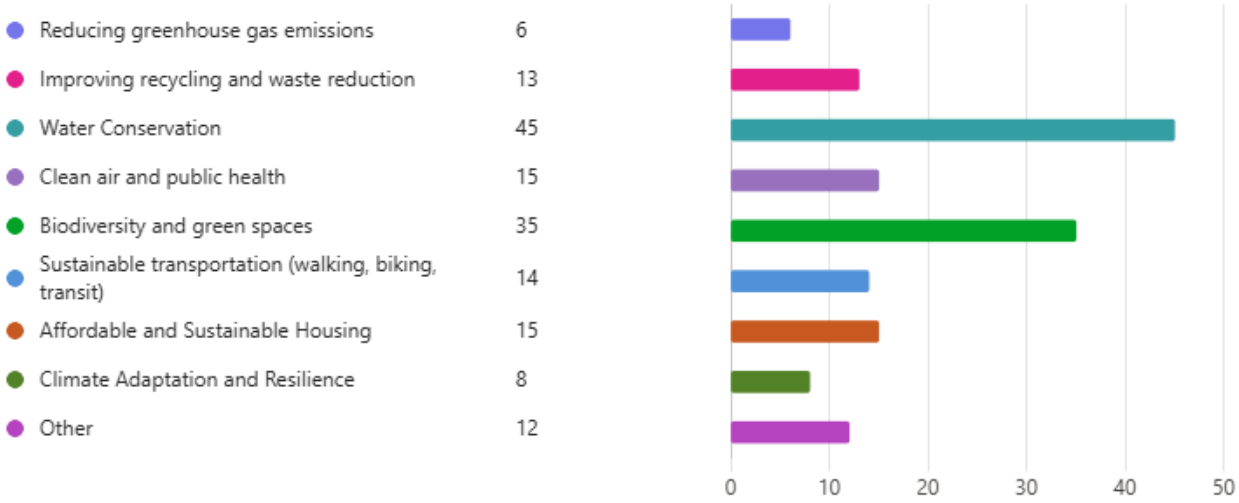
- Socialization of the effort on the Town's Newsletter
- Participation in in-person engagement with the community at the Oktoberfest Event
- Deployment of an online survey to gather insight on priorities. A total of 168 responses were received.



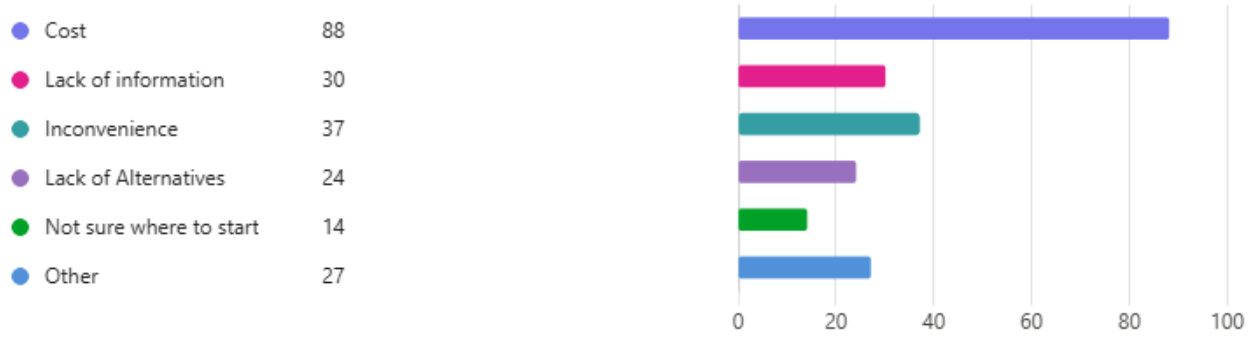
The results of these efforts indicated that the community was concerned that cost would be the largest barrier, followed by inconvenience and lack of information. Community members highlighted water conservation, biodiversity, clean air, public health, and sustainable housing as the main priorities. This feedback was incorporated throughout this roadmap.



Age range of respondents to the community survey



Survey Result: Top Priority of the Sustainability Action Plan



Survey Result: Largest barrier preventing sustainable actions

Additional Comments from the Community Engagement Survey:

“Implementing a town-wide compost initiative”

“Improving bike lanes and trail access and interconnectivity”

“Prioritizing more green spaces and gathering spaces for the community”

Section 3

GHG EMISSIONS ASSESSMENT



3. Greenhouse Gas Emissions Assessment

3.1 Background

Greenhouse Gas (GHG) emissions are imperative to measure in a Sustainability Action Plan because they provide a measurable foundation for understanding a community's environmental impact and identifying where the most effective reductions can be made. Tracking emissions helps the Town set clear targets, prioritize actions based on largest impact. For the purpose of this Plan, the Town of Berthoud has assessed both municipal emissions from town-owned facilities, as well as the impacts of the broader community. These emissions are calculated in 3 scopes, as described below.

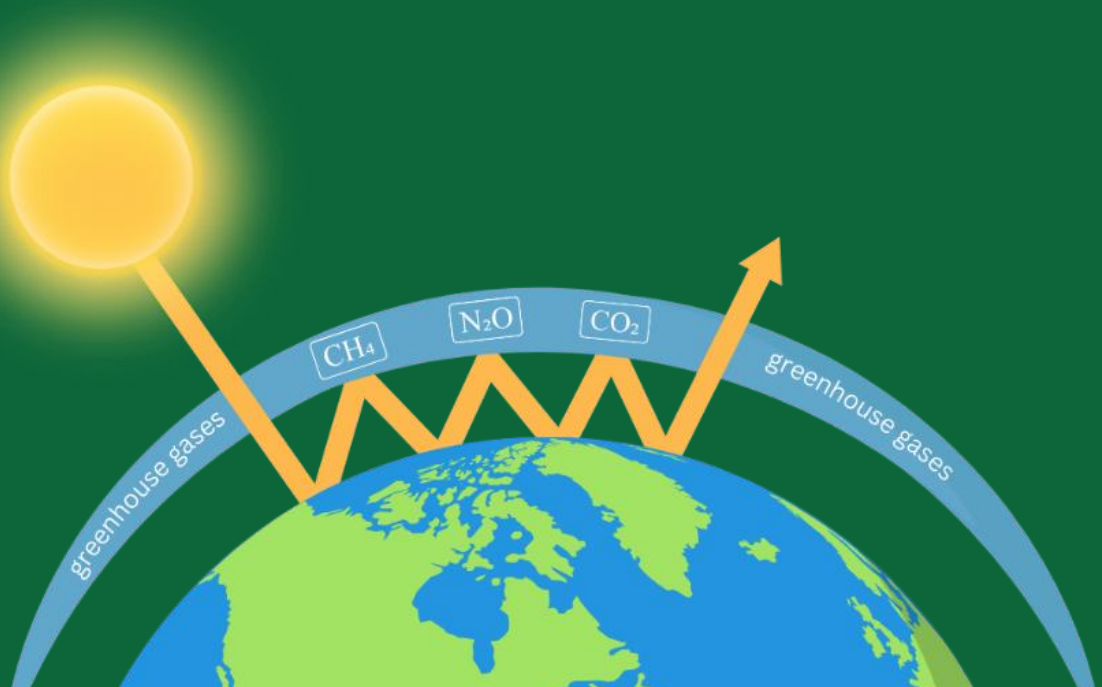
Scope 1 emissions come from direct combustion of fuels on the Town-owned sites. Examples of these emissions include fuel used by Town-owned vehicles and any natural gas used to heat municipal buildings.

Scope 2 emissions refer to greenhouse gases that are released from the Town's purchased electricity, and is calculated using factors from the electric utility.

Scope 3 emissions are greenhouse gases that the Town is responsible for indirectly, meaning that they come from actions the Town does not directly control, but still depends on. They include emissions from producing materials that the Town purchases, and waste generation.

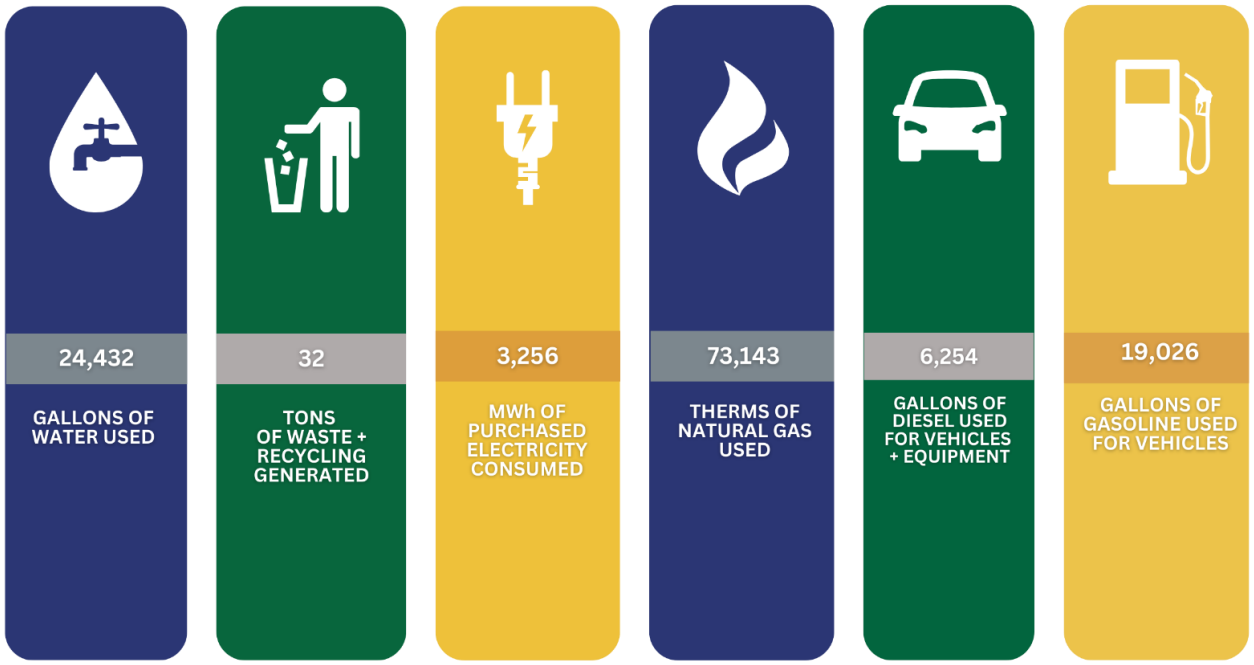
What are Greenhouse Gas (GHG) Emissions?

Greenhouse gas emissions (GHG) are gases released into the air that trap heat in the Earth's atmosphere, creating a greenhouse effect. They include are carbon dioxide, methane, and nitrous oxide. They come from everyday activities such as driving cars, using electricity, raising livestock, and manufacturing products. When too many of these gases build up, they make the planet warmer, which leads to climate change. In short, GHG emissions are the heat-trapping gases humans release that cause the Earth to warm faster than it naturally would.



3.2 Town of Berthoud's GHG Assessment Results

The Town of Berthoud prepared 2024 baseline inventories of municipal and community-wide greenhouse gas (GHG) emissions. The municipal inventory is made up of emissions that would be generated from Town-owned assets, operations, and activities. Community-wide emissions are made of sources that come from residential and commercial buildings along with emissions from residential vehicles.



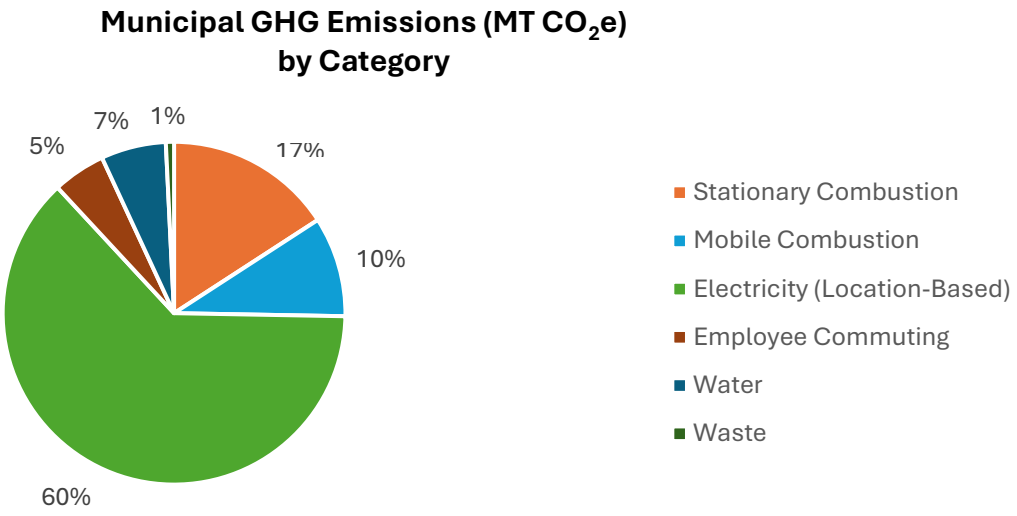
3.2.1 Municipal GHG Emissions

The Town's Municipal emissions footprint included GHG emissions from the following sources:

- Facilities Natural Gas
- Diesel Purchases
- Gasoline Purchases
- Purchased Electricity from Xcel Energy & Poudre Valley REA[2]
- Employee Commuting
- Water Consumption
- Municipal Waste

The results of the GHG assessment for municipal operations is included below, and were used to inform the sustainability and GHG reduction measures included later in this report. It is noted that the largest impact in terms of GHG emissions is purchased electricity, and such it is recommended that the Town pursue actions that would increase energy efficiency or incorporate renewable energy sources.

Scope	Category	Emissions (MT CO_2e)	% Contribution
1	Stationary Combustion (Buildings)	388	17%
1	Mobile Combustion (Vehicles)	231	10%
2	Electricity (Market-Based)	1,387	60%
3	Employee Commuting	122	5%
3	Water	150	7%
3	Waste	19	1%
	Total	**2,298**	**100%**



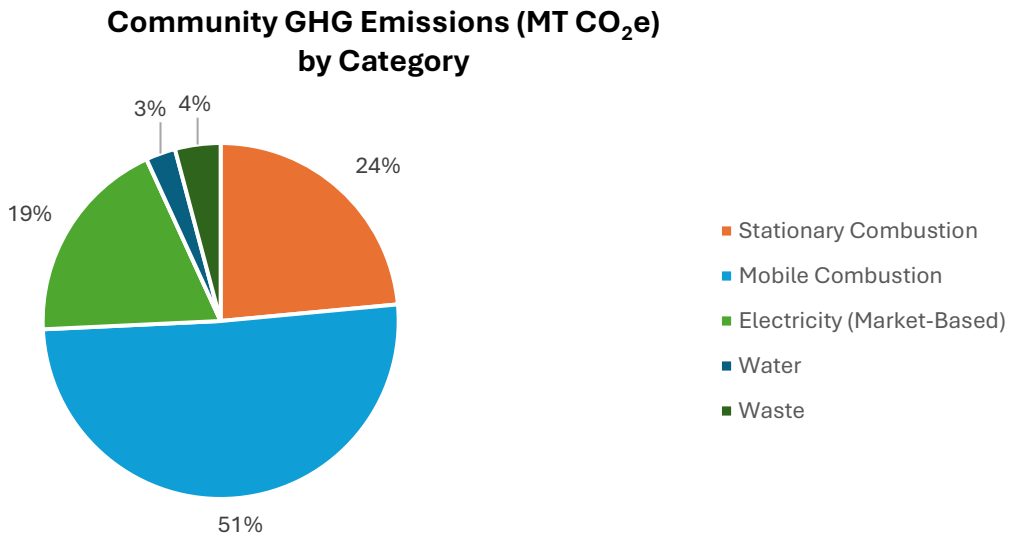
[2] It is noted that where exact data was not available, assumptions were incorporated utilizing square footage and publicly available data from the Energy Information Administration (EIA)

3.2.2 Community-wide Emissions

The Town's Community-wide emissions footprint included GHG emissions not from Town-owned and operated facilities and vehicles, but rather from the community overall (including commercial, residential, and other sectors). Community-wide emissions are complicated to estimate due to the variety of unknown factors, and sensitivity of data. In certain cases, the Town made assumptions to support the analysis. Data was requested from utility providers on a sector level. GHG emissions are included from the following sources:

- Buildings Natural Gas (Residential & Business)
- Buildings Purchased Electricity (Business, Residential, Commercial, Industrial, and Street Lighting) from Xcel Energy & Poudre Valley REA
- Transportation[3]
- Water Consumption (Commercial, Residential, Multi-Family)
- Waste (Residential, Commercial, Rural Residential, Rural Commercial)

Scope	Category	Emissions (MT CO2e)	% Contribution
1	Stationary Combustion	23,328	24%
1	Mobile Combustion	50,345	51%
2	Electricity (Market-Based)	18,758	19%
3	Water	2,678	3%
3	Waste	4,107	4%
	Total	**99,217**	**100%**



[3] Transportation Emissions were calculated based on assumptions and data from the Colorado Air Pollution Control Division, 2023 Colorado Statewide Inventory of Greenhouse Gas Emissions and Sinks, proportionally applied

Section 4

SUSTAINABILITY ACTION ROADMAP



4. Sustainability Action Roadmap

4.1 Overview

The Town of Berthoud is proud to build on its long standing history of sustainability and care for the environment by incorporating sustainability into its operations. This includes a focus on the seven core sustainability categories, each supported by a number of objectives. Within this section of our plan, the Town has identified specific measures to support the objectives within these categories to serve as our Sustainability Action Roadmap. Each section of the Roadmap explains the importance of the relevant sustainability category, and a summary of recommended measures the Town may implement to support the objectives. The actions listed in each category serve as a framework to initiate a more comprehensive sustainability program, with implementation priorities and action being determined on a case-by-case basis, using considerations like funding and level of impact.

Category		Objectives
	Energy & Renewables (ER)	ER.1 Increase Energy Efficiency of Municipal Buildings ER.2 Install Renewable Energy at Municipal Facilities ER.3 Facility & Equipment Electrification
	Electric Vehicles (EV)	EV.1 Transition to Electric Vehicles EV.2 Expand EV Charging
	Solid Waste (SW)	SW.1 Waste Diversion Infrastructure SW.2 Training and Signage SW.3 Bin Placement and Assessment SW.4 Community Waste Reduction Programs
	Water (W)	W.1 Adhere to Recommendations of Water Action Plan
	Community-Wide Sustainability (C)	C.1 Sustainable Land Development C.2 Tree Canopy C.3 Environmental Protection, Enhancement, and Restoration

Category		Objectives
	Climate Adaptation & Resilience (CAR)	CAR.1 Vulnerability Assessment CAR.2 Fire Resiliency
	Leadership and Education (LE)	LE.1 Community Engagement LE.2 Education LE.3 Leadership

4.2 Energy & Renewables (ER)

Developing strategies for energy efficiency is crucial because it reduces energy consumption, lowers greenhouse gas emissions, and decreases reliance on finite resources. Energy efficiency measures can deliver immediate benefits by cutting costs for purchased electricity. By reducing the amount of energy needed to perform the same task, efficiency can promote improved environmental and economic impact.

The Town of Berthoud contextualizes our analysis on Energy & Renewables through the reduction of associated Greenhouse Gas (GHG) Emissions. The approach to energy follows a loading order known as the mitigation hierarchy, where the priority is first reducing energy use through energy efficiency, and subsequently considering renewable energy and electrification of building systems to mitigate any remaining GHG Emissions from energy. It is also noted that Xcel Energy (Berthoud's electric utility provider) has a goal of delivering carbon-free electricity by 2050[4], which was considered in the development of these measures. Listed below are measures the Town is considering for implementation.

ER.1 Increase Energy Efficiency of Municipal Facilities

- Consider conducting energy audits at Town-owned facilities and buildings to inventory building systems and assess building energy use benchmarks. These results would feed into subsequent measures, as well as those listed within the electrification sections.
- Identify opportunities to convert lighting to LED in Town-Owned Buildings

[4] Carbon Reduction Plan | Energy Plans | Sustainability | Corporate | Xcel Energy

- In town owned facilities, review HVAC inventories to ensure that units are within useful life. As a follow up, develop a plan for unit replacement, while prioritizing replacement of outdated systems. Where feasible, consider electrification of systems and installation of heat pumps (See Electrification Section 4.2.3).
- In Town-owned facilities, review existing building controls systems. Develop a plan for installation and upgrades of building controls. If possible, consider implementing building automation.
- Evaluate the Water Treatment Plant to identify needed repairs and improvements to increase efficiency in operations and associated energy use.
- Consider Retro-commissioning of existing buildings to ensure systems are operating efficiently.
- Consider conducting regular follow-up energy audits to monitor Town energy usage.
- Collaborate with Xcel energy to identify incentives and utility programs to help fund energy efficiency projects, and potentially develop an Energy Action Plan
- Consider a policy for future construction to require minimum energy performance standards for all municipal owned buildings (LEED, etc)
- Evaluate energy efficiency actions that could be implemented on new and existing construction in coordination with the Development Code/Architectural Design Guidelines.
- Implement commissioning (Cx) for new construction projects as applicable
- Adopt most recent energy codes, and consider above-code requirements for new construction

ER.2 Install Renewable Energy at Municipal Facilities

The Town of Berthoud has already initiated analysis related to potential solar energy at our facilities. The Town has identified three municipal facilities as candidates for the installation of solar photovoltaic (PV) technology. Preliminary analysis was conducted (Appendix C) on these facilities to determine generation potential.

- Town Hall
- Recreation Center
- Water Treatment Plant

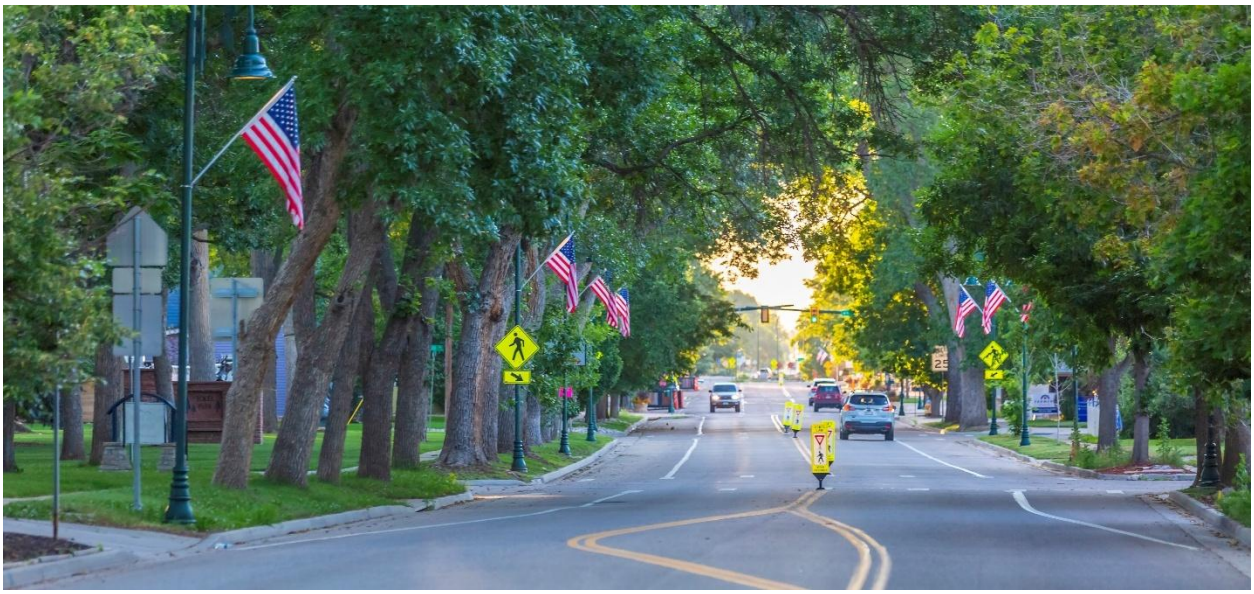
Facility	Annual Solar Generation Potential (kWh)	Potential Energy Consumption Offset by Solar (%)	Potential Year 1 GHG Emissions Savings (MT CO_2e)
Recreation Center	929,667	83%	439
Water	769,900	100%	364
Town Hall	219,900	78%	104

Next steps and additional supporting strategies the Town will consider are listed below to support this objective:

- Conduct in-depth feasibility and financial assessments on the Town Hall, Recreation Center, and Water Treatment Plant. This includes evaluating utility cost savings against investment costs, and evaluation of alternative procurement options such as a Power Purchase Agreement (PPA).
- Identify what additional municipal (Town-owned and operated) buildings would be good candidates for deploying solar energy
- Consider whether battery storage is needed in conjunction with solar at any of the Town facilities.
- Evaluate renewable energy actions that could be implemented on new and existing construction and coordination with the Development Code/Architectural Design Guidelines.

ER.3 Facility & Equipment Electrification

- Analyze results from energy audits to identify where electrification of HVAC (i.e. heat pump installation) would be appropriate. Align this analysis to existing replacement plans or plan replacement to align with end of lift of existing HVAC units.
- Compile inventory of Town-Owned Equipment, including gardening and maintenance equipment and consider options for transitioning to electric options where available.
- For diesel-powered equipment, alternate fuels such as R99 can be considered.
- Consider standards for new construction to implement electrified building equipment options where possible



4.3 Electric Vehicles

Transportation measures are important because vehicles are a major source of greenhouse gas emissions in the community. By providing cleaner, more efficient, and accessible transportation options—such as improving public transit, creating more opportunities for cycling and walking, and expanding electric vehicle infrastructure Berthoud can reduce emissions while improving air quality and enhancing public health.

The transition to cleaner mobility a critical component of Berthoud's sustainability strategy. The Town is aiming to expand the use of electric vehicles (EVs) both within the Town's owned and operated fleet, but also to encourage the community to leverage cleaner transportation options. The Town has already committed to increasing options for alternative transportation methods through its Comprehensive Plan (see Section 4.6), but reducing GHG emissions and reliance on gasoline through a transition to electric vehicles is a core supporting objective to an overall cleaner transportation system.

EV.1 Transition Municipal Fleet to Electric Vehicles

- Assess existing vehicles inventory and existing vehicle replacement plans
- Identify which vehicles are appropriate for a transition to hybrid or electric alternatives
- Conduct financial analysis to inform future budgets for vehicle purchases
- Develop a vehicle transition plan that aligns to existing vehicle replacement plans
- Consider a procurement policy that prioritizes EV

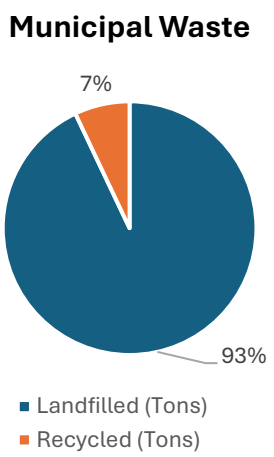
EV.2 Expand EV Charging

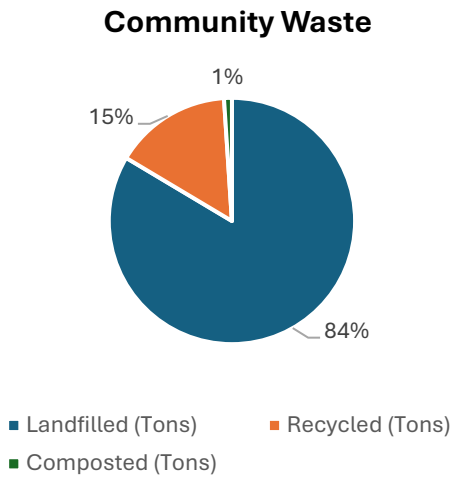
- Assess vehicle charging needs for current and future fleet, and compare to existing available charging infrastructure
- Assess potential EV Charging Infrastructure to align with the above-mentioned vehicle electrification plan
- Investigate and apply for applicable utility incentives or grants to support installation of EV charging
- Consider options for public charging to encourage community usage of electric vehicles

4.4 Solid Waste

Solid waste reduction is a key part of a sustainability action plan because it cuts environmental impacts while delivering clear community benefits. Reducing waste lowers greenhouse gas emissions from landfills, decreases air and water pollution, and reduces the energy and resources needed to produce new materials. Generating less waste saves money for both residents and the municipality by reducing disposal costs. Landfilled waste can be reduced through recycling, composting, and donation, with a priority being minimizing the amount of waste produced in the first place.

Berthoud's approach to solid waste focuses on building a more consistent and more accessible waste management process. During site visits, the Town identified several potential opportunities to improve sorting accuracy and minimize contamination, while also increasing diversion. By standardizing bin placement, introducing clearer signage, and expanding recycling and organics options across municipal facilities, Berthoud aims to foster a culture of responsible materials management. This structured approach not only supports the Town's sustainability goals but also enhances the day-to-day experience for staff, visitors, and the broader community. Baseline waste diversion rates are included in the graphs below[5].





[5] Specific organics and composting data for municipal was not available at the time of the study, and it is assumed that compositing for municipal buildings is minimal, as these receptacles were only observed at the Recreation Center.

SW.1 Waste Diversion Infrastructure

- Focus on adding recycling bins for the Town Hall building (currently there are no recycling bins). This includes locations such as reception, event spaces/board rooms, kitchenettes, bathrooms, lobbies, desks, etc.
- Eliminate homemade or repurposed bins (such as cardboard boxes) to ensure clarity and standardization.
- Ensure bins/liners have consistent color coding throughout the Town. During the site visit it was noted that in some cases recycling and landfill waste bins are the same color, which may cause confusion.
- Utilize color-coded bin liners: clear for recycling to maintain cleanliness and allow contamination checks and black for trash for easy visual differentiation.
- Require clear bags for recycling collection to help make any contamination more apparent and encourage improved sorting.
- Expand compositing and organics infrastructure and coordinate with waste hauler to ensure these are being processed.
- Consider additional Town participation in coordinating waste hauling activities and disposal options.

SW.2 Training and Signage

- Review and post consistent signage to ensure employees understand sorting requirements.
- Develop programs (such as an annual staff training) to encourage proper sorting.
- Consider using a simple decal, sticker, or paintable stencil to retrofit mismatched bins with clear labeling.

SW.3 Bin Placement and Assessment

- Ensure trash and recycling bins are co-located throughout Town Facilities to minimize effort needed to properly sort waste.
- Evaluate options for organic waste—such as paper-towel only composting bins in bathrooms, or co-location of organics bins with trash and recycling, especially in areas where employees or visitors eat.
- Address bulky cardboard and plastic film recycling options.
- At the Recreation Center, evaluate whether bins are the right size, as it was noted during the site visit that some bins are overflowing.
- Conduct a formal waste study to identify whether waste is being sorted and disposed of in the appropriate manner
- Meet with custodial teams to ensure sufficient training and supplies for sorting, collection, and disposal.

SW.4 Community Waste Reduction Programs

- Create and expand signage, such as bin stickers or informational mailers, to guide proper waste disposal.
- Implement a program to educate and incentivize recycling and composting community-wide.
- Consider launching programming/engagement events for collection of difficult to dispose of items, such as electronics.
- Consider implementation of donation programs, in partnership with local non-profits.
- Offer composting workshops, countertop bins, and user guides to encourage composting in yards and backyards.



4.5 Water

Water usage is important to the Sustainability Action Plan because water is limited and essential for the Town's well-being. Climate change has made rainfall less predictable and increasing drought severity while population and economic growth drive up demand that strain our freshwater sources. By managing water usage wisely through conservation, efficient use, and protection of water systems the Town will help support public health and strengthen resilience to climate impacts the Town will face.

W.1 Adhere to Recommendations of Water Action Plan

In parallel with the development of this Sustainability Action Plan, the Town of Berthoud has undertaken an effort to compile a formal Water Efficiency Plan (WEP) to ensure responsible stewardship of the Town's water resources. The WEP has established six goals to support water efficiency as follows:

- Reduce water demand per capita.
- Reduce peak day water demands while developing a reliable baseline to measure performance and inform future planning.
- Reduce non-revenue water losses and establish a reliable historical dataset to support on-going tracking and management.
- Lead by example and model water efficiency excellence by optimizing water use across Town operations
- Integrate water and land use planning both at the policy and operational levels
- Expand public education and outreach programs

For additional information and specific detail on these goals and supporting strategies, please review the Water Efficiency Plan on the Town's website.



4.6 Community-Wide Sustainability

Land Use is important to consider alongside sustainability because it influences protection of natural environments, as well as the behavior of the community. Managing land use helps protect natural areas, maintain healthy soils and waterways, and preserve local biodiversity. It also guides how and where infrastructure is built, helping communities grow in a way that reduces sprawl, limits pollution, and makes efficient use of resources.

As previously noted, the Town of Berthoud's 2021 Comprehensive Plan has created a foundation for incorporating sustainability into land use planning and operations. This Sustainability Action Plan is intended to work hand-in-hand with the Comprehensive Plan, reinforcing the key sustainability practices already established using several strategies under consideration for implementation.

C.1 Sustainable Land Development (Comprehensive Plan)

- Ensure that bike lanes provide ample opportunity to easily navigate the city and still prioritize safety
- Implement street level improvements to encourage safe transportation
- Use advertising to encourage sustainable travel
- Utilize community engagement to identify desirable areas, roads, and trails to expand walkability and sustainable travel.
- Increase availability of charging stations throughout Town limits to create/expand an EV charging network
- Work with agricultural landowners to establish conservation easements and preserve productive open lands.
- Evaluate beneficial actions from sourcing food, products, and materials locally and regionally.
- Adopt and maintain current updated versions of land use codes aligning with approved State code updates.

C.2 Tree Canopy (Comprehensive Plan)

- Current Inventory is 11,000 trees as per tree committee meeting April 11, 2025. Utilize aerial imaging or GIS to map existing tree coverage and identify areas in need of additional canopy coverage.
- Evaluate suitable tree species that can provide ample tree canopy cover and meet Town water usage goals
- Prioritize urban forestry in future land development plans as applicable and appropriate

C.3 Environmental Protection, Enhancement, and Restoration

- Evaluate beneficial actions from native plant species and xeriscaping deployment with the Landscape Design Guidelines.
- Evaluate beneficial actions from pollinator protection and pest/invasive management with the Landscape Design Guidelines.
- Consider a town-wide flora and fauna evaluation.
- Continue to protect environmentally sensitive areas including shorelines and riparian corridors that provide for wildlife habitats and other natural functions. Consider expanding regulations and requirements in designated environmentally sensitive overlay zones following an evaluation.

4.7 Climate Adaptation & Resilience

Climate adaptation and resilience are essential to a sustainability plan because they ensure a community can withstand and recover from the climate impacts that they already facing like drought, wildfire risk, and extreme weather. Adapting the Town with stronger infrastructure and smarter land use can reduce the risks and increase resiliency to ensure that the community can bounce back when climate-related disruptions occur.

The Town of Berthoud and the region more broadly have already experienced the negative impacts of climate-related hazards, with a particular increase in the frequency of wildfires. As such, the Berthoud Fire Protection District has undertaken a Wildfire Threat Assessment in the Wildland-Urban Interface (WUI), which is defined as undeveloped land covered in native, flammable vegetation that exhibit a high hazard potential. This assessment feeds into a Community Wildfire Protection Plan (CWPP) that will serve as a strategic roadmap for creating "fire-adapted communities" by addressing local risks and vulnerabilities. This Sustainability Action Plan reinforces the strategies of the CWPP (CAR.2), but also prioritizes additional assessments and actions the Town can consider implementing to increase resilience against potential other climate hazards (CAR.1).

CAR.1 Vulnerability Assessment

- Consider a thorough climate risk assessment to identify current and future risk related to extreme weather, drought, extreme heat, flooding, snowfall, and any other climate hazards deemed applicable
- Conduct an analysis on adaptive capacity of Town owned and operated facilities, critical infrastructure (utility, communications, hospitals, etc.), and community hubs (schools, nursing homes, etc.)
- Conduct an assessment of demographics and identify vulnerable populations
- Create GIS maps to consolidate information and prioritize areas that exhibit high vulnerability to climate risk
- Assess the funding availability to support the development and implementation of a Drought Management or Preparedness Plan

CAR.2 Fire Resiliency (CWPP)

- Identify high-risk areas and implementing measures to reduce hazardous fuels (vegetation) and structure ignitability to support risk reduction.
- Define the community's unique wildfire risk, evacuation routes, and priorities for protection.

- Bring together residents, local government (Town of Berthoud and adjacent counties), fire departments, and land managers to create a unified action plan.
- Education and Preparedness: Enhance community awareness of wildfire risks and providing actionable steps for residents to improve safety.



4.8 Leadership & Education

Strong leadership will provide the direction and momentum of implementing the Sustainability Action Plan by coordinating effort and embedding sustainable values into municipal decision-making.

The Town of Berthoud is proud of its ongoing commitment to sustainability, and understands that this is a joint effort between the Town and the broader community. As part of this category, the Town seeks to create a channel for collaboration, to ensure that our actions have not only sustainability benefits, but are serving community needs. To further this objective, the Town is also seeking to empower our community through education. Education will provide community members with the tools to operate more sustainably in their day-to-day, but also contribute to the Town's sustainability mission.

LE.1 Community Engagement

- Issue recurring communication (monthly, quarterly, semiannual) on SAP progress as deemed appropriate
- Plan recurring events to engage community members and take account of feedback as applicable
- Consider a volunteer program to contribute to sustainability around the Town (Cleanups, tree planting, education, etc.)

LE.2 Education

- Develop a formal sustainability training program for Town staff and residents, including a focused program on education for employees related to sustainable commuting options
- Incorporate signage related to sustainability best practices throughout Town facilities
- Consider a public outreach/social media campaign providing education on sustainability topics
- Educate the community and building owners about available resources such as utility rebate programs

LE.3 Leadership

- Consider a Sustainability Task Force to support prioritization and implementation of sustainability efforts. The Task Force may include Town staff, as well as utility partners, community members, and local businesses.
- Consider pilot projects in Town operations before incentivizing public implementation

- Collaborate with regional partners and neighboring agencies to share best practices and lessons learned, as well as continue participation on the Climate Smart Future Ready action teams in Larimer County



Section 5

MONITORING & REPORTING



5. Monitoring & Reporting Framework

5.1 Reporting & Monitoring

Effective reporting and monitoring are essential to ensuring that the Sustainability Action Plan remains actionable and transparent on progress. This includes monitoring data across each sustainability category, including energy use, greenhouse gas emissions, vehicle fleet performance, waste diversion, water consumption, and community engagement. The Town of Berthoud will monitor progress against the SAP by utilizing the reporting framework outlined in Appendix D. This provides clear Key Performance Indicators (KPIs) for each objective, ensuring consistency in measurement and enabling year-over-year comparison. These metrics help the Town understand whether actions are producing measurable results—such as reduced energy use in municipal facilities, increased recycling and composting rates, or progress toward fleet electrification—and highlight where additional effort or investment may be needed. The Town is committed to not only tracking this data internally as a management tool, but also to provide updates to the community on a periodic basis.

5.2 Periodic Review and Update of the Plan

The Town will conduct a periodic review of the SAP to ensure that updates are made promptly to address the evolving condition of the Town, level-set the level of ambition of related strategies, and adjust as needed to match most-up-to-date feasibility considerations and resource availability. It is recommended that the SAP be formally reviewed and updated every 5 years.

APPENDIX

Appendix

Appendix A: Key Terms & Definitions

- Active Transportation: Walking, biking, or other human-powered modes of travel that reduce emissions and improve public health
- Baseline: Starting point used for comparisons
- Climate Adaptation: Adjusting natural or human systems to reduce harm from actual or expected climate impacts.
- Climate Change: Climate change refers to any significant change in climate lasting for an extended period of time. In other words, climate change includes major changes in temperature, precipitation, or wind patterns, among others, that occur. It is different than weather.
- Climate Mitigation: Reducing the flow of heat-trapping greenhouse gases into the atmosphere – which involves cutting greenhouse gases from main sources such as power plants, factories, cars, and farms.
- Climate Resilience: The ability of a community or system to withstand, recover from, and adapt to climate-related disruptions.
- Diversion Rate: The percentage of total waste materials diverted away from landfill through recycling, composting, or reuse.
- Electrification: Replacing systems or equipment powered by fossil fuels (e.g., gas HVAC units, gasoline vehicles) with electrically powered alternatives.
- Energy Efficiency: Using less energy to perform the same function, typically through improved technology or system optimization.
- Greenhouse Gases (GHG): Greenhouse gases, such as carbon dioxide, methane, nitrous oxide and certain synthetic chemicals, trap some of the Earth's outgoing energy, retaining heat in the atmosphere.
- GHG Emissions Inventory: A list of emission sources and the associated emissions quantified using standardized methods.
- Heat Pump: An electric HVAC technology that transfers heat rather than generating it, improving energy efficiency.
- Metric Tons of Carbon Dioxide Equivalent (MTCO2e): Unit of measurement. CO2e represents an amount of GHG whose atmospheric impact has been standardized to that of one unit mass of carbon dioxide (CO2), based on the global warming potential (GWP) of the gas.
- Organics / Organics Waste: Biodegradable materials such as food scraps, yard trimmings, and compostable paper that can be processed via composting.

- Retro-Commissioning (RCx): A process that evaluates and tunes existing building systems to improve efficiency and performance.
- Renewable Energy: Energy generated from naturally replenishing sources such as solar, wind, or geothermal.
- Scope 1 Emissions: Direct greenhouse gas emissions from sources owned or controlled by the Town (e.g., municipal vehicle fuel use, natural gas combustion).
- Scope 2 Emissions: Indirect GHG emissions from purchased electricity consumed by the Town.
- Scope 3 Emissions: All other indirect emissions related to Town activities (e.g., waste, water, employee commuting), not controlled by the Town but influenced by it.
- Solar Carport: A solar PV system installed on elevated structures over parking areas.
- Vulnerability Assessment: A process to evaluate exposure, sensitivity, and adaptive capacity to climate hazards.

Appendix B: Acronyms

Cx – Commissioning

CWPP – Community Wildfire Protection Plan

EIA – Energy Information Administration

EV – Electric Vehicle

GHG – Greenhouse Gas

HVAC – Heating, Ventilation, and Air Conditioning

LED – Light Emitting Diode

LEED – Leadership in Energy and Environmental Design

$MTCO_2e$ – Metric Tons of Carbon Dioxide Equivalent

PPA – Power Purchase Agreement

PV – Photovoltaic

REA – Rural Electric Association

SAP – Sustainability Action Plan

WEP – Water Efficiency Plan

WUI – Wildland–Urban Interface

Appendix C: Solar Analysis Detail

Recreation Center

Site Address: 1000 Berthoud Parkway, Berthoud, CO 80513
Utility Account Provider: Xcel

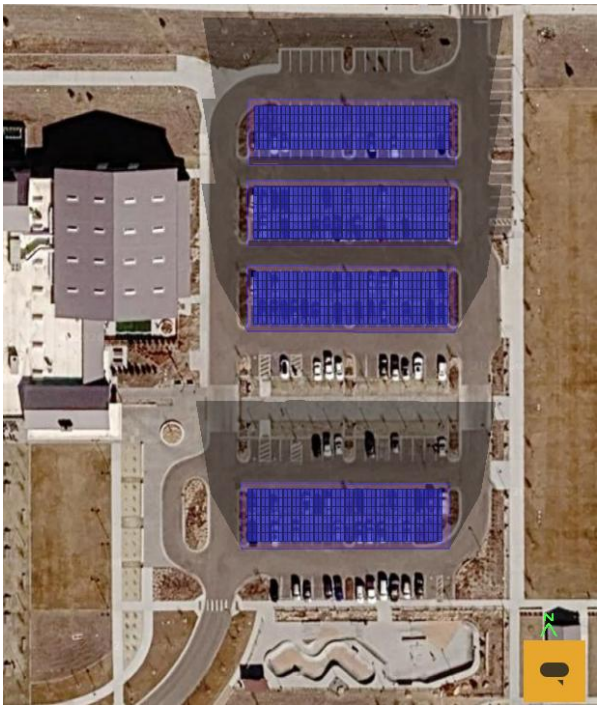
The Town's Recreation Center was identified as a candidate for solar development based on two primary factors that make the facility a strong candidate for on-site renewable energy deployment:

- High annual electricity consumption, as reported in the town-provided utility data from its Colorado electricity provider (1,119,414 kWh annually)
- Available parking lot area suitable for solar carport installation

A conceptual solar carport system was developed across available parking areas. Characteristics of the system include:

- Installed Capacity: 602 kW-DC
- Mounting Type: Solar carport
- Estimated Annual Generation: ~929,667 kWh

Based on reported annual electricity consumption, the proposed system would offset approximately 83% of total facility electricity usage. Further analysis will allow refinement of system sizing, financial performance, and interconnection considerations.



Conceptual Solar Carport Layout (Recreation Center)

Water Treatment Plant

Site Address: 424 County Road 10E, Berthoud, CO 80513

Utility Account Provider: Xcel

The Town's Water Treatment Plant was identified as a candidate for rooftop solar development based on two primary factors:

- High annual electricity consumption, as reported in Town-provided utility data from its Colorado electricity provider (764,640 kWh annually)
- Available open area surrounding the facility

A conceptual solar carport system was developed across available open area. Characteristics of the system include:

- Installed Capacity: 504 kW-DC
- Mounting Type: Ground-Mounted
- Estimated Annual Generation: ~769,900 kWh

Based on reported annual electricity consumption, the proposed system would offset approximately 100% of total facility electricity usage. Further analysis will allow refinement of system sizing, financial performance, and interconnection considerations. It is also noted that additional analysis would be recommended for this site to assess feasibility of ground mounted solar, given the limited rooftop area and significant energy usage of the facility. Location would also need to be confirmed.



Conceptual Solar Carport Layout (Water Treatment)

Town Hall

Site Address: 807 Mountain Ave, Berthoud, CO 80513

Utility Account Provider: Xcel

The Town Hall was identified as a candidate for solar development based on three primary factors that make the facility a strong candidate for on-site renewable energy deployment:

- High annual electricity consumption, as reported in the town-provided utility data from its Colorado electricity provider (278,630 kWh annually[6])
- Available parking lot area suitable for solar carport installation
- High visibility area, allowing the Town to showcase sustainability infrastructure publicly

A conceptual solar carport system was developed across available parking areas. Characteristics of the system include:

- Installed Capacity: 144 kW-DC
- Mounting Type: Solar carport
- Estimated Annual Generation: ~219,900 kWh

Based on reported annual electricity consumption, the proposed system would offset approximately 78% of total facility electricity usage. Further analysis will allow refinement of system sizing, financial performance, and interconnection considerations.



Conceptual Solar Carport Layout (Town Hall)

[6] Note exact consumption data was not available at the time of this study. Assumptions were made utilizing facility square footage and Energy Information Administration (EIA) data.

Appendix D: Reporting & Monitoring Matrix of Measures

Category	Objective	Key Performance Indicator (s)	Unit of Measure
Energy & Renewables	ER.1 Increase Energy Efficiency of Municipal Buildings	Annual Municipal Energy Usage	KWh
		Annual Municipal Scope 2 Greenhouse Gas Emissions	MT CO2e
	ER.2 Install Renewable Energy at Municipal Facilities	Annual Solar PV generation	KWh
		Percentage of Energy Usage offset by Solar	%
	ER.3 Facility & Equipment Electrification	Annual Municipal Natural Gas Usage	Therms
		Annual Municipal Scope 1 Greenhouse Gas Emissions	MT CO2e
		Annual Diesel Usage	Gal
Electric Vehicles	EV.1 Transition Municipal Fleet to Electric Vehicles	Number of Municipal Gasoline vs Hybrid vs Electric Vehicles	#
		Annual Municipal Gasoline Usage	Gal
	EV.2 Expand EV Charging	Number of Town-Owned EV Chargers	#
		Annual Hours of Usage of Town-Owned EV Chargers	Hour
Solid Waste	SW.1 Waste Diversion Infrastructure	Annual Tons of Municipal Landfill Waste	Ton
		Annual Tons of Municipal Recycling	Ton
		Annual Tons of Municipal Composting	Ton
		Municipal Diversion Rate from Landfill	%
	SW.2 Training and Signage	*See SW.1*	
	SW.3 Bin Placement and Assessment	*See SW.1*	
	SW.4 Community Waste Reduction Programs	Annual Tons of Community-Wide Landfill Waste	Ton
		Annual Tons of Community-Wide Recycling	Ton
		Annual Tons of Municipal Composing	Ton
		Community-Wide Diversion Rate from Landfill	%
Water	W.1 Adhere to Recommendations of Water Action Plan	Annual Municipal Water Usage	Gal
		Annual Community-Wide Water Usage	Gal
		Annual Scope 3 GHG Emissions from Water	MT CO2e
Sustainable Land Use	C.1 Sustainable Land Development (Comprehensive Plan)	*Align with Comprehensive Plan*	
	C.2 Tree Canopy (Comprehensive Plan)	*Align with Comprehensive Plan*	

Category	Objective	Key Performance Indicator (s)	Unit of Measure
Climate Adaptation & Resilience	CAR.1 Vulnerability Assessment	Completion of Vulnerability Assessment	Qualitative
	CAR.2 Fire Resiliency (CWPP)	*Align with CWPP*	
Leadership & Education	LE.1 Community Engagement	Communications Issued	#
		Event Participants	#
	LE.2 Education	Completion of Program Development	Qualitative
		Training Program Participants	#
	LE.3 Leadership	Launch of Task Force	Qualitative
		Number of Pilot Projects Completed	#
		Number of Regional Partners Engaged	#

MEMORANDUM

TO: Town Board of Trustees

FROM: Brian Dubois

DATE: 4/9/2026

RE: Sustainability Action Plan — Final Draft Pending Delivery

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This memo is to inform you that the final draft of the Town of Berthoud Sustainability Action Plan (SAP) is currently being finalized and has not yet been received. Once the final document is delivered, it will be distributed to all relevant parties and added to the Board agenda for formal consideration and adoption.

Please note that the agenda item for the SAP adoption has been prepared in advance and is ready to be included upon receipt of the final document. No further action is required at this time.

If you have any questions in the meantime, please do not hesitate to reach out.

Brian Dubois

Economic Sustainability Manager

bdubois@berthoud.org

Town of Berthoud
Sustainability Action Plan

Summary of Plan Changes

CUMMING GROUP

BUILDING VALUE THROUGH EXPERTISE

2026



Summary of Edits to the Plan

Board Feedback

- Highlighted synergies between Sustainability Action Plan and the Comprehensive Plan
- Fine-tuned language to leave flexibility for Town in selecting implementation pathways

Public/Partner Feedback

- Elevated focus on energy code adoption and benchmarking
- Incorporated additional strategies for collaboration with Xcel Energy
- Incorporated additional strategies for expanded education to residents on leveraging rebates/incentives
- Additional emphasis throughout the Plan on collaboration with the County, including leveraging analysis the County has previously completed and participation in County-wide initiatives

Other

- Clarified language and improved graphics accessibility

Board of Trustees Information

Administration Department

Meeting Date:	**April 14, 2026**
Agenda Title/Subject:	**Discussion of Certificates of Participation and Approval of Resolution Authorizing Engagement with Piper Sandler & Co for COP Financing – Mountain Vista Park Phase 1 (Richardson)**
Type of Item:	**Regular Item**
Purpose:	
Presented by:	

Attachments:

1. Resolution – Engagement of Piper Sandler For COP Issuance
2. Berthoud - Piper Sandler Underwriter Engagement Letter_4.8.26

Background:

Insert background information here. Background information should include appropriate and relevant information that can assist the governing body in making an informed decision. This section is a great opportunity to include information that may come up as a question in the Board Meeting. Please note the need for a Public Hearing in this section if the item includes a hearing.

Update/Next Steps:

This section should be used to provide:

- Any updates if the item has been presented to the Town Board previously and articulate next steps if this item will be coming back for further consideration.

Fiscal Impact and Fund Source:

This section should articulate how the item/request will be funded.

Community Touchstones:

This section should be used to articulate how the agenda item/request fits into the Community Touchstones identified by the Town Board in their strategic planning sessions. (Community Identity, Resiliency and Sustainability)

Recommended Action(s):

Insert recommended action here. Please ensure recommended action is as detailed as possible. If the item includes the adoption of an ordinance or resolution, please ensure the recommended action articulates that. The motion should be written in a manner that can be read while a Board Member is making a motion.

Resolution No. 11

Series 2026

A Resolution Of The Board Of Trustees Of The Town Of Berthoud, Colorado, Authorizing The Engagement Of Piper Sandler & Co. As Underwriter For The Town Of Berthoud In Connection With The Issuance Of Certificates Of Participation For The Construction Of Mountain Vista Park, And Authorizing The Town Administrator To Execute An Agreement For Such Services

Whereas, the Town of Berthoud, Colorado (the "Town"), is a municipal corporation duly organized and existing under the laws of the State of Colorado;

Whereas, the Town desires to finance the construction and development of Mountain Vista Park (the "Project");

Whereas, the Town anticipates issuing Certificates of Participation ("COPs") as a means of financing the Project;

Whereas, the Town requires the services of a qualified underwriting firm to assist with the structuring, marketing, and issuance of the COPs;

Whereas, Piper Sandler & Co. ("Piper Sandler") is a nationally recognized investment banking firm with substantial experience in municipal finance and the issuance of Certificates of Participation; and

Whereas, the Board of Trustees finds that it is in the best interests of the Town to engage Piper Sandler to provide underwriting services in connection with the issuance of COPs for the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD, COLORADO, THAT:

Section 1. The engagement of Piper Sandler & Co. as underwriter for the Town in connection with the issuance of Certificates of Participation for the financing of the Mountain Vista Park project is hereby authorized.

Section 2. The Town Administrator is hereby authorized and directed to execute the engagement letter with Piper Sandler & Co. for underwriting services.

Section 3. Effective Date. This Resolution shall take effect immediately upon its adoption.

Introduced, approved and adopted this 14th day of April, 2026.

Town of Berthoud

_____

William Karspeck, Mayor

Attest

_____
Christian R. Samora, CMC, Town Clerk

PIPER | SANDLER

1144 15th Street, Suite 2050
Denver, CO, 80202
P 303-405-0852
Piper Sandler & Co.
Since 1895. Member SIPC and NYSE.

April 8, 2026

Chris Kirk, Town Administrator
Town of Berthoud
807 Mountain Ave
Berthoud, CO 80513

Re: Underwriter Engagement Letter
Certificates of Participation, Series 2026 (the "Securities" or "COP")

Dear Mr. Kirk:

This letter confirms the agreement (the "Agreement") between Piper Sandler & Co. ("Piper Sandler" or "we" or "us") and the Town of Berthoud, Colorado (the "Issuer" or "you") as follows:

1. ***Engagement.*** The Issuer hereby engages Piper Sandler to serve as an underwriter for the Securities. As currently contemplated, the transaction will be an underwriting of the Securities with gross proceeds of approximately $28,000,000 to fund the Mountain Vista Park project. Sale and delivery of the Securities by the Issuer will occur on the day of closing ("Closing Date").

2. **Scope of Services**. Piper Sandler agrees, as appropriate and directed by you, to provide the following services.

   (a) Develop a financing plan for the Securities and assist you in determining the economic impact of the Securities;

   (b) Provide advice concerning structure, timing, terms and other similar matters concerning the Securities, including recommendations as to maturities, interest rates, structure, security, timing, and amount of proceeds needed to implement your project;

   (c) Review and make comments with respect to sale documents, as applicable, including explanatory statements, authorizing Resolutions and Ordinances, indentures and other underlying documents relating to the Securities;

   (d) Develop a sale schedule that incorporates all aspects of bringing Securities to market and arranging for a successful closing of the transaction;

   (e) Assist in the preparation of the preliminary and final Official Statements to be issued by you relating to the Securities for final approval by you and your representatives, including bond counsel;

   (f) Assist in making presentations to rating agencies with respect to the Securities;

   (g) Evaluate and make recommendations concerning the use of COP insurance and any other available credit enhancements;

   (h) Develop a marketing plan for the offering, including identification of potential investors;

   (i) Distribute preliminary and final Official Statements to a broad list of institutions, banks, trusts, insurance companies, professional investment advisors and other prospective investors of the Securities;

   (j) Negotiate the pricing, including the interest rate, and other terms of Securities;

   (k) Obtain CUSIP numbers for the Securities and arrange for their DTC book-entry eligibility as required;

   (l) Provide final schedules of debt service payments, pricing and other reports for the Securities;

   (m) Review and make comments with respect to closing documents prepared by Bond Counsel;

(n) Plan and arrange for the closing and settlement of the issuance and the delivery of Securities;

3. ***Fees & Expenses.***

(a) **Underwriter's Discount (Fee).** For our services, our underwriting fee will not exceed 0.450% ($4.50/$1,000) of the par amount of the Securities. *For avoidance of doubt, this fee shall not be payable in the event a closing of the Securities does not occur.*

(b) **Marketing & Closing Expenses.** Upon receipt of an invoice, you agree to reimburse us from bond proceeds for the expenses incurred in preparing to market and marketing the Securities, including, but not limited to, underwriter's counsel, travel, printing and distribution of transaction materials and closing costs such as CUSIP, IPREO and DTC charges. If the Securities do not close, no expenses will be billed.

4. ***Other Matters Relating to Our Engagement***. The parties agree that we are not making a final commitment to underwrite securities until certain events have occurred including among other things, a successful authorizing bond election, satisfactory completion and execution of all final documentation for an offering including all terms and conditions and credit approval by Piper Sandler's internal credit approval process. This Agreement is therefore not a final commitment by us express or implied, to underwrite or purchase any securities. If you elect to conduct a public offering of the Securities, you and Piper Sandler will enter into a definitive bond purchase agreement which shall supersede the provisions of this agreement in any conflicting respects, except that the parties agree that the fee provisions set forth in Section 3 will continue to apply.

You acknowledge that you have retained us solely to provide the services to you as set forth in this agreement. As underwriter, Piper Sandler may provide advice concerning the structure, timing, terms, and other similar matters concerning the transaction. You acknowledge and agree that: (i) the primary role of Piper Sandler as an underwriter, is to sell securities to investors in an arms-length commercial transaction and that Piper Sandler has financial and other interests that differ from your interests (ii) Piper Sandler is not acting as a municipal advisor, financial advisor or fiduciary to you or any other person or entity and has not assumed any advisory or fiduciary responsibility to you with respect to the transaction contemplated herein and the discussions, undertakings and proceedings leading thereto (irrespective of whether Piper Sandler has provided other services or is currently providing other services to you on other matters) (iii) the only obligations Piper Sandler has to you with respect to the transaction contemplated hereby expressly are set forth in this agreement and (iv) you have consulted your own legal, accounting, tax, financial and other advisors, as applicable, to the extent deemed appropriate in connection with the transaction contemplated herein.

5. ***Disclosure.*** Attached to this letter are regulatory disclosures required by the Securities and Exchange Commission and the Municipal Securities Rulemaking Board to be made by us at this time because of this engagement. We may be required to send you additional disclosures regarding the material financial characteristics and risks of such transaction or describing those conflicts. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures. It is our understanding that you have the authority to bind the Issuer by contract with us, and that you are not a party to any conflict of interest relating to the Securities. If our understanding is incorrect, please notify the undersigned immediately.

6. ***Termination.*** You or we may terminate our engagement under this agreement, with or without cause, upon ten (10) days' written notice to the other party. The fee, expense reimbursement, your representations, warranties and agreements, and miscellaneous provisions of this agreement will survive any termination of our engagement under this agreement.

7. ***Section Headings.*** Section headings contained herein are for convenience of reference only and are not part of this agreement.

8. ***Amendment.*** This agreement may be amended only by a written instrument executed by each of the Parties. The terms of this agreement may be waived only by a written instrument executed by the party waiving compliance.

9. ***Entire Agreement.*** This agreement embodies the entire agreement and understanding between you and us and supersedes all prior agreements and understandings relating to the subject matter of this agreement.

10. ***No Assignment.*** This agreement has been made by the Issuer and Piper Sandler, and no other person shall acquire or have any right under or by virtue of this agreement.

11. ***Governing Law.*** This agreement, and all claims or causes of action (whether in contract or tort) that may be based upon, arise out of or relate to this agreement or the negotiation, execution or performance of this agreement, will be governed by and construed in accordance with the laws of Colorado.

12. ***Effectiveness.*** This agreement shall become effective upon its execution by duly authorized officials of all parties hereto and shall be valid and enforceable from and after the time of such execution.

13. ***Severability.*** In the event any provision of this agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof. You and us will endeavor in good faith negotiations to replace the invalid or unenforceable provisions with valid provisions the economic effect of which comes as close as possible to that of the invalid or unenforceable provisions.

14. ***Counterparts.*** This agreement may be executed in several counterparts (including counterparts exchanged by email in PDF format), each of which shall be an original and all of which shall constitute but one and the same instrument.

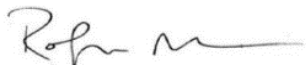
15. ***Notices.*** Any notice required or permitted to be given under this agreement shall be given in writing and shall be effective from the date sent by registered or certified mail, by hand, facsimile or overnight courier to the addresses set forth on the first page of this agreement with a copy sent to the General Counsel of such Party.

Please confirm that the foregoing correctly and completely sets forth our understanding by signing and returning to us the enclosed duplicate of this engagement agreement.

Sincerely,



Andrew Ma, Assistant Vice President
Piper Sandler & Co.



Robyn Moore, Managing Director
Piper Sandler & Co.

Acknowledgement and Approval of Engagement
and Receipt of Appendix Disclosures

Chris Kirk, Town Administrator
Town of Berthoud, Colorado

Date: _____

Appendix A – G-17 Disclosure

Thank you for engaging Piper Sandler & Co. (Piper Sandler) to serve as your underwriter. We are writing to provide you with certain disclosures relating to the captioned bond issue (the Securities), as required by Municipal Securities Rulemaking Board (MSRB) Rule G-17 as set forth in MSRB Notice 2019-20 (Nov. 8, 2019).[1]

Piper Sandler & Co. intends to serve as an underwriter, and not as a financial advisor or municipal advisor, in connection with the issuance of the Securities. As part of our underwriting services, we may provide advice concerning the structure, timing, terms, and other similar matters concerning the issuance of the Securities.

The following G-17 conflict of interest disclosures are now broken down into three types, including: 1) dealer-specific conflicts of interest disclosures (if applicable); 2) transaction-specific disclosures (if applicable); and 3) standard disclosures.

Dealer-Specific Conflicts of Interest Disclosures
Piper Sandler has identified the following actual or potential[2] material conflicts of interest:

- We have entered into a separate agreement with Charles Schwab & Co., Inc. that enables Charles Schwab & Co., Inc. to distribute certain new issue municipal securities underwritten by or allocated to us which could include the Securities. Under that agreement, we will share with Charles Schwab & Co., a portion of the fee or commission paid to us.

Transaction-Specific Disclosures
- Disclosures Concerning Complex Municipal Securities Financing:
  - Since we have not recommended a "complex municipal securities financing" to the Issuer or Obligor, additional disclosures regarding the financing structure for the Securities are not required under MSRB Rule G-17.

Standard Disclosures
- Disclosures Concerning the Underwriters' Role:
  - MSRB Rule G-17 requires an underwriter to deal fairly at all times with both issuers and investors.
  - The underwriters' primary role is to purchase the Securities with a view to distribution in an arm's-length commercial transaction with the Issuer. The underwriters have financial and other interests that differ from those of the Issuer.
  - Unlike a municipal advisor, an underwriter does not have a fiduciary duty to the Issuer under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the Issuer without regard to its own financial or other interests.
  - The Issuer may choose to engage the services of a municipal advisor with a fiduciary obligation to represent the Issuer's interest in this transaction.

[1] Revised Interpretive Notice Concerning the Application of MSRB Rule G-17 to Underwriters of Municipal Securities (effective Mar. 31, 2021).
[2] When we refer to *potential* material conflicts throughout this letter, we refer to ones that are reasonably likely to mature into *actual* material conflicts during the course of the transaction, which is the standard required by MSRB Rule G-17.

- The underwriters have a duty to purchase the Securities from the Issuer at a fair and reasonable price but must balance that duty with their duty to sell the Securities to investors at prices that are fair and reasonable.
- The underwriters will review the official statement for the Securities in accordance with, and a part of, their respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.[3]

- Disclosures Concerning the Underwriters' Compensation:
  - The underwriters will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Securities. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Securities. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriters may have an incentive to recommend to the Issuer a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

If you or any other Issuer officials have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with the Issuer's own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent you deem appropriate.

Please note that nothing in this letter should be viewed as a commitment by the underwriters to purchase or sell all the Securities and any such commitment will only exist upon the execution of any bond purchase agreement or similar agreement and then only in accordance with the terms and conditions thereof.

You have been identified by the Issuer as a primary contact for the Issuer's receipt of these disclosures, and that you are not a party to any disclosed conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately. We are required to seek your acknowledgement that you have received this letter. Accordingly, please send me an email to that effect, or sign and return the enclosed copy of this letter to me at the address set forth above. Otherwise, an email read receipt from you or automatic response confirming that our email was opened by you will serve as an acknowledgment that you received these disclosures.

Depending on the structure of the transaction that the Issuer decides to pursue, or if additional actual or potential material conflicts are identified, we may be required to send you additional disclosures regarding the material financial characteristics and risks of such transaction and/or describing those conflicts. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.

[3] Under federal securities law, an issuer of securities has the primary responsibility for disclosure to investors. The review of the official statement by the underwriters is solely for purposes of satisfying the underwriters' obligations under the federal securities laws and such review should not be construed by an issuer as a guarantee of the accuracy or completeness of the information in the official statement.

Appendix B – Fixed Rate Securities

The following is a general description of the financial characteristics and security structures of fixed rate municipal securities ("Fixed Rate Securities"), as well as a general description of certain financial risks that are known to us and reasonably foreseeable at this time and that you should consider before deciding whether to issue Fixed Rate Securities. If you have any questions or concerns about these disclosures, please make those questions or concerns known immediately to us. In addition, you should consult with your financial and/or municipal, legal, accounting, tax, and other advisors, as applicable, to the extent you deem appropriate.

Financial Characteristics

Maturity and Interest. Fixed Rate Securities are interest-bearing debt securities issued by state and local governments, political subdivisions and agencies and authorities, whether for their benefit or as a conduit issuer for a nongovernmental entity. Maturity dates for Fixed Rate Securities are fixed at the time of issuance and may include serial maturities (specified principal amounts are payable on the same date in each year until final maturity) or one or more term maturities (specified principal amounts are payable on each term maturity date) or a combination of serial and term maturities. The final maturity date typically will range between 10 and 30 years from the date of issuance. Interest on the Fixed Rate Securities typically is paid semiannually at a stated fixed rate or rates for each maturity date.

Redemption. Fixed Rate Securities may be subject to optional redemption, which allows you, at your option, to redeem some or all the securities on a date prior to scheduled maturity, such as in connection with the issuance of refunding securities to take advantage of lower interest rates. Fixed Rate Securities will be subject to optional redemption only after the passage of a specified period, often approximately ten years from the date of issuance, and upon payment of the redemption price set forth in the securities, which may include a redemption premium. You will be required to send out a notice of optional redemption to the holders of the securities, usually not less than 30 days prior to the redemption date. Fixed Rate Securities with term maturity dates also may be subject to mandatory sinking fund redemption, which requires you to redeem specified principal amounts of the securities annually in advance of the term maturity date. The mandatory sinking fund redemption price is 100% of the principal amount of the securities to be redeemed.

Security

Payment of principal of and interest on a municipal security, including Fixed Rate Securities, may be backed by various types of pledges and forms of security, some of which are described below.

General Obligation Securities. "General obligation (GO) securities" are debt securities to which your full faith and credit is pledged to pay principal and interest. If you have taxing power, generally you will pledge to use your ad valorem (property) taxing power to pay principal and interest. The debt service on "unlimited tax" GO securities are paid from ad valorem taxes which are not subject to state constitutional property tax millage limits, whereas "limited tax" GO Securities are subject to such limits.

General obligation securities constitute a debt and, depending on applicable state law, may require that you obtain approval by voters prior to issuance. In the event of default in required payments of

interest or principal, the holders of general obligation securities generally will have certain rights under state law to compel you to impose a tax levy.

Revenue Securities. **"**Revenue securities" are debt securities that are payable only from a specific source or sources of revenues. Revenue securities are not a pledge of your full faith and credit, and you (or, if you are a conduit issuer, the obligor, as described in the following paragraph) are obligated to pay principal and interest on your revenue securities only from the revenue source(s) specifically pledged to the securities. Revenue securities do not permit the bondholders to compel you to impose a tax levy for payment of debt service. Pledged revenues may be derived from operation of the financed project or system, grants or excise or other specified taxes. Generally, subject to state law or local charter requirements, you are not required to obtain voter approval prior to issuance of revenue securities. If the specified source(s) of revenue become inadequate, a default in payment of principal or interest may occur. Various types of pledges of revenue may be used to secure interest and principal payments on revenue securities. The nature of these pledges may differ widely based on state law, the type of issuer, the type of revenue stream and other factors.

Some revenue securities (conduit revenue securities) may be issued by a governmental issuer acting as a conduit for the benefit of a private sector entity or a 501(c)(3) organization (the obligor). Conduit revenue securities commonly are issued for not-for-profit hospitals, educational institutions, single and multi-family housing, airports, industrial or economic development projects, and student loan programs, among other obligors. Principal and interest on conduit revenue securities normally are paid exclusively from revenues pledged by the obligor. Unless otherwise specified under the terms of the securities, you are not required to make payments of principal or interest if the obligor defaults.

The description above regarding "Security" is only a summary of certain possible security provisions for the securities and is not intended as legal advice. You should consult with your bond counsel for further information regarding the security for the securities.

Financial Risk Considerations

Certain risks may arise in connection with your issuance of Fixed Rate Securities, including some or all the following (generally, the obligor, rather than the issuer, will bear these risks for conduit revenue securities):

Issuer Default Risk. You may be in default if the funds pledged to secure your securities are not enough to pay debt service on the securities when due. The consequences of a default may be serious for you and, depending on applicable state law and the terms of the authorizing documents, the holders of the securities, the trustee and any credit support provider may be able to exercise a range of available remedies against you. For example, if the securities are secured by a general obligation pledge, you may be ordered by a court to raise taxes. Other budgetary adjustments also may be necessary to enable you to provide sufficient funds to pay debt service on the securities. If the securities are revenue securities, you may be required to take steps to increase the available revenues that are pledged as security for the securities. A default may negatively impact your credit ratings and may effectively limit your ability to publicly offer securities or other securities at market interest rate levels. Further, if you are unable to provide sufficient funds to remedy the default, subject to applicable state law and the terms of the authorizing documents, you may find it necessary to consider available alternatives under state law, including (for some issuers) state-mandated receivership or bankruptcy. A default also may occur if you are unable to comply with

covenants or other provisions agreed to in connection with the issuance of the securities.

This description is only a summary of issues relating to defaults and is not intended as legal advice. You should consult with your bond counsel for further information regarding defaults and remedies.

Securities payable from the general fund, particularly securities without a defined revenue stream identified to pay debt service, reduce your flexibility to balance the general fund. Because a fixed debt service payment is required to be paid regardless of how your general fund is impacted by revenue losses or by increased expenses, you have less flexibility in the options available to you in assuring a balanced budget for your general fund.

General Fund Obligations that are Project Based. Some general fund obligations are issued for projects which are expected to generate revenues that will pay for some or all of the debt service on the securities. In the event the project does not generate the anticipated levels of revenues available for debt service, or, in the extreme case, does not create any revenue available for debt service, you may need to make payments from other available general fund revenues. This may force you to reduce other expenditures or to make difficult decisions about how to pay your debt service obligation while meeting other expenditure needs.

General Fund Obligations that are Subject to Annual Appropriation. Some general fund obligations require that debt service is subject to annual appropriation by your governing body. If your governing body decides not to appropriate payments for debt service, your credit ratings may be negatively impacted, and you may be forced to pay a higher interest rate on future debt issuance or may be unable to access the market for future debt issuance.

For all securities, a default may negatively impact your credit ratings and may effectively limit your ability to publicly offer securities or other securities at market interest rate levels. Further, if you are unable to provide sufficient funds to remedy the default, subject to applicable state law and the terms of the authorizing documents, it may be necessary for you to consider available alternatives under state law, including (for some issuers) state-mandated receivership or bankruptcy. A default also may occur if you are unable to comply with covenants or other provisions agreed to in connection with the issuance of the securities.

Redemption Risk. Your ability to redeem the securities prior to maturity may be limited, depending on the terms of any optional redemption provisions. If interest rates decline, you may be unable to take advantage of the lower interest rates to reduce debt service.

Refinancing Risk. If your financing plan contemplates refinancing some or all the securities at maturity (for example, if you have term maturities or if you choose a shorter final maturity than might otherwise be permitted under the applicable federal tax rules), market conditions or changes in law may limit or prevent you from refinancing those securities when required.

Reinvestment Risk. You may have proceeds from the issuance of the securities available to invest prior to the time that you are able to spend those proceeds for the authorized purpose. Depending on market conditions, you may not be able to invest those proceeds at or near the rate of interest that you are paying on the securities, which is referred to as “negative arbitrage”.

Tax Compliance Risk. The issuance of tax-exempt securities is subject to several requirements under the United States Internal Revenue Code, as enforced by the Internal Revenue Service

(IRS). You must take certain steps and make certain representations prior to the issuance of tax-exempt securities. You also must covenant to take certain additional actions after issuance of tax-exempt securities. A breach of your representations or your failure to comply with certain tax-related covenants may cause the interest on securities to become taxable retroactively to the date of issuance of the securities, which may result in an increase in the interest rate that you pay on the securities or the mandatory redemption of the securities. The IRS also may audit you or your securities, in some cases on a random basis and in other cases targeted to specific types of bond issues or tax concerns. If tax-exempt securities are declared taxable, or if you are subject to audit, the market price of your securities may be adversely affected. Further, your ability to issue other tax-exempt securities also may be limited.

This description of tax compliance risks is not intended as legal advice and you should consult with your bond counsel regarding tax implications of issuing the securities.

Board of Trustees Information

Community Development Department

Meeting Date:	**April 14, 2026**
Agenda Title/Subject:	**PUBLIC HEARING: Comprehensive Plan Update to Include Water Conservation Element**
Type of Item:	**Public Hearing**
Purpose:	**Consideration of an update to the 2021 Comprehensive Plan for inclusion of a Water Conservation Element required by SB-24-174/State Statute prior to December 31, 2026**
Presented by:	**Lakin Dickson**

Attachments:

1. Comprehensive Plan Addendum Water Supply Element
2. Water Element Action Plan 2026_Utilities
3. Ordinance 1379 (2026)
4. Colorado Revised Statutes
5. Staff Presentation

Background:

With the passage of SB24-174, Colorado Revised Statutes now require municipal, county, and regional comprehensive plans include a water supply element, and these elements must be updated, in consultation with water providers, on no less than a 5-year basis. There are no exemptions for the water supply element in statute, and this must be completed by December 31, 2026.

When developing a water supply element in local or regional comprehensive plans, Colorado Revised Statutes 30-28-106(3)(a.5)(II) and 31-23-206(1.5)(c) require that the community must:

- Consult and coordinate with local water provider(s),
- Include water conservation policies, and
- Estimate a range of water supplies and facilities needed to support the potential public and private development described in the comprehensive plan.

This water supply element addendum incorporates water conservation policies, including principles, goals, and strategies; encompasses the Town's current water supplies and facilities, considering population growth, future needs, and projected demands; and acknowledges water and land use principles from the Town's 2024 Water Efficiency Plan.

This addendum is comprised of components from Berthoud's 2020 Growing Water Smart Workshop, the 2021 Comprehensive Plan, the 2021 Open Space Plan, the 2023 Water and Wastewater Master Plan, and the 2024 Water Efficiency Plan.

Community Development staff has collaborated closely with the Operations staff to ensure close alignment with their goals, objectives and programming. Community Development has also coordinated closely for the past six months with representatives from the Division of Local Affairs (DOLA) who is managing SB24-174 requirements. The draft presented to the Planning Commission is the latest draft approved by DOLA.

A work session was presented to the Planning Commission on February 12, 2026. Notice of the public hearings was published on March 6, 2026. The Planning Commission heard the final draft at a public hearing on March 12, 2026 and recommended the Town Board approve the adoption into the Town's 2021 Comprehensive Plan as a new Section 5.

Update/Next Steps:
The Town Trustees will hear the request at their April 14, 2026 public hearing.

Fiscal Impact and Fund Source:
There is no negative fiscal impact to the Town in amending this document. Due to staff performing these tasks in-house, there was a cost savings.

Community Touchstones:
Consideration of the amendment request does not negatively impact community touchstones. Consideration of approval of the request does provide support for encouraging mindful water stewardship, promoting the Town's sustainability and resiliency goals, and offering continued community-wide engagement and collaboration when strengthening the connection between water and land use planning.

Recommended Action(s):
Planning Commission recommends the Town Trustees approve the Water Conservation Element, Section 5 as presented and adopt into the Comprehensive Plan.



SECTION 5

Water Conservation Element

Today, Berthoud provides water service to more than 26,000 individuals, including residents and non-residents. The Town consulted and coordinated with Little Thompson Water District regarding water conservation, water efficiency, water and land use planning, and actions to protect water in environmentally sensitive areas. Little Thompson Water District did not have any objections and confirmed this plan is in line with state priorities and current water planning activities in the area.

Town of Berthoud's planning department is committed to updating the water supply element every five years to ensure water conservation policies are being met and current water supplies, projected demands, and future needs are up to date.

Water Conservation Policies

Principles

1. Town of Berthoud will promote the wise use of water in public spaces to support the transition to climate-appropriate landscapes encouraging mindful water stewardship.
2. Town of Berthoud will sustainably manage its water resources to enhance community resilience and protect environmentally sensitive areas.
3. Town of Berthoud will align development codes, zoning, guidelines and policies, specifications and standards, with the Water Efficiency Plan, Open Space Plan, and other municipal plans to ensure new development is designed to be water efficient.
4. Town of Berthoud will promote water efficiency and conservation through community-wide engagement and collaboration with customers, local water providers, local government, and stakeholders.

Goals and Strategies

Measurement and Management

1. Goal: Conduct an annual water loss audit.
    a. Strategy: Complete AWWA M36 Audit with water loss volume, values, and validity and report these findings to the board.
2. Goal: Improve data to refine water management; granularity, normalization, demand profiles, and communication options.
    a. Strategy: Develop a multi-year plan, budget and timeline to complete water meter upgrades – 12 - 24 months.
    b. Strategy: Install Advanced Metering Infrastructure (AMI) meters to help analyze water use patterns, support more accurate billing, identify leaks and inefficiencies, and improve overall water demand management.

Sustainable and Efficient Operations

1. Goal: Implement water efficiency in current and future public spaces.
    a. Strategy: Plan to implement water conservation and efficiency projects in Town parks and facilities as demonstration areas as well as functional areas.
    b. Strategy: Develop a communications plan regarding the benefits of water efficiency and water wise landscaping options.
    c. Strategy: Conduct a work study session to illustrate water wise land use practices in Colorado for the Town Board and Planning Commission.
2. Goal: Develop water quality protection standards for waterbodies and wetlands.

    a. Strategy: Coordinate with relevant agencies and organizations to identify priority wetlands, floodways, floodplains, water edges and water courses to inform site planning.
3. Goal: Plan for anticipated growth and increase in water demands as the town develops.
    a. Strategy: Initiate the expansion of the current 4 million gallons per day (MGD) Water Treatment Plant (WTP) to 5 MGD in the coming year.
    b. Strategy: Continue developing the non-potable water supply system to expand the community-wide supply.
    c. Strategy: Develop a method to capture and reuse legally reusable return flows, including portions of the town's ditch water rights and Windy Gap Project supplies.

Integrating Water and Land Use

1. Goal: Integrate water efficiency into land use ordinances and development policies to reflect and support the Town's long-term vision and community value.
    a. Strategy: Incorporate water efficiency standards into the Town's development code with a focus on outdoor water use/landscaping.
    b. Strategy: Promote new development standards that limit the need for irrigation to help reduce the demand for water. This includes clustered development with shared green spaces and protection of natural areas.
    c. Strategy: Execute workshops around building codes to educate builders, developers, and landscapers and encourage the landscaper certification program offered by Northern Water.
2. Goal: Promote sharing rights for agricultural purposes.
    a. Strategy: Retain water rights on conserved lands through Alternative Transfer Methods, water sharing agreements, or other methods.
    b. Strategy: Evaluate town drought supplies.
    c. Strategy: Continue to work with ditch and irrigation companies to maintain effective operations.
3. Goal: Ensure the comprehensive plan update addresses land-use policies impacting water demand.
    a. Strategy: The next comprehensive plan update will contain water inclusive elements and ensure water demand and supply are considered in land use plans.
    b. Strategy: Continue to protect and enhance existing waterways, lakes/reservoirs, riparian corridors, and floodplains.
    c. Strategy: Continue to collaborate with the Town Board and Planning Commissioners on future land use and water demand goals for the Town.

Water Supplies and Facilities

Population Growth

The Town's current estimated population of 14,988 people in 2025 will increase to approximately 27,285 people by 2040 according to a consistent projection by the 2021 Comprehensive Plan, 2023 Water and Wastewater Master Plan, and the 2025 Housing Diversity Plan. As the Town tracks local and regional growth trends over time, it must navigate a course between not overbuilding and making sure it has adequate treatment capacity on a rolling 5-year horizon. Figure 1 presents the Town's 2043 projection of 26,216 people, developed during Berthoud's 2023 Water and Wastewater Master Planning process to inform future expansions of Berthoud's water treatment facility.

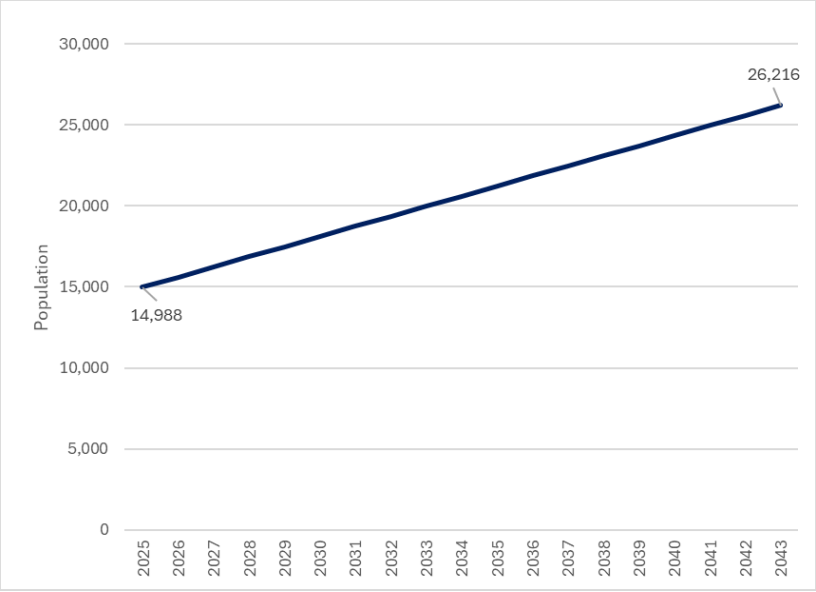


Figure 1. Projected Future Population

Current Water Supplies

Water facilities that the Town of Berthoud utilizes are Berthoud Reservoir, Loveland Reservoir, Historic water tower, Northern Water, and Little Thompson Water District. These facilities support the potential public and private development described in Berthoud's 2021 Comprehensive Plan. Water facilities that the Town may utilize in the future are Bacon Lake, Newell Lake, Hummel Reservoir, DeFrance Reservoir, and Sunnyslope Reservoir. While it would be beneficial to Berthoud to deliver non-potable water from these reservoirs as development spreads east, the town has not looked into storage and capacity for these facilities.

The Town of Berthoud provides both potable and non-potable water supplies. Potable water is treated to meet drinking water standards at the Berthoud Water Treatment Plant (WTP), while non-potable water consists of untreated raw water delivered through designated irrigation systems. Non-potable supplies may be stored in Loveland Lake, Carter Lake, and Welch Reservoir through an agreement with the Handy Ditch Company prior to distribution. Berthoud's water rights portfolio is diverse, encompassing decrees for 1) municipal indoor and outdoor use, 2) outdoor irrigation only, and 3) combined municipal and irrigation purposes. While leases with new water facilities is not guaranteed, Berthoud's current water facilities will be able to accommodate a large portion, if not all, of the non-potable water demand that the town will build out in the future. Berthoud's water supplies are summarized below:

Big Thompson River – Berthoud has utilized Big Thompson River water since its founding. These senior water rights, including a portion of the No. 1 priority right on the river, provide a reliable supply. Historically diverted through the Handy Ditch to Berthoud Reservoir for treatment, this source can also be delivered through the Colorado-Big Thompson (C-BT) Project system via agreements with the U.S. Bureau of

Reclamation. Today, the C-BT system is the primary delivery mechanism, with Handy Ditch serving as a backup.

Colorado-Big Thompson (C-BT) Water – C-BT water is Berthoud's second largest supply source, suitable for both municipal and irrigation use. This transbasin water originates on Colorado's west slope and is conveyed through the Adams Tunnel beneath Rocky Mountain National Park to the eastern slope reservoirs. Berthoud began using C-BT water in the 1980s and has since acquired 1,088 units with an average yield of 0.7 acre-feet. C-BT water provides a consistent, reliable supply and is especially critical during winter months when Big Thompson rights are unavailable. Deliveries are made directly from Carter Lake to the Berthoud WTP.

Windy Gap Water – Berthoud holds 10 units of Windy Gap water, another west-slope transbasin supply conveyed through the C-BT system. Although unavailable during wet cycles due to upstream storage limitations, Windy Gap water is reusable to extinction—unlike C-BT water—which enhances its potential yield. Berthoud may capture reusable portions by capturing wastewater effluent or through augmentation of junior rights on the Little Thompson River. To fully realize this potential, additional local storage will be required.

Berthoud Reservoir – Berthoud Reservoir, 513 acre-feet, stores multiple Town water rights, including a dedicated storage decree for municipal and irrigation use. Historically used for winter storage prior to construction of the Carter Lake pipeline, the reservoir now primarily functions as a flow regulator for the WTP.

Ditch Company Water Rights – The Town owns various ditch company shares originally developed for agriculture, including 37.83 shares in the Handy Ditch system, of which a portion has been converted for municipal use. Additional ditch systems in Berthoud's portfolio are held in the McIntyre Lateral Ditch, Loveland Lake and Ditch, Ryan Gulch Reservoir, Consolidated Home Supply Ditch, and Welch Contract systems. Some of these rights are in the water court process to change from irrigation to municipal use.

Little Thompson Water District – Through an intergovernmental agreement, Berthoud purchases supplemental potable supplies from the Little Thompson Water District during summer peak demand periods. This water is treated at the Carter Lake Filter Plant and delivered via metered interconnects to Berthoud's distribution system.

Berthoud's 2007 Water Conservation Plan estimated a per capita water use of approximately 125 gallons per capita per day (GPCD) between 2002 and 2004, based on an analysis of water demand per dwelling. In comparison, the recent average per capita water use from 2012 to 2024 is significantly lower, at 109.9 GPCD. This reduction is likely due to a combination of Berthoud's ongoing water efficiency initiatives and new development trends in the community, such as smaller irrigated yards and newer homes built with water-efficient fixtures that meet updated codes and water standards.

Water Supply Reliability and Future Needs

Berthoud currently maintains a highly reliable water supply portfolio and has not experienced any historical water shortages, even during periods of drought. The Town's existing supplies are sufficient to meet current and near-term water demands. However, Town staff are working to address several ongoing challenges and limitations:

a. Develop a reliable accounting of non-revenue water and water loss associated with infrastructure.
b. Address periodic taste and odor issues that arise when Carter Lake levels are low and the Town relies more heavily on Berthoud Reservoir, which receives local runoff.
c. Replace or rehabilitate aging infrastructure.
d. Manage the impacts of rapid population growth.

Berthoud is proactively planning for anticipated growth and the resulting increase in water demands as the Town continues to develop. To guide these efforts, the Town has adopted both a Water Resources Master Plan and a Water and Wastewater Master Plan (WWWMP). These planning documents evaluate the additional water supplies, infrastructure, and operational strategies needed to meet future demands and ensure reliable service delivery to customers. The Town's water master planning process incorporates a water supply model that evaluates Berthoud's water rights portfolio, accounts for annual climatic and hydrologic variability, and considers the long-term uncertainties posed by climate change.

To meet future water needs, the Town plans to pursue the following key strategies:

a. Acquire additional water rights and local storage to expand overall supply and diversify water sources to increase the reliability (firm yield) of its existing water rights portfolio.
b. Initiate the expansion of the current 4 million gallons per day (MGD) Water Treatment Plant (WTP) to 5 MGD in the coming year. Additional capacity expansions will be required as the Town continues to grow.
c. Continue the development of its non-potable water supply system.
d. Develop a method to capture and reuse legally reusable return flows, including portions of the Town's ditch water rights and Windy Gap Project supplies.
e. Coordinate with regional water providers and other entities on collaborative projects including return flow replacements (2023 IGA for Regional Return Flow Replacement Coordination), storage availability, water treatment, and pipeline infrastructure.
f. Continue to improve data for AWWA annual water audits that will provide historic and projected data reducing per capita demand (the amount of water each person uses per day), with the expectation of the future cost the Town will not have to spend on new water. Without that reduction, the Town would eventually need to purchase or secure additional water rights or supplies to meet future demand as the population grows.
g. Promote water efficiency at both the municipal and customer levels to help reduce future demands.

Projected Demands

Berthoud aims to achieve an average system-wide per capita water use of 105 gpcd by 2032. Berthoud believes this is a reasonable goal considering historical water demands and available staff resources. The goal is portrayed in Figure 2, showing the per capita water demand target of 105 gpcd relative to historical per capita water demands with an average of 109.9 gpcd.[1]

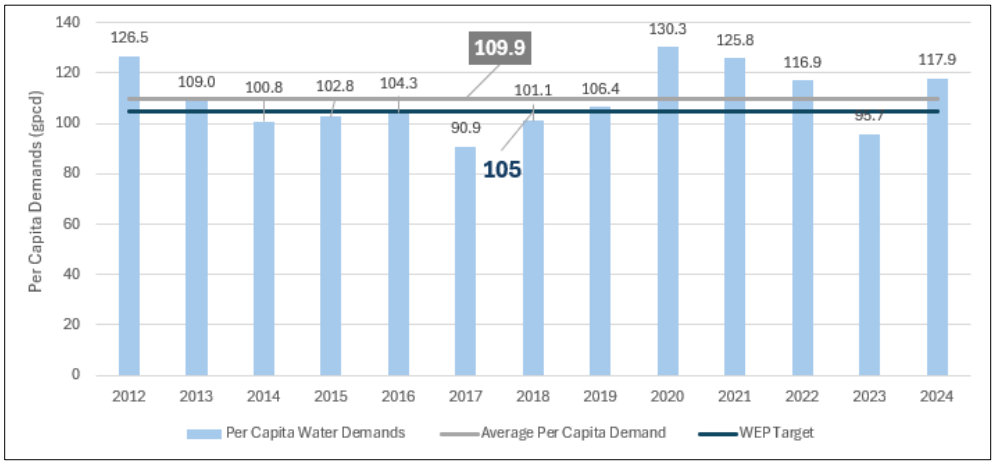


Figure 2. Per Capita Water Demand Target

Figure 3 on the following page presents projected water demands under two scenarios: the Baseline Scenario (gray line) and the Water Efficiency Program [WEP] Savings Scenario (dark blue line). The Baseline Scenario is based on the historical average per capita demand of 109.9 gallons per capita per day (gpcd) from 2012–2024. The WEP Savings Scenario reflects the targeted reduction to 105 gpcd by 2032.

Projected demands were derived by applying the population projections from Figure 1 to the respective per capita water use values. Achieving the targeted 105 gpcd would result in an estimated 4.5 percent reduction in total demand relative to the Baseline Scenario, corresponding to annual water savings of approximately 33.3 million gallons by 2032 and 46.9 million gallons by 2043.

[1] The per capita water demands in this figure have been calculated as total billed water use (not including hydrant and construction water) divided by population.

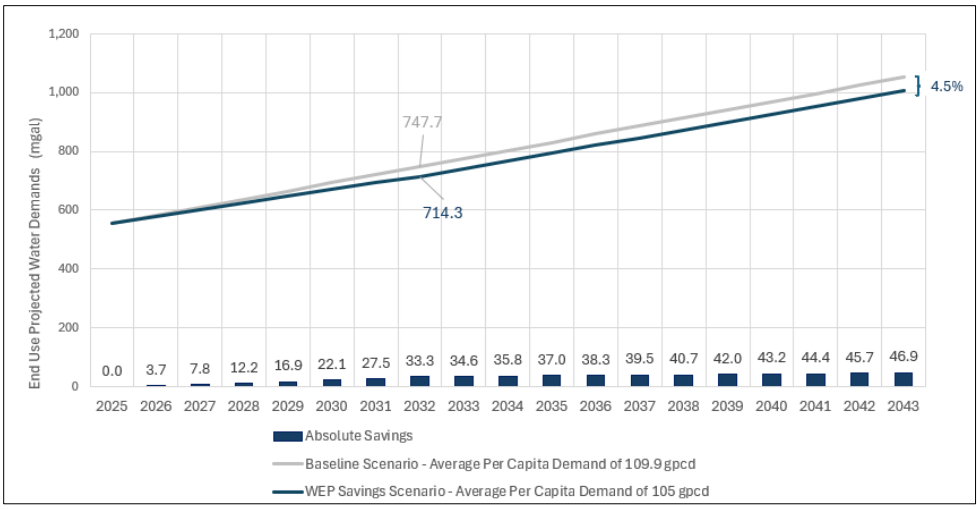


Figure 3. Projected Demand for Historical and Targeted Per Capita Water Use

Water and Land Use Planning Principles

Berthoud is anticipating significant growth in the coming decades. Land use planning and future development patterns will play a critical role in shaping the Town's future water demands. While a portion of this growth will continue to include single-family detached housing, a broader mix of residential housing types is expected, including higher-density detached homes on smaller lots, attached homes, townhouses, and mixed-use developments that incorporate commercial and multi-family units. The design and landscaping of these developments will directly influence long-term water use across the community. To proactively address the connection between land use and water demand, Berthoud has identified the following principles to guide the integration of water and land use planning:

Support the transition to climate-appropriate landscapes - The Town will provide guidance to support the shift from traditional high-water-use landscaping toward climate-appropriate, waterwise landscapes. These alternatives are designed to use less water while maintaining aesthetic appeal, supporting a healthy tree canopy, and remaining acceptable to the public.

Balance Town regulation with community autonomy - While the Town plays a central role in promoting and requiring water-efficient landscapes through regulations and development guidelines, it also recognizes the importance of individual choice. Berthoud encourages residents and developers to make land use decisions that reflect their own values, while being mindful of water efficiency as a key component of responsible water stewardship.

Promote community-wide engagement and collaboration - The Town seeks to expand its role in advancing water efficiency and conservation by 1) routinely informing customers about water planning efforts and conservation best practices, 2) providing practical support for adopting waterwise landscaping, 3) engaging stakeholders through

targeted public outreach, and 4) collaborating with nearby water providers and local partners to strengthen regional efforts.

Foster multi-level, interdepartmental coordination - Effective water efficiency planning requires collaboration across multiple departments and levels of government in leveraging resources and implementing a successful water efficiency program. Berthoud is committed to 1) encouraging interdepartmental coordination within the Town, 2) strengthening communication between staff and Town leadership/elected officials, and 3) building regional partnerships to share knowledge and align water conservation efforts.

Town of Berthoud Water in Comprehensive Plan							
Action Plan Implementation Report Card							
Item #	**Action Item**	**Priority**	**Timeline**	**Completed/ Scheduled**	**Notes**	**Community Touchstones: Resilience, Sustainable, Community Identity**	**Potential input into Town-wide Sustainability Action Plan**
Topic: Measurement and Management							
Achieveable Goal: Conduct an annual water loss audit.							
1	Complete AWWA M36 Audit with water loss volume, values, and validity and report these findings to the board.	2	Started	2023	Included in Water Efficency Plan (WEP).To be updated on an annual basis and reported to Board of Trustees	R, S	Yes
Achieveable Goal: Improve data to refine water management; granularity, normalization, demand profiles, and communication options.							
2/3	Install Advanced Metering Infrastructure (AMI) meters to help analyze water use patterns, support more accurate billing, identify leaks and inefficiencies, and improve overall water demand management.	1	Not Started	2026-27	WEP: 2026-27 budget item for operations to implement and manage programming	R, S	Yes
Topic: Sustainable and Efficient Operations							
Achievable Goal: Implement water efficiency in current and future public spaces.							
4	Plan to implement water conservation and efficiency projects in Town parks and facilities as demonstration areas as well as functional areas.	2		2026	WEP	R, S, CI	
5	Develop a communications plan regarding the benefits of water efficiency and water wise landscaping options.	2		2026	WEP	R, S, CI	Yes
6	Conduct a work study session to illustrate water wise land use practices in Colorado for the Town Board and Planning Commission.	2				R, S, CI	Yes
Achievable Goal: Develop water quality protection standards for waterbodies and wetlands.							
7	Coordinate with relevant agencies and organizations to identify priority wetlands, floodways, floodplains, water edges and water courses to inform site planning.	2		Ongoing		R, S, CI	Yes
Achievable Goal: Plan for anticipated growth and increase in water demands as the town develops.							
8	Initiate the expansion of the current 4 million gallons per day (MGD) Water Treatment Plant (WTP) to 5 MGD in the coming year.	1		2026-2027	Currently in Water Utilities CIP to begin in 2026-2027	R, S	Yes
9	Continue developing the non-potable water supply system to expand the community-wide supply.	1		Ongoing	WEP	R, S	
10	Develop a method to capture and reuse legally reusable return flows, including portions of the town's ditch water rights and Windy Gap Project supplies.	1		Ongoing	Future WEP Update	R, S	Yes
Topic: Integrating Water and Land Use							
Achievable Goal: Integrate water efficiency into land use ordinances and development policies to reflect and support the Town’s long-term vision and community value.							
11	Incorporate water efficiency standards into the Town’s development code with a focus on outdoor water use/landscaping.	3			WEP-ALIGNMENT - The intent is to amend the landscape guidelines in 2026 to ensure alignment with House Bill 21-1229	R, S, CI	Yes
12	Promote new development standards that limit the need for irrigation to help reduce the demand for water. This includes clustered development with shared green spaces and protection of natural areas.	2				R, S, CI	Yes
13	Execute workshops around building codes to educate builders, developers, and landscapers and encourage the landscaper certification program offered by Northern Water.	1		Ongoing		R, S, CI	Yes
Achievable Goal: Promote sharing rights for agricultural purposes.							
14	Retain water rights on conserved lands through Alternative Transfer Methods, water sharing agreements, or other methods.	2		Ongoing		S	
15	Evaluate town drought supplies.	1		Ongoing		S	Yes
16	Continue to work with ditch and irrigation companies to maintain effective operations.	1		Ongoing		S	
Achievable Goal: Ensure the comprehensive plan update addresses land-use policies impacting water demand.							
17	The next comprehensive plan update will contain water inclusive elements and ensure water demand and supply are considered in land use plans.	2				R, S, CI	
18	Continue to protect and enhance existing waterways, lakes/reservoirs, riparian corridors, and floodplains.	2				R, S, CI	
19	Continue to collaborate with the Town Board and Planning Commissioners on future land use and water demand goals for the Town.	1				R, S, CI	

Ordinance No. 1379
Series 2026

An Ordinance of the Town of Berthoud, an Ordinance amending the Comprehensive Plan to add Section 5: Water Conservation Element

Whereas, the Town of Berthoud is a municipal corporation possessing all powers granted to a statutory town by Title 31 of the Colorado Revised Statutes; and

Whereas, the Town of Berthoud, Colorado, acting through its Planning Commission, is empowered pursuant to C.R.S. Section 31-23-201, *et seq*., to make and adopt a comprehensive plan; and

Whereas, the Town adopted Resolution 2021-19 on July 13, 2021 adopting the updated to the Town's Comprehensive Plan; and

Whereas, the Planning Commission approved the amendment to the 2021 Comprehensive Plan to include the water conservation element at their public hearing on March 12, 2026; and

Whereas, the Board of Trustees, have adopted the required Water Supply Element by reference which requires a reference note to be added to the 2021 Comprehensive Plan at their public hearing on April 14, 2026; and

Whereas, the attached Exhibit A is the only amendment thereto and has been submitted for consideration in writing to the Planning Commission and the Board of Trustees and the Board of Trustees has determined that such amendment thereto should be adopted as herein set forth;

Now Therefore, be it Ordained by the Board of Trustees of the Town of Berthoud as follows:

Section 1. That reference to the required Water Supply Element be inserted into the 2021 Comprehensive Plan shall be made as Section 5: Water Conservation Element to the Comprehensive Plan as set forth in Exhibit A, attached is hereby adopted;

Section 2. If any section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance.

Section 3. Severability. If any provision of this Ordinance is determined to be invalid for any reason, such determination shall not affect the validity of the remaining provisions of this Ordinance, and the Board of Trustees hereby declares that it would have passed this Ordinance and each provision thereof irrespective of the fact that any one or more provisions may be declared invalid.

Section 4. Repeal. Existing ordinances or provisions thereof inconsistent with the provisions of this Ordinance are hereby repealed, except that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the effective date of this Ordinance.

Section 5. The provisions of this ordinance shall take effect thirty days after publication as required by law, and shall apply to all development and construction permitted after such date.

Introduced, approved and adopted this 14th day of April, 2026.

Town of Berthoud

_____
William Karspeck, Mayor

Attest

_____
Christian Samora, Town Clerk

JUSTIA

Go to Previous Versions of this Section

2024 Colorado Revised Statutes
Title 31 - GOVERNMENT - MUNICIPAL (§§ 31-1-101 — 31-35-712)
POWERS AND FUNCTIONS OF CITIES AND TOWNS (§§ 31-15-101 — 31-35-712)
Article 23 - PLANNING AND ZONING (§§ 31-23-101 — 31-23-316)
Part 2 - PLANNING COMMISSION (§§ 31-23-201 — 31-23-227)
Section 31-23-206 - Master plan

Universal Citation:
CO Rev Stat § 31-23-206 (2024)

Previous Next

(1) It is the duty of the commission to make and adopt a master plan for the physical development of the municipality, including any areas outside its boundaries, subject to the approval of the governmental body having jurisdiction thereof, that in the commission's judgment bear relation to the planning of the municipality. The master plan of a municipality is an advisory document to guide land development decisions;

however, the master plan or any part thereof may be made binding by inclusion in the municipality's adopted subdivision, zoning, platting, planned unit development, or other similar land development regulations after satisfying notice, due process, and hearing requirements for legislative or quasi-judicial processes as appropriate. The master plan, with the accompanying maps, plats, charts, and descriptive matter, must show the commission's recommendations for the development of the municipality and outlying areas.

(1.3)

(a) When a commission decides to adopt a master plan, the commission shall conduct public hearings, after notice of such public hearings has been published in a newspaper of general circulation in the municipality in a manner sufficient to notify the public of the time, place, and nature of the public hearing, prior to final adoption of a master plan in order to encourage public participation in and awareness of the development of the master plan and shall accept and consider oral and written public comments throughout the process of developing the master plan.

(b) The commission shall follow the procedures in section 24-32-3209. For purposes of this section, any special district that supplies water to the area covered by the master plan is a neighboring jurisdiction as defined in section 24-32-3209 (1)(h).

(c) For any master plan adopted after January 1, 2026, the commission shall consider the following, where applicable or appropriate, and any other information deemed relevant by the commission:

(I) The applicable housing needs assessments published pursuant to section 24-32-3702 (1)(b), 24-32-3703, or 24-32-3704;

(II) The statewide strategic growth report created pursuant to section 24-32-3707;

(III) The natural land and agricultural opportunities report published pursuant to section 24-32-3708; and

(IV) The Colorado water plan adopted pursuant to section 37-60-106.3.

(1.5) The master plan must include:

(a) A narrative description of the procedure used for the development and adoption of the master plan, including a summary of any objections to the master plan made by neighboring jurisdictions pursuant to section 24-32-3209 and a description of the resolution or outcome of the objections;

(b) The most recent version of the master plan required by section 31-12-105 (1) (e) or a similar master plan for areas of potential growth within three miles of the municipality's existing boundaries and a description of how the municipality intends to integrate that plan into the master plan;

(c)

(I) A water supply element developed in consultation with entities that supply water for use within the municipality to ensure coordination on water supply and facility planning. Nothing in this section requires the public disclosure of confidential information related to water supply or facilities.

(II) The water supply element must:

(A) Estimate a range of water supplies and facilities needed to support the potential public and private development described in the master plan; and

(B) Include water conservation policies, to be determined by the municipality, which may include goals specified in the Colorado water plan adopted pursuant to section 37-60-106.3 and policies to implement water conservation and other Colorado water plan goals as a condition of development approval, including subdivisions, planned unit developments, special use permits, and zoning changes.

(III) A municipality with a master plan that includes a water supply element shall ensure that its master plan includes water conservation policies at the first amending of the master plan, but not later than July 1, 2025;

(IV) Nothing in this subsection (1.5)(c) supersedes, abrogates, or otherwise impairs the allocation of water pursuant to the state constitution or any other provision of law, the right to beneficially use water pursuant to decrees, contracts, or other water use agreements, or the operation, maintenance, repair, replacement, or use of any water facility; and

(V) The department of local affairs may hire and employ one full-time employee to provide educational resources and assistance to municipalities that include water conservation policies in the water supply elements of master plans as required by this subsection (1.5)(c).

(d) A strategic growth element that integrates elements of the master plan to discourage sprawl and promote the development or redevelopment of vacant

and underutilized parcels in urban areas to address the municipality's demonstrated housing needs and mitigate the need for extension of infrastructure and public services to develop natural and agricultural lands for residential uses. The strategic growth element must include:

(I) A description of existing and potential policies and tools to promote strategic growth and prevent sprawl;

(II) An analysis of vacant and underutilized sites that:

(A) Identifies vacant, partially vacant, and underutilized land near existing or planned transit or job centers that could be used for infill development, redevelopment, and new development of housing;

(B) Assesses the general feasibility of the development or redevelopment of such sites for residential use based on existing and needed infrastructure, transportation capacity, access to public transit, and public facilities and services to serve such sites;

(C) Describes the public benefits of the development or redevelopment of such sites to the municipality as an alternative to the development of previously undeveloped natural or agricultural land; and

(D) In a manner that is consistent with the master plan, designates such sites for which development or redevelopment is deemed to be generally feasible for future uses that include residential uses in a manner that addresses the municipality's demonstrated housing needs at all income levels; and

(III) An analysis of undeveloped sites that:

(A) Identifies previously undeveloped parcels that are not adjacent to developed land, including existing natural and agricultural land, under consideration for future development, and, for a municipality in a metropolitan planning organization established under the "Federal Transit Act of 1998," 49 U.S.C. sec. 5301 et seq., as amended, land outside of census urban areas as defined by the United States bureau of the census;

(B) Assesses the general feasibility of the development of such sites for residential use based on existing and needed infrastructure, transportation capacity, access to public transit, and public facilities and services to serve such sites; and

(C) Describes the long-term fiscal impact to the municipality of the construction, ownership, maintenance, and replacement of

infrastructure and public facilities and the provision of public services to serve development of such sites; and

(e) The most recent housing action plan adopted by the municipality pursuant to section 24-32-3705.

(1.7)

(a) A municipality with a master plan shall ensure that its master plan includes a water supply element and strategic growth element as required by subsection (1.5) of this section at the first amending of the master plan that occurs on or after January 1, 2026, but not later than December 31, 2026. The master plan of a municipality adopted or amended after December 31, 2026, must include a water supply element and strategic growth element as required by subsection (1.5) of this section. A municipality shall update the water supply element and strategic growth element as required by subsection (1.5) of this section no less frequently than every five years.

(b) A municipality with a master plan is not required to include a strategic growth element if the municipality has not received funding to include the strategic growth element pursuant to section 24-32-3710 and either:

(I) Has a population of twenty thousand or less and has experienced negative population change in the most recent decennial census; or

(II) Has a population of two thousand or less.

(1.9) The master plan may include, where applicable or appropriate:

(a) The general location, character, and extent of existing, proposed, or projected streets, roads, rights-of-way, bridges, waterways, waterfronts, parkways, highways, mass transit routes and corridors, and any transportation plan prepared by any metropolitan planning organization that covers all or a portion of the municipality and that the municipality has received notification of or, if the municipality is not located in an area covered by a metropolitan planning organization, any transportation plan prepared by the department of transportation that the municipality has received notification of and that covers all or a portion of the municipality;

(b) The general location of public places or facilities, including public schools, culturally, historically, or archaeologically significant buildings, sites, and objects, playgrounds, squares, parks, airports, aviation fields, military installations, and other public ways, grounds, open spaces, trails, and designated federal, state, and local wildlife areas. For purposes of this section,

"military installation" has the same meaning as specified in section 29-20-105.6 (2)(b).

(c) The general location and extent of public utilities terminals, capital facilities, and transfer facilities, whether publicly or privately owned or operated, for water, light, sanitation, transportation, communication, power, and other purposes and any proposed or projected needs for capital facilities and utilities, including the priorities, anticipated costs, and funding proposals for such facilities and utilities;

(d) The acceptance, removal, relocation, widening, narrowing, vacating, abandonment, modification, change of use, or extension of any of the public ways, rights-of-way, including the coordination of such rights-of-way with the rights-of-way of other municipalities, counties, or regions, grounds, open spaces, buildings, property, utility, or terminals referred to in subsections (1.5)(c), (1.7)(a), and (1.7)(b) of this section;

(e) A zoning plan for the control of the height, area, bulk, location, and use of buildings and premises. Such a zoning plan may protect and assure access to appropriate conditions for solar, wind, or other alternative energy sources, including geothermal energy used for water heating or space heating or cooling in a single building, for space heating for more than one building through a pipeline network, or for electricity generation; however, regulations and restrictions of the height, number of stories, size of buildings and other structures, and the height and location of trees and other vegetation shall not apply to existing buildings, structures, trees, or vegetation except for new growth on such vegetation;

(f) The general character, location, and extent of community centers, housing developments, whether public or private; the existing, proposed, or projected location of residential neighborhoods and sufficient land for future housing development for the existing and projected economic and other needs of all current and anticipated residents of the municipality; and redevelopment areas. If a municipality has entered into a regional planning agreement, the agreement may be incorporated by reference into the master plan.

(g) A plan for the extraction of commercial mineral deposits pursuant to section 34-1-304;

(h) A plan for the location and placement of public utilities that facilitates the provision of such utilities to all existing, proposed, or projected developments in the municipality;

(i) Projections of population change and housing needs to accommodate the projected population for specified increments of time. The municipality may base these projections upon data from the department of local affairs and upon the municipality's local objectives;

(j) The areas containing steep slopes, geological hazards, endangered or threatened species, wetlands, floodplains, floodways, and flood risk zones, highly erodible land or unstable soils, and wildfire hazards. For purposes of determining the location of such areas, the commission should consider the following sources for guidance:

(I) The Colorado geological survey for defining and mapping geological hazards;

(II) The United States fish and wildlife service of the United States department of the interior and the parks and wildlife commission created in section 33-9-101 for locating areas inhabited by endangered or threatened species;

(III) The Unites States army corps of engineers and the United States fish and wildlife service national wetlands inventory for defining and mapping wetlands;

(IV) The federal emergency management agency for defining and mapping floodplains, floodways, and flood risk zones;

(V) The natural resources conservation service of the United States department of agriculture for defining and mapping unstable soils and highly erodible land; and

(VI) The Colorado state forest service for locating wildfire hazard areas.

(2) As the work of making the whole master plan progresses, the commission may from time to time adopt and publish a part thereof. Any such part shall cover one or more major sections or divisions of the municipality or one or more of the foregoing or other functional matters to be included in the plan. The commission may amend, extend, or add to the plan from time to time.

(3) (Deleted by amendment, L. 2007, p. 613, § 2, effective August 3, 2007.)

(4)

(a) Each municipality that has a population of two thousand persons or more and that is wholly or partially located in a county that is subject to the requirements of section 30-28-106 (4), C.R.S., shall adopt a master plan within two years after January 8, 2002.

(b) The department of local affairs shall annually determine, based on the population statistics maintained by said department, whether a municipality is subject to the requirements of this subsection (4), and shall notify any municipality that is newly identified as being subject to said requirements. Any such municipality shall have two years following receipt of notification from the department to adopt a master plan.

(c) Once a municipality is identified as being subject to the requirements of this subsection (4), the municipality shall at all times thereafter remain subject to the requirements of this subsection (4), regardless of whether it continues to meet the criteria specified in paragraph (a) of this subsection (4).

(5) A master plan adopted in accordance with the requirements of subsection (4) of this section shall contain a recreational and tourism uses element pursuant to which the municipality shall indicate how it intends to provide for the recreational and tourism needs of residents of the municipality and visitors to the municipality through delineated areas dedicated to, without limitation, hiking, mountain biking, rock climbing, skiing, cross country skiing, rafting, fishing, boating, hunting, and shooting, or any other form of sports or other recreational activity, as applicable, and commercial facilities supporting such uses.

(6) The master plan of any municipality adopted or amended in accordance with the requirements of this section on and after August 8, 2005, shall satisfy the requirements of section 29-20-105.6, C.R.S., as applicable.

(7) Notwithstanding any other provision of this section, no master plan originally adopted or amended in accordance with the requirements of this section shall conflict with a master plan for the extraction of commercial mineral deposits adopted by the municipality pursuant to section 34-1-304, C.R.S.

(8) The commission shall submit the master plan and any separately approved water supply element and strategic growth element to the division of local government in the department of local affairs. The division of local government shall review master plans and may provide comments to the commission.

Amended by 2024 Ch. 290,§ 3, eff. 5/30/2024.

Amended by 2022 Ch. 335, § 9, eff. 8/10/2022.

Amended by 2020 Ch. 82, § 2, eff. 9/14/2020.

L. 75: Entire title R&RE, p. 1147, § 1, effective July 1. L. 79: (1)(d) amended, p. 1162, § 10, effective 1/1/1980. L. 97: (3) added, p. 414, § 2, effective April 24. L. 2000: (1) amended, p. 874, § 2, effective August 2. L. 2001, 2nd Ex. Sess.: (4) and (5) added, p. 22, § 2, effective 1/8/2002. L. 2002: (5) amended, p. 1036, § 84, effective June 1. L. 2005: (6) added, p. 223, § 3, effective August 8. L. 2007: IP(1) and (3) amended and (7) added, p. 613, § 2, effective August 3. L. 2010: (1)(b) and (6) amended, (HB 10-1205), ch. 1078, p. 1078, § 3, effective August 11. L. 2012: IP(1) and (1)(k)(II) amended, (HB 12-1317), ch. 1206, p. 1206, § 13, effective June 4. L. 2020: IP(1) and (1)(d) amended, (HB 20-1095), ch. 332, p. 332, § 2, effective September 14.

This section is similar to former § 31-23-106 as it existed prior to 1975.

2022 Ch. 335, was passed without a safety clause. See Colo. Const. art. V, § 1(3).

‹ **Previous** **Next** ›

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Board of Trustees
April 14, 2026







Requirements

Colorado Revised Statutes 31-23-206(1.5)(c)

- Consult and coordinate with local water provider(s)
- Include water conservation policies
- Estimate a range of water supplies and facilities needed to support the potential public and private development described in the comprehensive plan

Collaboration

Town of Berthoud Water

Department of Local Affairs

COLORADO
Department of Local Affairs

Little Thompson Water District

LTWD

Applicable Plans







- 2020 Growing Water Smart Workshop
- 2021 Comprehensive Plan
- 2021 Open Space Plan
- 2022 Evans Community Master Plan
- 2023 Water and Wastewater Master Plan
- 2024 Water Efficiency Plan

Water Supply Element Outline

Water Conservation Policies

- Principles
- Goals
- Strategies

Water Supplies and Facilities

- Population Growth
- Current Water Supplies
- Water Supply Reliability and Future Needs
- Projected Demands

Water and Land Use Planning Principles

Action Plan

Town of Berthoud Water in Comprehensive Plan							
Action Plan Implementation Report Card							
Item #	**Action Item**	**Priority**	**Timeline**	**Completed/ Scheduled**	**Notes**	**Community Touchstones: Resilience, Sustainable, Community Identity**	**Potential input into Town-wide Sustainability Action Plan**
Topic: Measurement and Management							
Achieveable Goal: Conduct an annual water loss audit.							
1	Complete AWWA M36 Audit with water loss volume, values, and validity and report these findings to the board.	2	Started	2023	Included in Water Efficency Plan (WEP).To be updated on an annual basis and reported to Board of Trustees	R, S	Yes
Achieveable Goal: Improve data to refine water management; granularity, normalization, demand profiles, and communication options.							
2/3	Install Advanced Metering Infrastructure (AMI) meters to help analyze water use patterns, support more accurate billing, identify leaks and inefficiencies, and improve overall water demand management.	1	Not Started	2026-27	WEP: 2026-27 budget item for operations to implement and manage programming	R, S	Yes

Action Plan

Topic: Sustainable and Efficient Operations							
Achievable Goal: Implement water efficiency in current and future public spaces.							
4	Plan to implement water conservation and efficiency projects in Town parks and facilities as demonstration areas as well as functional areas.	2		2026	WEP	R, S, CI	
5	Develop a communications plan regarding the benefits of water efficiency and water wise landscaping options.	2		2026	WEP	R, S, CI	Yes
6	Conduct a work study session to illustrate water wise land use practices in Colorado for the Town Board and Planning Commission.	2				R, S, CI	Yes
Achievable Goal: Develop water quality protection standards for waterbodies and wetlands.							
7	Coordinate with relevant agencies and organizations to identify priority wetlands, floodways, floodplains, water edges and water courses to inform site planning.	2		Ongoing		R, S, CI	Yes
Achievable Goal: Plan for anticipated growth and increase in water demands as the town develops.							
8	Initiate the expansion of the current 4 million gallons per day (MGD) Water Treatment Plant (WTP) to 5 MGD in the coming year.	1		2026-2027	Currently in Water Utilities CIP to begin in 2026-2027	R, S	Yes
9	Continue developing the non-potable water supply system to expand the community-wide supply.	1		Ongoing	WEP	R, S	
10	Develop a method to capture and reuse legally reusable return flows, including portions of the town's ditch water rights and Windy Gap Project supplies.	1		Ongoing	Future WEP Update	R, S	Yes

Action Plan

Topic: Integrating Water and Land Use							
Achievable Goal: Integrate water efficiency into land use ordinances and development policies to reflect and support the Town's long-term vision and community value.							
11	Incorporate water efficiency standards into the Town's development code with a focus on outdoor water use/landscaping.	3			WEP-ALIGNMENT - The intent is to amend the landscape guidelines in 2026 to ensure alignment with House Bill 21-1229	R, S, CI	Yes
12	Promote new development standards that limit the need for irrigation to help reduce the demand for water. This includes clustered development with shared green spaces and protection of natural areas.	2				R, S, CI	Yes
13	Execute workshops around building codes to educate builders, developers, and landscapers and encourage the landscaper certification program offered by Northern Water.	1		Ongoing		R, S, CI	Yes
Achievable Goal: Promote sharing rights for agricultural purposes.							
14	Retain water rights on conserved lands through Alternative Transfer Methods, water sharing agreements, or other methods.	2		Ongoing		S	
15	Evaluate town drought supplies.	1		Ongoing		S	Yes
16	Continue to work with ditch and irrigation companies to maintain effective operations.	1		Ongoing		S	
Achievable Goal: Ensure the comprehensive plan update addresses land-use policies impacting water demand.							
17	The next comprehensive plan update will contain water inclusive elements and ensure water demand and supply are considered in land use plans.	2				R, S, CI	
18	Continue to protect and enhance existing waterways, lakes/reservoirs, riparian corridors, and floodplains.	2				R, S, CI	
19	Continue to collaborate with the Town Board and Planning Commissioners on future land use and water demand goals for the Town.	1				R, S, CI	

Board of Trustees Information

Community Development Department

Meeting Date:	**April 14, 2026**
Agenda Title/Subject:	**PUBLIC HEARING: Lewis Valley Annexation, Annexation Agreement, Zoning, and Neighborhood Master Plan**
Type of Item:	**Public Hearing**
Purpose:	**Consider the applicant's request for approval of Annexation to the Town of Berthoud, acceptance of the Annexation Agreement, the proposed Zoning District designation, and a Neighborhood Master Plan for property known as Lewis Valley**
Presented by:	**Anne Johnson**

Attachments:

1. Staff Report
2. Resolution 2026.06 Lewis Valley Annexation Petition
3. Letter of Intent
4. Petition for Annexation
5. Annexation Map
6. Annexation Agreement executed
7. Annexation Agreement Exhibits
8. Annexation Assessment Report
9. Neighborhood Master Plan Narrative
10. Neighborhood Master Plan
11. Traffic Impact Study
12. Natural Area Setback Exhibit
13. Ecological Characterization Study
14. Utility Study
15. Zoning Narrative
16. Zoning Map
17. FPD Comments
18. Mineral Estate
19. Notice postcards
20. Newspaper
21. Sign Posting note to file
22. SPO Comment Lijia and Reply by Applicant Hoime
23. Comment SPO Pryor 2026 04 01
24. Lewis Valley NMP Resolution
25. Lewis Valley Annex Findings Resolution
26. Lewis Valley Annex Zone Ordinance
27. Staff presentation

Background:
The applicant, HT Land Partners 400, LLC (Alex Hoime) has submitted a petition to annex 104 +/- acres of land generally located east of South Berthoud Parkway, west of South 1st Street/Larimer County Road 15, and north of the Little Thompson River. This proposed development project is south of Heritage Ridge and north and east of Trails at Creekview developments which are residential neighborhoods in the Town of Berthoud.

This one memo provides an overview of four application submittals, the Annexation, the requested Zoning, a Neighborhood Master Plan and the Minor Subdivision. There will be one presentation. Each of the requests are separate agenda items and require separate motions to either approve, approve with conditions, or deny the request.

The Town Trustees approved Resolution 06 (2026) on February 24, 2026. Resolution 06 (2026) establishes the Town Trustees public hearing for February 24, 2026.

The applicant is proposing annexation of property from unincorporated Larimer County into the Town of Berthoud. The subject property is currently zoned RR2, Rural Residential in Larimer County. The properties are in the southern portion of the Town's Urban Growth Boundary and the proposed zoning allocations of Suburban Residential and Agriculture align closely with the vision established in the 2021 Comprehensive Plan Future Land Use Map.

- The property being considered for Annexation is in the Town's Future Land Use area as designated on the 2021 Comprehensive Plan Future Land Use Map.
    - The 2014 Comprehensive Plan Preferred Land Use Map illustrated the property as suitable for moderate density residential (Suburban Residential) as well as Open Space.
    - The portion of the property located to the east of South Berthoud Parkway is designated as Open Space. The applicant is proposing a mix of Suburban Residential and Open Space uses.
- Should the annexation request be approved, the applicant is requesting zoning of Suburban Residential (SR) and Agriculture (AG).
- The Neighborhood Master Plan illustrates the proposed site configuration, amenities, compliance with the Town's Master Plans and incorporation of regional Master Plans.

Planning Commission heard the requests at their March 26, 2026 public hearing and recommended approval to the Town Board of Trustees as found in the attached Staff Report. The Planning Commission is the final approval authority for the Minor Subdivision and their approval was conditioned only if the Annexation, Zoning and Neighborhood Master Plan is approved by the Board of Trustees. The sample motions are included in the Staff Report.

Update/Next Steps:
The Planning Commission March 26, 2026 recommendation will be presented to the Town Board of Trustees at their public hearing on April 14, 2026. Should the Trustees approve the Annexation, the Neighborhood Master Plan and the Zoning requests, the applicant shall file a Preliminary Plat in substantial conformance with the Neighborhood Master Plan along with Construction drawings/documents.

Fiscal Impact and Fund Source:
An Annexation Impact Report has been prepared and was presented indicating how public

services may be impacted and the applicant's agreement to fund impacts.

Community Touchstones:

The 2021 Comprehensive Plan Future Land Use Map identifies this property as being compatible with future suburban residential development and open space uses. Adherence to the intent of the 2021 Plan ensures the vision of the community established through the master planning process is upheld inclusive of the objective to establish a clear new vision for the future of Berthoud reflecting community values. The Comprehensive Plan and the Future Land Use Map are not legislative. Flexibility is required when reviewing land use activities with the Future Land Use Map. In this situation, the applicant's request is closely tied to the vision found in the Future Land Use Map with the exception of the entire western portion which is proposed as both Suburban Residential and open space uses. In addition, the applicant shall be held accountable in achieving the goals and action items outlined in the Comprehensive Plan and master plans affecting the properties.

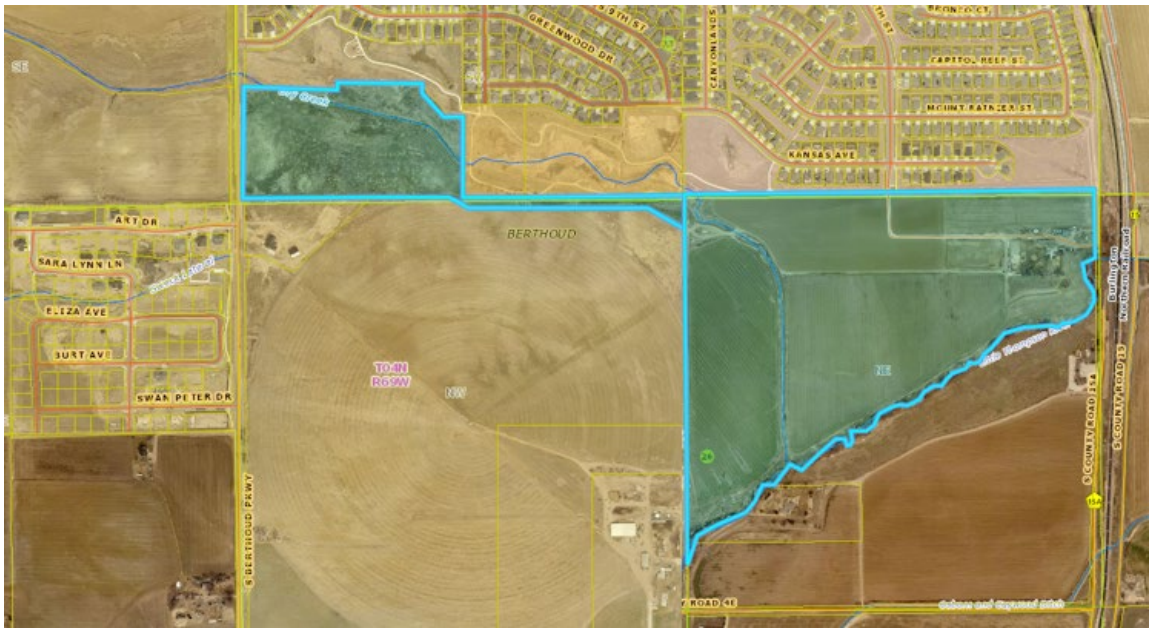
Recommended Action(s):

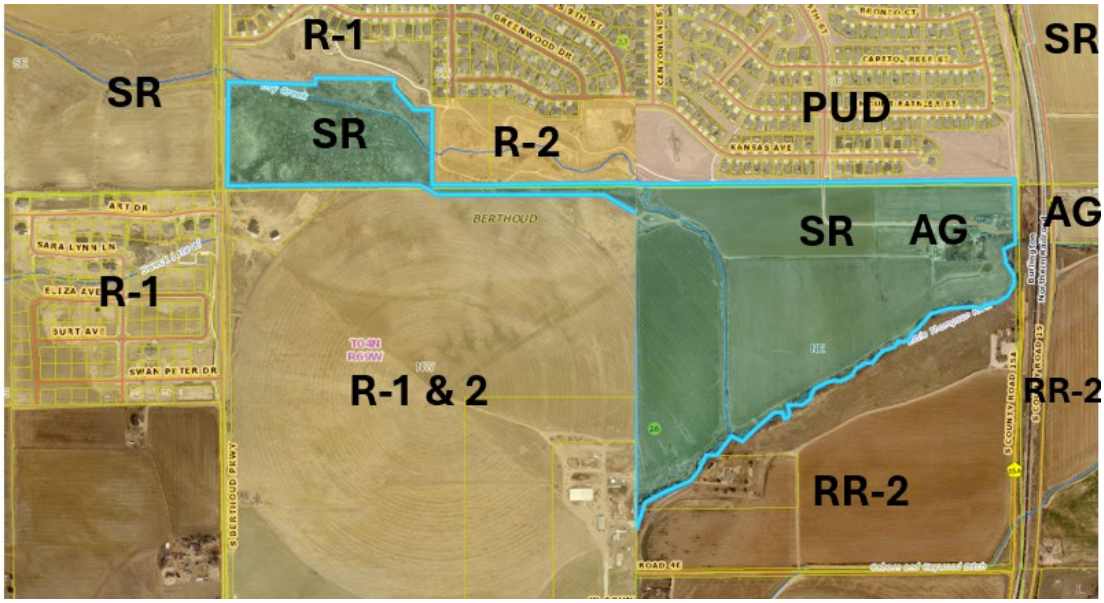
Planning Commission finds the applications to be in substantial conformance and recommends approval of the requests. Motions have been provided in the Staff Report for the four requests.

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STAFF REPORT: LEWIS VALLEY ANNEXATION WITH ANNEXATION AGREEMENT, ZONING AND NEIGHBORHOOD MASTER PLAN WITH A MINOR SUBDIVISION

DATE: April 14, 2026

GENERAL INFORMATION		
Applicant	**HT Land Partners 400, LLC** **Alex Hoime**	**Size: 104 +/- acres for Annexation, Zoning, a Neighborhood Master Plan, and Minor Subdivision**
Site Location	The property under consideration is in unincorporated Larimer County. Parcel 94 23 300005 (25.1 acres) is east of and adjacent to South Berthoud Parkway northeast of Art Drive; Parcel 94 26 105701 (84.17 acres) is west of and adjacent to South 1st Street/County Road 15A and the Railroad Right-of-Way, north of the Little Thompson River and south of the Heritage Ridge subdivision. 	
Applicant's Request	The Applicant is requesting Annexation with a Neighborhood Master Plan and a Zoning proposal of SR, Suburban Residential and AG, Agriculture. The Planning Commission will hear the Minor Subdivision proposal.	
Surrounding Property Current Uses	*North*: Heritage Ridge and Rose Farm subdivisions in Berthoud (Residential) *West*: Harvest and Trails at Creekview subdivisions in Berthoud (Residential) *South*: Little Thompson River and undeveloped land in unincorporated Larimer County *East*: River Trails proposed subdivision in Berthoud (Residential) and the Befus Farm owned by the Town of Berthoud	

Surrounding Properties and Current Zoning	

	Land Use Code minimum bulk standards for proposed zone district SR, Suburban Residential and AG, Agricultural
Min. Lot Size	2,500 sq. ft. (detached house)/ 1,600 sq. ft. (townhome) AG: 1 dwelling unit per acre
Min. Lot Width	40-feet (detached house) / 16-feet (townhomes) AG: 150 feet
Front Setback	20-feet or 10-feet based on front loaded or rear loaded garage AG: 25 feet
Side Setback	5-feet; 10-feet (side corner) AG: 15 feet
Rear Setback	20-feet or 5-feet based on front loaded or rear loaded garage AG: 25 feet
Building Height	30-feet AG: 40 feet

SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS

Adjacent Zoning		**Adjacent Land Uses**	**Setback requirements**
North:	**PUD, R-2 and R-1 Berthoud**	Single-family Residential/agriculture	30’ perimeter from arterial streets; 20’ perimeter from collector streets
South:	**RR2 Larimer R1 & R2 Berthoud**		
East:	**RR2 Larimer SR & AG Berthoud**		
West:	**R-1 & R-2 Berthoud**		

Report and Process Overview

This one staff report covers the review of three application submittals: the Annexation with the Annexation Agreement, the requested Zoning, and a Neighborhood Master Plan. The Annexation Agreement is reviewed by the Town Board. This staff report is longer than most as it is encapsulating the development review for the applications. Each of these applications will be separate agenda items and require separate motions of approval, approval with conditions, or denial. The related items will be presented together for a comprehensive review.

At their March 26, 2026 public meeting, the Planning Commission also heard the request for a Minor Subdivision. Municipal Code Section 30-6-109 outlines the criteria for approval and the process for a Minor Subdivision. The process and procedures can be found in Table 3.10. The Planning Commission is the final authority on Minor Subdivisions which create six or fewer lots. The Planning Commission did vote to approve the Minor Subdivision contingent upon the Board of Trustees approving the Annexation, Zoning and Neighborhood Master Plan requests.

Municipal Code Section 30-8-104.B outlines the processing steps for an Annexation and Zoning. Step 5 directs staff to bring the Annexation and Zoning requests to the Planning Commission prior to presenting the requests before the Board of Trustees. Planning Commission heard the request at their March 26, 2026 Public Hearing.

Municipal Code Section 30-6-106 outlines the process for review of the Neighborhood Master Plan purpose and the process (Table 3.10 found in Section 30-03-116). A Planning Commission public hearing is a requirement for review of a Neighborhood Master Plan.

The following referral agencies provided response during this development review application and comments were addressed by the application to the satisfaction of these agencies. This referral process has been completed so that the application can move forward to the public hearing phase.

- Berthoud Development Review Engineer
- Berthoud Operations
- Berthoud Public Works
- Baseline Surveyor
- Historic Preservation Advisory Committee
- Berthoud Fire Protection District
- Little Thompson Water District
- Colorado Parks and Wildlife
- Thompson School District
- Larimer County Planning
- Larimer County Engineering
- Xcel
- Comcast
- Century Link/Lumen
- Little Thompson Observatory
- CDOT

Proposal

The applicant is proposing annexation of property from unincorporated Larimer County into the Town of Berthoud. The property being considered for Annexation is in the Town's Future Land Use area as designated on the Comprehensive Plan Future Land Use Map. Should the annexation request be approved, the applicant is requesting zoning of Suburban Residential (SR) and Agricultural (AG) with a Neighborhood Master Plan illustrating the proposed site configuration, amenities, compliance with the Town's Master Plans and incorporation of regional Master Plans.

The property contains one of the first homes in the Berthoud Valley. The developer is requesting that at a future property owner may elect to construct a new primary home on this lot and keep the historic structure as an accessory structure. Town staff is in agreement with this approach, and it will be evaluated with the platting phase as well as the building permit and flood hazard development permit phases of the project.

The project contains a large amount of Floodway and Floodplain. The applicant will need to work with the Town of Berthoud and Larimer County regarding a Conditional Letter of Map Revision through FEMA. Should this process alter the lot configuration, a new Neighborhood Master Plan and Minor Subdivision may be needed.

Background

The subject property is currently zoned RR2, Rural Residential in Larimer County. The properties are in the southern portion of the Town's Urban Growth Boundary and the proposed zoning allocations align closely with the vision established in the 2021 Comprehensive Plan Future Land Use Map.

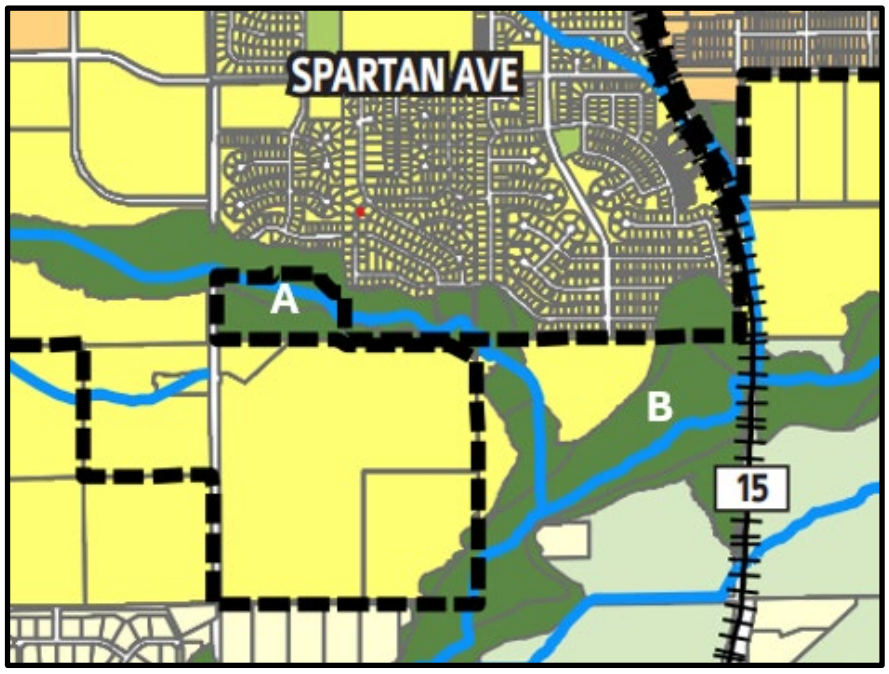
The Town Trustees accepted the Annexation Petition and established public hearing dates at their meeting on February 24, 2026. Planning Commission heard the requests and found that the requests meet the intent of the Comprehensive Plan and Zoning Code at their public hearing on March 26, 2026. Planning Commission sent their recommendation for approval to the Town Trustees for consideration at their April 14, 2026 public hearing.

A history of the development review process is listed below:

Submittal	Staff Comments
July 17, 2025	July 21, 2025
July 28, 2025	September 16, 2025
November 19, 2025	January 6, 2026
An interim revision was submitted December 31, 2025 and February 4, 2026	March 5, 2025
March 9, 2026 Final changes to the application materials completed for public hearing	March 10, 2026

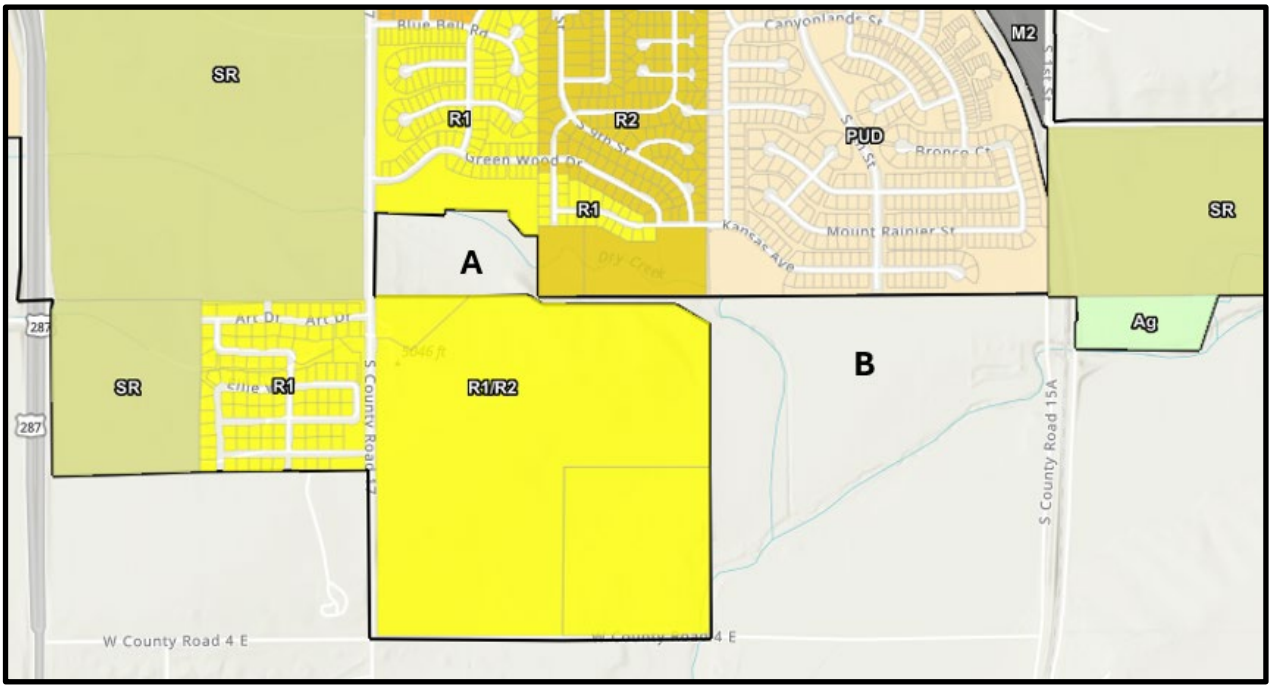
Town Master Plan Adherence

Comprehensive Plan – Future Land Use Map: The intended use of the properties proposed is relatively consistent with the vision established in the 2021 Comprehensive Plan. The location on the Town's 2021 Future Land Use Map is located below. The yellow shaded area is envisioned as Suburban Residential. The smaller parcel (A) is envisioned as Open Space. The applicant has proposed residential and open space in this parcel which is a deviation from the vision established in the Comprehensive Plan. The Comprehensive Plan's Future Land Use Map is not regulatory. It is a vision map and the Planning Commission and Town Trustees will need to evaluate to determine if the vision expressed in the Comprehensive Plan can be met with this slight deviation.



Planning Commission determined the rationale provided by the Developer during the public meeting on March 26, 2026 satisfied the deviation from the vision of the Comprehensive Plan for area A. The applicant's findings in the ecological report substantiated the Planning Commission's concerns with this portion deviating from a classification of open space to a combination of open space and residential development.

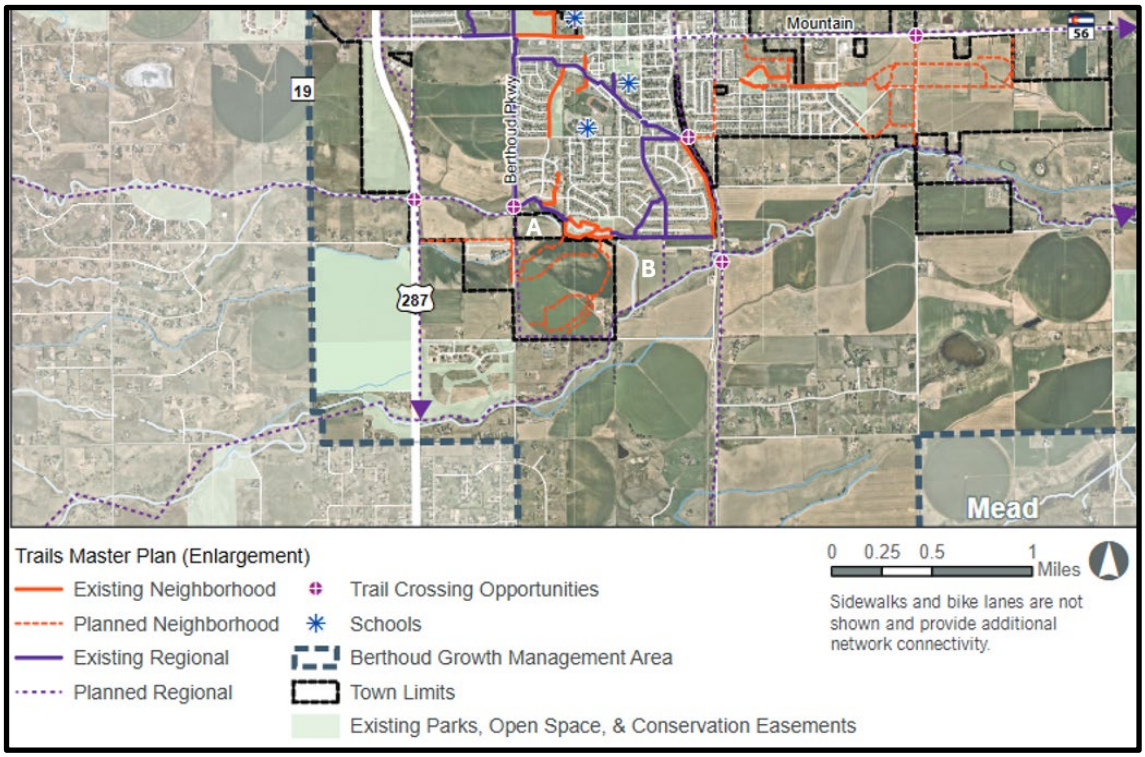
Zoning. The location of the two properties (A and B) are depicted on the map below. This map is a portion of the Town's Zoning Map and illustrates the proposed zoning of Suburban Residential and Agriculture in relationship to adjacent properties.



Open Space Plan: The Town of Berthoud adopted the Open Space Plan in 2021. This plan maps the vision for connected open space areas in the Town. The proposed project is identified on the Open Space Plan as residential development, depicted on the map below. The Open Space Plan discusses the importance of preserving frontage along the river corridors and protecting riparian habitat. The proposed development was evaluated by staff with this plan and finds that the proposal meets the vision of the 2021 Open Space Plan.



Trails Master Plan: The Town of Berthoud adopted the Trails Master Plan update in 2022. This plan provides direction for a connected system of trails throughout Berthoud as well as opportunities to connect to regional trail systems and those in adjacent communities. As properties develop, they are required to adhere to the vision of the Trails Master Plan. The location of the two properties (A and B) are depicted on the map below. The applicant will be collaborating with adjacent property owners at Rose Farms and the Trails at Creekview to ensure trail connectivity throughout this property. Trail connections will be part of the Preliminary Plat Review.



Overlay Districts: The Town has adopted the Mountain Avenue Overlay and the 1st Street Corridor Overlay Districts. This property does not fall within either of these character districts.

Regulations, Guidelines, Specifications and Standards: The Town has adopted Guidelines which provide requirements for architecture and landscaping. Future applications will be required to illustrate how the Engineering Specifications and Standards have been incorporated as well as the Landscaping and Architectural guidelines. The Town has a Design and Zoning Chapter in the Land Development Code which outlines requirements for development. The future platting applications will need to adhere to these expectations.

Annexation

The act of Annexation brings properties from unincorporated Larimer or Weld County into the Town of Berthoud in compliance with the Colorado Municipal Act of 1965, C.R.S. 31-12-101 – 123, as may be amended. A meeting with the Board of Trustees was held on February 24, 2026, and it was determined that the application met the requirements of Colorado Revised Statutes and the Municipal Code. Findings of compliance are outlined in Resolution 2026.06, a copy of which is included in this packet of materials.

The process of Annexation allows Berthoud the ability to control the quality of design and development, require the developer to incorporate local and regional trails and open space areas into the design, require parks and public amenities within the proposed development, require adjacent roads to be developed according to the Town's standards and adhere to the allowances of the Suburban Residential and Agricultural zone districts, for example. The act of Annexation allows municipalities to control the development of territory to ensure the development is consistent with the vision found in the Town's Comprehensive Plan.

The Town of Berthoud has criteria for approval when considering Annexation. This criteria for approval is found in Section 30-8-102 of the Municipal Code and is provided below for convenience along with findings following the referral review process and detailed Code review. The following findings shall also be incorporated into the Preliminary Plat application

30-8-102.A	Finding	Rationale
1. Annexation is a discretionary act. With the exception of a petition initiated by the Town for the annexation of an enclave, the Town Board shall exercise its sole discretion in the annexation of territory to the Town.	Yes	The proposed parcel to be considered for annexation is presented willingly by the applicant. The Town set the hearing dates and accepted the Petition via Resolution 06.2026 on February 24, 2026. The Town Trustees may now hear the details of the applicant's request and determine if the annexation is desired.
2. The land to be annexed and the uses proposed for the land shall conform to the goals, policies and strategies of the Town of Berthoud Comprehensive Plan and to the land uses depicted on the Preferred [Future] Land Use Map, as amended. Furthermore, all annexation proceedings shall comply with the Colorado Municipal Annexation Act of 1965, as amended.	Yes	The proposed land use and zoning is Suburban Residential and Agricultural. The proposed land uses follow the envisioned uses depicted on the Future Land Use Map, with one exception. The portion of the property east of and adjacent to South Berthoud Parkway is envisioned as Open Space and the applicant has proposed Suburban Residential uses in a portion of this site. The Future Land Use Map is a visioning document and is not legislative. The amount of Open Space and Agricultural zoning meets the intent of the Future Land Use Map with this proposal when viewed in whole.
3. At the time development occurs, certain public facilities and amenities are necessary and must be constructed as part of any territory annexed to and developed within the Town in order that the public needs may be served by such facilities. These facilities include, but are not limited to, arterial streets, bridges, public parks and recreation areas, water and sanitary sewer facilities, school sites, fire and police station sites, and storm drainage facilities. Typically, the annexation of lands to the Town shall be shown not to create any additional cost or burden on the then-existing residents of the Town to provide such public facilities in any newly annexed area.	Yes	The Annexation Assessment Impact Report provided with the application submittal addresses the impacts anticipated. The Town and referral agencies have no concerns for service provision. Future submittal stages such as the Neighborhood Master Plan, Preliminary Plat and the Final Plat are required to illustrate public facilities and amenities necessary to serve this development. Construction documents and drawings are engineered, and these documents and drawings are required elements of a Preliminary and Final Plat. Preliminary Plans have been provided with the Neighborhood Master Plan submittal. Agencies such as the Town's operations and public works teams, the fire protection district and the school district review the application at this stage of the process and will continue to review application materials and construction documents and drawings throughout the development review process. All comments from the Town Engineer, Operations and Public Works, Larimer County Engineering, and Planning teams will be addressed through the Preliminary Plat stage which is when detailed review is performed.

		The Town scrutinizes each application submittal and requires any number of resubmittals to ensure the application materials inclusive of utility design and concerns of the referral entities have been met prior to scheduling public hearings. Development expectations for projects in the Town of Berthoud include integration into and connection to, the Town's and the Regional Master Planning open space, trail, pedestrian and traffic networks; provision of street trees, parks and public amenities; design, engineering and installation of adjacent roadways; adherence to requirements of the school district and the fire protection district; and coordination with all public utilities serving the development, for example. Staff also reviewed the specifications, standards, guidelines and expectations outlined in the Town's Comprehensive Plan, Land Development Code, Landscape and Architectural Design Guidelines to ensure they can be met. All Special Districts are provided an opportunity to respond to an Annexation request.
4. Typically, the petitioner for annexation shall be responsible for paying application fees and the Town's full cost for processing the annexation applications and petition; from initial discussion with Town Staff before submittal of the petition, through the approval and recording of the final annexation documents.	Yes	The applicant has paid application fees and a development review deposit. The deposit is used to pay fees of third party consultants the Town utilizes, publications, mailings, recording fees and staff's time.
5. Annexed areas will not typically divide tracts of land to prevent further annexation of adjoining parcels. (For example, leaving a "gap" or a "strip" of land between property to be annexed and the adjoining property.	Yes	This annexation request meets the intent of this section.
6. The property owner shall comply with the Annexation Application requirements of this Chapter prior to submitting an annexation petition.	Yes	The applicant has complied with the application requirements and the processing regulations.

Planning Commission finds the Annexation application materials listed in Section 30-8-103 have been submitted correctly. Timing of application submittals and development review can be found on page 3 of this Staff Report.

Neighborhood Master Plan

The Neighborhood Master Plan is a conceptual design of the development and depicts the applicant's vision for the overall development. This vision includes the proposed zoning classification along with a concept for the on and off-site transportation networks and road classifications, pedestrian network, parks, open space, along with proposed subdivision identity standards and other amenities. The Neighborhood Master Plan is binding on a development, and all future platting/zoning actions must follow the approved plan as presented and approved by the Town Board of Trustees. Should the applicant need to alter the Neighborhood Master Plan post-approval, a formal amendment of the plan may be required. Staff has found that the required application materials found in Section 30-6-106.D were submitted, reviewed and revised according to staff and referral agency comments. Section 30-6-106 of the municipal code provides Criteria to be used when evaluating an application request for a Neighborhood Master Plan. The following findings shall also be incorporated into the Preliminary Plat application.

30-6-106(G) Review Criteria	Finding	Rationale
1. The land use mix within the project conforms to Berthoud's Zoning District Map and Comprehensive Plan Preferred Land Use Map and furthers the goals and policies of the Comprehensive Plan.	Yes	The proposed land zoning is Suburban Residential and Agricultural. These uses follow the vision of the Future Land Use Map, with one exception. The portion of the property east of and adjacent to South Berthoud Parkway is envisioned as Open Space and the applicant has proposed Suburban Residential uses in a portion of this site. The Future Land Use Map is a visioning document and is not legislative. The amount of Open Space and Agricultural zoning meets the intent of the Future Land Use Map with this proposal when viewed in whole. Housing diversity standards and neighborhood identity features required in the Land Development Code shall be followed and incorporated into the Preliminary Plat application including entry features, fencing, preserving trees and significant vegetation. Architectural diversity is reviewed by the Town. The land adjacent to the floodplain/floodway and the portion of the property containing the riparian area is being preserved and the applicant may be required to adjust their lot layout following additional review by the Town's Floodplain Manager and the County. The property is located on the original townsite for Berthoud. The existing barn, residential structure, loafing shed, various outbuildings and grain bins are historically significant to the Town. The comments made by the Historic Preservation Advisory Committee shall be addressed with the Preliminary Plat including investigation of, and reporting of any archaeological findings during any construction on site; as well as a search and report of findings of the State Historic Preservation Office and the Berthoud Historical Society. The Preliminary Plat and the future Development Agreement shall illustrate the developer's commitment to enhancing the open space area inclusive of trails, vegetation and interpretive signage.

2. The Neighborhood Master plan represents a functional system of land use and is consistent with the rationale and criteria set forth in this Chapter, the Town Comprehensive Plan, and the Parks, Open Space and Recreation (PORT) Plan as amended.		The high level of scrutiny expended on the Neighborhood Master Plan review at this stage in development review ensures the proposal includes land uses, open space, trail connectivity, transportation corridors, utility provision, for example that follow the criteria found in the Comprehensive Plan, Master Plans, the Municipal Code, and the engineering specifications and standards. The development shall connect internal trails to the Town's trails on adjacent properties. Connection is the responsibility of the developer. The developer shall collaborate with adjacent development and ensure cohesive connection. This shall be carried forward in the Development Agreement. The findings of the Berthoud Fire Protection District shall be incorporated into the Preliminary Plat. The Fire Marshal has approved the Neighborhood Master Plan moving forward to public hearing.
3. The preliminary traffic, open space, park utility and pedestrian design is adequate and functional given the existing and planned capacities of each system, and meets the standards found in this Code.	Yes	The applicant submitted a Traffic Impact Study considering the existing background traffic and anticipated traffic movement as a result of the proposed development. The Traffic Impact Study was reviewed by the Town Engineer. The conceptual design of the Neighborhood Master Plan incorporates the findings outlined in the Traffic Impact Study for on-site and off-site improvements required.
4. Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.	Yes	Adjacent land uses include agricultural and residential development. The Town's standards include a recognition of the Right to Farm policy. Setbacks, tree lawns, on- and off-site improvements have proposed to mitigate the impacts of the development on the road/street networks, trails, open space areas and the river corridor.
5. There is a need or desirability within the community for the development and the development will help achieve a balance of land use and/or housing types within Berthoud according to town goals.	Yes	The Town has recognized the potential development of the property to Suburban Residential and Open Space uses as envisioned in the 2021 Comprehensive Plan update. The applicant has provided a Neighborhood Master Plan prepared in accordance with the Land Use Code and the Comprehensive Plan which are the public-facing documents depicting the Town's goals for future development.

Zoning

The subject project is currently zoned RR2 in unincorporated Larimer County. The process of annexation is accompanied with a zoning request. The applicant is requesting zoning to SR, Suburban Residential and AG, Agricultural. Rezoning is addressed through an official zoning map amendment. Section 30-3-110.D states for the purpose of establishing and maintaining sound stable and desirable development within the Town, the Zoning Map shall not be amended except when it addresses one or more of the criteria in the following table. The process for considering a Zoning application have been followed. The following findings shall also be incorporated into the Preliminary Plat application.

30-3-110(D) Zoning Map Amendment Criteria	Finding	Rationale
1. To correct a manifest error in an ordinance establishing the zoning for a specific property; or 2. To rezone an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the Town generally; or 3. The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the Town Comprehensive Plan; or 4. The proposed rezoning is necessary to provide land for a community-related use that was not anticipated at the time of the adoption of the Town Comprehensive Plan, and the rezoning will be consistent with the policies and goals of the Comprehensive Plan; or 5. The area requested for rezoning has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment of the area	Yes	Staff found that the 2nd and 5th criteria have been met. The Town's boundary is changing with the annexation request. The property is in unincorporated Larimer County and the property owner seeks to develop in the Town of Berthoud, according to the Town's design, development, and engineering standards. The applicant seeks to develop in the Town and agrees to adhere to regional and local transportation, trails and open space networks pursuant to the Town's various comprehensive and master plans in effect. The applicant agrees to adhere to the Town's architectural project diversity standards as well as provide for development amenities and preserve sensitive riparian land. The applicant has requested a zoning classification which meets the intent of the future land use envisioned in the 2021 Comprehensive Plan update. The portion of the property east of and adjacent to South Berthoud Parkway is envisioned as Open Space and the applicant has proposed Suburban Residential uses in a portion of this site. The Future Land Use Map is a visioning document and is not legislative. The amount of Open Space and Agricultural zoning meets the intent of the Future Land Use Map with this proposal when viewed in whole. Planning Commission found that the 4th criteria was met in that the annexation will provide connectivity with trails and open spaces existing within the Town and on adjacent properties to be developed.

PUBLIC NOTICE AND COMMENT

Notice of the Public Hearings was published in *Loveland Reporter* on March 8, 15, 22, 29 and April 5th. The applicant posted signs in August, 2025 announcing the proposed land use applications. The location for these signs are at the proposed entrance off of South Berthoud Parkway and the second sign was posted near the emergency access point off of 1st Street. In January, the sign off 1st Street was posted at the current terminus of 5th Street into the property in January, 2026. A postcard to surrounding property owners was mailed on February 25, 2026.

FINDINGS AND RECOMMENDATIONS

Neighborhood Master Plan

After review of the procedures, application material requirements, referral agency and staff review, the Criteria for Approval, Planning Commission recommends the Town Board approve the proposed Neighborhood Master Plan. These findings are based on the Criteria for Approval found in Section 30-6-106 of the Municipal Code as discussed in the Staff Report. The findings shall also be incorporated into the Preliminary Plat application.

Annexation

After review of the procedures, application material requirements, referral agency and staff review, and the Criteria for Approval, Planning Commission recommends approval of the request for Annexation. These findings are based on the Criteria for Approval found in Section 30-8-102 of the Municipal Code as discussed in the Staff Report. The findings shall also be incorporated into the Preliminary Plat application.

Rezoning

After review of the procedures, application material requirements, referral agency and staff review, and the Criteria for Approval, Planning Commission recommends approval of the proposed Zoning request as it adheres to the Neighborhood Master Plan proposal. These findings are based on the Criteria for Approval found in Section 30-3-110 as discussed in this Staff Report. The findings shall also be incorporated into the Preliminary Plat application.

The following motions are provided for consideration:

I move to approve the Lewis Valley Neighborhood Master Plan based on the Criteria for Approval found in Section 30-6-106 of the Municipal Code along with findings in the staff report and Planning Commission's recommendation should the property be annexed.

I move to approve the Lewis Valley Annexation based on the Criteria for Approval found in Section 30-8-102 of the Municipal Code along with findings in the staff report and Planning Commission's recommendation.

I move to approve the Lewis Valley Zoning to SR, Suburban Residential and AG, Agricultural in accordance with the 2021 Comprehensive Plan Future Land Use Map, the criteria for approval found in Section 30-3-110 of the Municipal Code, and the findings in the attached staff report and Planning Commission's recommendation.

Should the Town Trustees recommend denial of any of the application requests, the following template may be used:

I move to recommend denial of the Lewis Valley _____ request. I find that the following Criteria for Approval have not been met: _____

Resolution No. 06
Series 2026

A Resolution of the Town of Berthoud Accepting a Petition for Annexation Filed by HT Land Partners 400, LLC and Setting a Public Hearing on the Annexation

Whereas, HT Land Partners 400, LLC ("Petitioner") is the owner of the real property located in unincorporated Larimer County and more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property");

Whereas, on January 28, 2026, Petitioner filed with the Town Clerk a petition for annexation of the Property to the Town (the "Petition"); and

Whereas, on February 24, 2026, the Board of Trustees reviewed the Petition and various documents in support of the Petition.

Now Therefore be it Resolved by the Board of Trustees of the Town of Berthoud as follows:

Section 1. *Findings*. The Board of Trustees hereby finds that the Petition substantially complies with C.R.S. § 31-12-107(1), and that a public hearing should be held to determine whether the Property is eligible for annexation, whether the annexation complies with C.R.S. §§ 31-12-104 and 31-12-105, and whether the Property should be annexed to the Town.

Section 2. *Public Hearing*. The public hearing on the annexation shall be set for April 14, 2026 beginning at 6:30 P.M., or as soon thereafter as the matter may be heard, at the Board of Trustees Chambers, 807 Mountain Avenue, Berthoud, Colorado. The purpose of such hearing shall be to consider the Petition to determine whether the Property is eligible for annexation, whether the annexation complies with C.R.S. §§ 31-12-104 and 31-12-105, and whether the Property should be annexed to the Town. Any person living within the area proposed to be annexed, any landowner of lands thereof, any resident of the Town, any municipality located within one mile of the proposed annexation, or the Board of County Commissioners of Larimer County may appear at such hearing and present evidence upon any matter to be determined by the Board of Trustees.

Introduced, approved and adopted this 24th day of February, 2026.

Town of Berthoud

William Karspeck, Mayor

Attest

Christian Samora, Town Clerk

TOWN OF BERTHOUD LARIMER & WELD COUNTIES INCORPORATED OCT. 3, A.D. 1893 SEAL COLORADO

Exhibit A
Legal Description

Parcel 9426105701 (Lewis Valley Central, Lewis Valley East, and East Greenway)

A portion of the Southwest Quarter of Section 23, and the Northwest Quarter of Section 26, Township 4 North, Range 69 West of the 6th Principal Meridian, Larimer County, Colorado being more particularly described as follows:

Lot 1, Old Berthoud Homestead M.L.D., being a Replat of Lot 1, JURS M.R.D. 94 EX0580, located in the Northeast One Quarter of Section 26, Township 4 North, Range 69 West of the 6th Principal Meridian, Larimer County, Colorado, recorded October 4, 2006 at Reception No. 2006-0075409; County of Larimer, State of Colorado.

Containing 3,662,989 square feet or 84.09 acres more or less.

Parcel 9423300005 (Lewis Valley West and West Greenway)

A portion of the Southwest Quarter of Section 23, and the Northwest Quarter of Section 26, Township 4 North, Range 69 West of the 6th Principal Meridian, Larimer County, Colorado being more particularly described as follows:

Beginning at the Southwest corner of said Section 23; thence along the West line of the Southwest Quarter of said Section 23 North 00°10'13" East 28.88 feet to the true point of beginning:; thence continuing along said West line North 00°10'13" East 641.62 feet; thence departing said West line South 88°15'59"East 594.00 feet; thence North 00°03'03" West 42.00 feet; thence South 88°39'42" East 495.00 feet; thence South 36°38'01" East 66.00 feet; thence South 41°27'38" East 148.00 feet; thence South 73°21'34" East 100.98 feet to a point on the East line of the West half of said Section 23; thence along said East line South 00°07'45" West 489.00 feet to a point on the South line of the Southwest Quarter of said Section 23; thence along said South line North 89°56'57" East 1323.57 feet to the South one Quarter Corner of said Section 23; thence along the North-South centerline of said Section 26 South 00°01'45" East 184.30 feet; thence departing said North-South centerline North 60°00'08" West 293.89 feet; thence North 89°43'45" West 1045.83 feet; thence North 61°25'22" West 122.71 feet; thence South 89°58'40" West 460.00 feet; thence North 89°58'05" West 779.00 feet to the true point of beginning.

Containing 893,472 square feet or 20.51 acres more or less.

January 26, 2026

Town of Berthoud
807 Mountain Avenue
Berthoud, CO 80513
970.532.2643

RE: Letter of Intent for Lewis Valley Subdivision

Members of the Board,

HT Land Partners 400, LLC is submitting this Letter of Intent for the proposed Lewis Valley Minor Subdivision Plat located east of Berthoud Parkway, west of County Road 15, and north of the Little Thompson River in Berthoud, Colorado. This application represents the first formal planning stage in a larger, phased vision for residential communities that align with the Town's adopted 2021 Comprehensive Plan and Future Land Use Map.

The Lewis Valley project is a multi-faceted project that is being advanced through a structured, step-by-step process designed to ensure alignment with the Town's long-range planning, environmental goals, and infrastructure capacities. Below is a summary of the key components of the process and how they relate to one another:

1. **Annexation**
   The property, totaling approximately 104 acres, is being proposed to be annexed into the Town of Berthoud. This annexation ensures that future development will conform to Town standards and provides a platform for coordinated land use, infrastructure, and open space planning.

2. **Zoning**
   Concurrent with annexation, we are seeking to rezone the site to Suburban Residential (SR) and Agricultural (AG). This is consistent with the intent of the Town's Future Land Use Map as further discussed in the Zoning Assessment Report included with this submittal package. These zoning categories support a mix of single-family housing types and larger-lot rural homes and are designed to blend with surrounding neighborhoods while respecting ecological and topographical conditions.

3. **Neighborhood Master Plan**
   A comprehensive Neighborhood Master Plan has been submitted to provide a framework for how the entire 36-acre residential portion of the property as well as the 68-acre Greenway will be developed over time. This plan details proposed housing types, circulation networks, parks and open space, and architectural diversity. It has been carefully designed to meet or exceed

Town Code requirements for lot diversity with usable open space and parkland included within the 68 acre greenway. Subdivision, open space and park elements are discussed in more detail within this document.

4. **Minor Subdivision Plat**
   We are initially seeking to establish a Minor Subdivision Plat creating six initial lots. This subdivision allows for acquisition of the Greenway by the Town and establishes the other portions of the project to be further subdivided in alignment with the structure set by the Neighborhood Master Plan.

5. **Preliminary and Final Platting Consistent with Master Plan**
   Following the Minor Subdivision, future subdivision applications will be submitted to further the framework and design documentation of the approved Neighborhood Master Plan. These phases will deliver a diverse housing mix, integrated trail and park networks, and community-scaled infrastructure in accordance with Berthoud's long-term growth goals.

To help clarify the project's organization and phasing, **the supplemental documents break the site into four geographical regions—Lewis Valley East, Lewis Valley Central, Lewis Valley West, and Town of Berthoud Greenway**. This structure is intended solely to illustrate how different components of the Neighborhood Master Plan respond to existing site conditions, environmental features, and infrastructure connections. However, the Letter of Intent and current Minor Subdivision application apply uniformly and are not limited to any single geographic section.

Approximately 68 acres of the property have been set aside for the acquisition by the Town of Berthoud for permanent preservation as open space and greenway. These lands provide a crucial environmental buffer adjacent to Dry Creek and the Little Thompson River, aligning with the Town's ecological priorities and trail system master planning.

No modifications to the mapped floodplain are proposed, and generous natural buffers—ranging from 145 feet to over 600 feet have been preserved, in excess of recommendations from the ecological characterization study.

Drainage patterns will be preserved, and stormwater will be managed via a network of inlets, curb and gutter, and multiple stormwater treatment facilities. This system will reflect best management practices for stormwater control and low-impact development principles further detailed in the Preliminary and Final Plat design process.

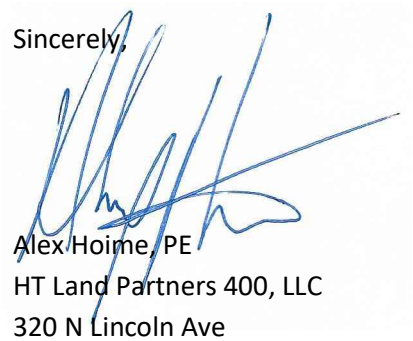
Traffic impacts are anticipated to be minimal**.** A traffic impact study has confirmed that projected vehicle trips can be accommodated through existing roadways—particularly 5th Street, Berthoud Parkway and planned extensions through the adjacent Trails at Creekview development. As the project progresses, each subdivision phase will be accompanied by detailed traffic evaluations to ensure safety and operational integrity of the roadway network.

Public utilities, including water, sanitary sewer, electric, gas, and communications, are available and have been modeled to support the proposed development. A looped water system, connection to a 24" sanitary sewer main, and confirmed utility will-serve commitments from providers such as Xcel, PVREA, Hilltop Broadband, and Comcast will ensure long-term reliability and performance.

In summary, the Lewis Valley project aligns with the Town of Berthoud's adopted planning policies and development standards. It introduces a walkable, diverse, and environmentally integrated neighborhood offering a range of home types priced for varying demographics with substantial open space amenities that will benefit both future residents and the broader community.

We appreciate your time in reviewing this letter of Intent and welcome continued collaboration with the Town staff and stakeholders as the project advances. Please feel free to contact me at 970-612-5440 with any questions.

Sincerely,



Alex Hoime, PE
HT Land Partners 400, LLC
320 N Lincoln Ave
Loveland, CO 80537

Lewis Valley

PETITION FOR ANNEXATION

We represent that we are the landowners of 100% of the land described in this Petition, excluding public streets, alleys, roads, and easements, which is legally described on **Exhibit "A"** and depicted on **Exhibit "B"**, and affirm the following to be true and correct as of January 28, 2026 our petition for annexation is filed with the Town of Berthoud.

CONTIGUITY:

1. The perimeter of the total proposed annexations has a distance of 15,722.53 feet of which 11,372 feet are contiguous to the existing Town Limits of Berthoud.

2. The annexation is 72.7% contiguous.

3. The proposed annexations contain approximately 104.40 acres.

4. The requirements of Colorado Revised Statutes §31-12-104 and §31-12-105, exist or have been met.

5. We further allege:

   a. It is desirable and necessary that the territory be annexed to the Town of Berthoud. Per the Town's Future Land Use Map, this parcel is within the Town's Growth Management Area.

   b. A community of interest exists between the territory and the Town of Berthoud. The parcels have been envisioned for Suburban Residential and Open Space/ Environmentally Sensitive areas/uses on the Town's Comprehensive Plan Future Land Use Map. This map, while not regulatory, envisions the land use and correlating zoning designations proposed - Suburban Residential and Agricultural Zoning which reflect that of the proposed zoning classifications.

   c. The territory is integrated or capable of being integrated with the Town of Berthoud. Due to this site being located adjacent to past developments, Town utilities are available to serve the parcel. Right of way from adjacent projects extend to the property from the North and West.

   d. The property is located within the Town's Future Land Use Map and envisioned, in part, for Suburban Residential Land Use. This vision was followed when collaborating with Town Departments and referral agencies regarding infrastructure provision.

e. No land held in identical ownership is divided into separate parcels unless the owner of said tract has consented in writing or joins in this Petition.

f. No proceedings for annexation of the land described in this Petition have been commenced for annexation to another municipality.

6. The requested zoning classifications are Suburban Residential (SR) and Agricultural (AG) and are consistent with the Town of Berthoud Comprehensive Plan and the vision of the 2021 Future Land Use Map.

7. The Petitioners understand that there may be a significant period of time before municipal utilities will be available but anticipate that urbanization will be able to take place at a pace acceptable to them without immediate access to these utilities. Until urbanization takes place the petitioners intend to maintain their properties in their current uses, which uses are acceptable to the Town of Berthoud.

8. The Petitioners have submitted the petition with the intention that the property will be developed in accordance with Berthoud's Development Code, Comprehensive Plan, Municipal Code, resolutions, and ordinances.

9. The Petitioners are aware that Berthoud has enacted fees and policies with the intention that growth should pay its own way and that growth should improve the health, safety, and welfare of its citizens. Examples of Berthoud's fees which are acceptable to the petitioners include fees for: building, electric, construction meter, plan review, building permit administration, parks, trails and open space, public facilities infrastructure, streets, drainage, police facility infrastructure, general administration facility infrastructure, water administration, water meter, water tap, sewer tap, raw water, and other supplemental fees as appropriate.

10. The Petitioners understand that Berthoud is required by Colorado Revised Statutes to prepare and file an annexation impact report. The Petitioners will prepare a proposed annexation impact report and provide it to Berthoud for review and consideration six (6) weeks prior to the hearing.

11. The Petitioners agree to dedicate free and clear of all liens and encumbrances of any kind, and at no charge to the Town, all easements and rights-of-way for streets and other public ways and for other public purposes, within the Property as outlined in a Subdivision Improvements Agreement (approved at the time of final subdivision plat).

12. The Petitioners agree to dedicate, with the subdivision of the Property and at no cost to the Town, all required easements and right-of-way for installation and maintenance of infrastructure.

13. The Petitioners agree to design and install transportation infrastructure, utility infrastructure, and stormwater improvements to serve the Property prior to the issuance of any building permits for all or any portion of the property in accordance with Town standards. The Petitioners shall make such other improvements as required by Town ordinances and resolutions, to guarantee construction of all required improvements, and, if requested by Berthoud, to dedicate to Berthoud any or all other required improvements. The Petitioners agree to enter into a subdivision improvement agreement pertaining to such improvements and other matters at time of final plat.

14. The Petitioners agree that oversizing agreements may exist that the Petitioners may be responsible for his/her fair share for oversizing of infrastructure. Likewise, Petitioners acknowledge that the Town may require the Petitioners to oversize infrastructure, which would be reimbursed by subsequent developers. The Petitioners acknowledge that the Town shall facilitate reimbursement of any financial participation by the Petitioners, over and above the proportionate impact of the development. Such reimbursement shall come from new developments directly connected to the improvements.

15. The Petitioners agree to satisfy the public land dedication and landscaping requirements specified in the Town's Development Code.

16. The Petitioners agree that future development of the site will comply with any adopted infrastructure plans including but not limited to transportation, drainage, water, sewer, land use, parks, trails, open space and comprehensive plans.

17. The Petitioners agree that the design, improvement, construction, development, and use of the property shall be in conformance with, and that Petitioners shall comply with all municipal, county, state and federal statutes, ordinances, rules and regulations.

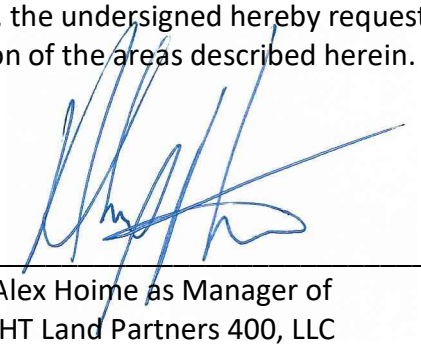
18. The Petitioners agree that all land use approvals and building permits for the development of the Property shall be subject to requirements including, but not limited to, the payment of impact fees and development charges and other land use and development requirements in effect at the time that such proposed development applies for a building permit.

19. The Petitioners agree to convey to the Town, all water rights necessary for development and all irrigation water rights and associated carrying rights and groundwater rights associated with the property, and any related stock certificates evidencing ownership of the water rights, free and clear of all encumbrances and with all taxes and assessments related hereto paid in full, unless the Town in writing rejects any or all such water rights. Water rights may be conveyed on a pro-rata basis as building permits are issued.

20. Berthoud has various enterprise funds through which the utilities provided by Berthoud are financed. Examples of Berthoud's services are its water, wastewater, and drainage utilities. Berthoud's Board of Trustees believe that the provision of utilities by Berthoud assists in complying with the *Berthoud Comprehensive Plan* and *Berthoud Development Code* and the petitioners request that Berthoud provide all utility services which are available now or in the future through Berthoud at a cost comparable to that which can be provided by any third party.

21. The Petitioners understand that the Thompson R2-J School District forms an integral part of the Berthoud community. Berthoud has enacted fees to support the acquisition of land by the Thompson R2-J School District. The Petitioners are aware of these fees and agree to financially support the District's land acquisition programs.

The terms of this Petition are binding on the heirs, devisers, successors and assigns of the parties. Therefore, the undersigned hereby request that the Town of Berthoud approve the annexation of the areas described herein.



_____ 01/28/2026

Alex Hoime as Manager of Date
HT Land Partners 400, LLC

EXHIBIT A

Lewis Valley – Central and East - Annexation

LEGAL DESCRIPTION

A portion of the Southwest Quarter of Section 23, and the Northwest Quarter of Section 26, Township 4 North, Range 69 West of the 6th Principal Meridian, Larimer County, Colorado being more particularly described as follows:

Beginning at the Southwest corner of said Section 23; thence along the West line of the Southwest Quarter of said Section 23 North 00°10'13" East 28.88 feet to the TRUE POINT OF BEGINNING; thence continuing along said West line North 00°10'13" East 641.62 feet; thence departing said West line South 88°15'59"East 594.00 feet; thence North 00°03'03" West 42.00 feet; thence South 88°39'42" East 495.00 feet; thence South 36°38'01" East 66.00 feet; thence South 41°27'38" East 148.00 feet; thence South 73°21'34" East 100.98 feet to a point on the East line of the West half of said Section 23; thence along said East line South 00°07'45" West 489.00 feet to a point on the South line of the Southwest Quarter of said Section 23; thence along said South line North 89°56'57" East 1323.57 feet to the South one Quarter Corner of said Section 23; thence along the North-South centerline of said Section 26 South 00°01'45" East 184.30 feet; thence departing said North-South centerline North 60°00'08" West 293.89 feet; thence North 89°43'45" West 1045.83 feet; thence North 61°25'22" West 122.71 feet; thence South 89°58'40" West 460.00 feet; thence North 89°58'05" West 779.00 feet to the TRUE POINT OF BEGINNING.

Lewis Valley - West - Annexation

LEGAL DESCRIPTION

A portion of the southwest quarter of section 23, and the northwest quarter of section 26, township 4 north, range 69 west of the 6th principal meridian, Larimer County, Colorado, being more particularly described as follows:

Beginning at the southwest corner of said section 23; thence along the west line of the southwest quarter of said section 23 north 00° 12' 52" west 28.87 feet to the **true point of beginning**: Thence continuing along said west line south 88° 40' 40" east 593.89 feet; Thence departing said west line south 88º 15 59" east 594.00 feet; Thence north 00° 26' 41" west 42.00 feet; Thence south 89° 03' 20" east 495.00 feet; Thence south 37° 01' 39" east 66.00 feet; thence south 41° 51' 16" east 148.00 feet; Thence south 73° 45' 12" east 100.98 feet to a point on the east line of the west half of said section 23; Thence along said east line south 00° 15' 53" east 489.00 feet to a point on the south line of the southwest quarter of said section 23; Thence along said south line north 89° 33' 20" east 1323.57 feet to the south one quarter corner of said section 23; Thence along the north-south centerline of said section 26 south 00° 25' 23" east 184.30 feet; Thence departing said north-south centerline north 60° 23' 46" west 293.89 feet; Thence south 89° 52' 37" west 1045.83 feet; Thence north 61° 49' 26" west 122.63 feet; Thence south 89°35'15" west 460.00 feet; Thence north 89°38'21" west 779.11 feet to the **true point of beginning**.

EXHIBIT B

Lewis Valley Central, East and West
ANNEXATION MAP

LEWIS VALLEY ANNEXATION

TO THE TOWN OF BERTHOUD, COLORADO

PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 23, THE NORTHWEST QUARTER OF SECTION 25, THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 26 TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO

LEWIS VALLEY ANNEXATION:

LOT 1, OLD BERTHOUD HOMESTEAD M.L.D., BEING A REPLAT OF LOT 1, JURS M.R.D. 94 EX0580, LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARIMER COUNTY, COLORADO, RECORDED OCTOBER 4, 2006 AT RECEPTION NO. 2006-0075409, COUNTY OF LARIMER, STATE OF COLORADO.

TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, THE NORTHWEST QUARTER OF SECTION 25, THE NORTHEAST QUARTER OF SECTION 26 AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARIMER COUNTY, COLORADO.

SAID LAND BEING ALTOGETHER MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF NORTHEAST QUARTER OF SECTION 26 AS BEARING NORTH 89° 39' 05" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPLE MERIDIAN, SAID POINT BEING THE SOUTH LINE OF DAVIS/SCHLEIGER ANNEXATION , RECORDED JANUARY 25, 2001, AT RECEPTION NO.2001005472;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26 AND THE SOUTHERLY LINE OF SAID DAVIS/SCHLEIGER ANNEXATION NORTH 89° 39' 05" EAST 2654.82 FEET TO THE NORTHEAST CORNER OF SAID SECTION 26, SAID POINT BEING ALSO ON THE CENTERLINE OF LARIMER COUNTY ROAD 15A; THENCE NORTH 88°58'49" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 25 A DISTANCE OF 30.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 15A; THENCE SOUTH 00°22'48" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 15A AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 26 A DISTANCE OF 410.14 FEET; THENCE SOUTH 89°37'12" WEST A DISTANCE OF 60.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 15A AND THE SOUTH END OF THE EAST LINE OF LOT 1, BERTHOUD HOMESTEAD M.L.D.; THENCE ALONG THE SOUTHERLY LINE OF LOT 1 THE FOLLOWING FORTY-NINE (49) COURSES:

1. SOUTH 67° 06' 14" WEST 81.35 FEET;
2. SOUTH 12° 38' 05" EAST 98.92 FEET;
3. SOUTH 31° 01' 28" EAST 96.44 FEET;
4. SOUTH 00° 22' 48" EAST 59.06 FEET;
5. SOUTH 24° 45' 41" WEST 57.47 FEET;
6. SOUTH 34° 51' 31" WEST 45.84 FEET;
7. SOUTH 57° 24' 02" WEST 81.37 FEET;
8. SOUTH 82° 06' 00" WEST 78.53 FEET;
9. SOUTH 50° 52' 53" WEST 44.56 FEET;
10. NORTH 73° 34' 27" WEST 48.54 FEET;
11. SOUTH 85° 54' 51" WEST 143.58 FEET;
12. NORTH 83° 23' 07" WEST 18.86 FEET;
13. SOUTH 74° 36' 29" WEST 140.37 FEET;
14. SOUTH 39° 01' 07" WEST 124.45 FEET;
15. SOUTH 53° 34' 10" WEST 55.08 FEET;
16. SOUTH 34° 09' 05" WEST 64.69 FEET;
17. SOUTH 70° 34' 39" WEST 31.57 FEET;
18. NORTH 86° 50' 15" WEST 37.65 FEET;
19. SOUTH 27° 23' 15" WEST 38.50 FEET;
20. SOUTH 71° 20' 25" WEST 90.60 FEET;
21. SOUTH 47° 07' 40" WEST 58.04 FEET;
22. SOUTH 33° 58' 57" WEST 54.64 FEET;
23. NORTH 89° 35' 28" WEST 47.70 FEET;
24. SOUTH 60° 29' 07" WEST 75.03 FEET;
25. SOUTH 29° 12' 42" WEST 54.17 FEET;
26. SOUTH 63° 58' 50" WEST 89.56 FEET;
27. NORTH 85° 51' 27" WEST 50.24 FEET;
28. SOUTH 78° 13' 10" WEST 44.78 FEET;
29. SOUTH 63° 12' 31" WEST 97.52 FEET;
30. SOUTH 23° 40' 51" WEST 84.01 FEET;
31. SOUTH 51° 08' 40" WEST 61.47 FEET;
32. NORTH 89° 28' 50" WEST 101.87 FEET;
33. SOUTH 10° 20' 07" EAST 61.70 FEET;
34. SOUTH 11° 56' 19" WEST 27.68 FEET;
35. SOUTH 76° 23' 58" WEST 28.15 FEET;
36. NORTH 19° 12' 39" WEST 25.05 FEET;
37. NORTH 21° 55' 31" WEST 22.83 FEET;
38. NORTH 86° 29' 58" WEST 50.84 FEET;
39. SOUTH 49° 27' 55" WEST 141.32 FEET;
40. SOUTH 45° 14' 20" WEST 161.68 FEET;
41. NORTH 64° 24' 30" WEST 87.64 FEET;
42. SOUTH 36° 47' 32" WEST 141.25 FEET;
43. SOUTH 39° 56' 59" WEST 24.48 FEET;
44. SOUTH 89° 39' 44" WEST 73.83 FEET;
45. SOUTH 26° 26' 16" WEST 112.43 FEET;
46. SOUTH 36° 07' 41" WEST 90.80 FEET;
47. SOUTH 67° 39' 17" WEST 216.43 FEET;
48. SOUTH 61° 34' 41" WEST 132.25 FEET;
49. SOUTH 17° 46' 16" WEST 195.38 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 26;

THENCE ALONG SAID WEST LINE NORTH 00° 25' 23" WEST A DISTANCE OF 2162.06 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED DECEMBER 17, 2021 AT RECEPTION NO. 20210113932, SAID PARCEL, BEING THE SAME LAND DESCRIBED AS LOT 1 OF LARIMER COUNTY BOUNDARY LINE ADJUSTMENT RECORDED MARCH 31, 1989 AT RECEPTION NO.89013644, SAID POINT BEING ALSO THE NORTHEASTERLY CORNER OF SCHELL-HICKS ANNEXATION MAP NO.4 RECORDED SEPTEMBER 21, 2007 AT RECEPTION NO.20070072337;

(LEGAL DESCRIPTION CONTINUES TO THE RIGHT)

(LEGAL DESCRIPTION CONTINUED)

THENCE DEPARTING SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 26, ALONG THE SOUTHERLY LINE OF THE ABOVE-DESCRIBED PARCEL OF LAND DESCRIBED IN RECEPTION NO.20210113932 AND PARTIALLY ALONG THE NORTHERLY LINE OF SAID SCHELL-HICKS ANNEXATION MAP NO.4 THE FOLLOWING FIVE (5) COURSES:

1. NORTH 60° 23' 46" WEST 293.89 FEET;
2. SOUTH 89° 52' 37" WEST 1045.83 FEET;
3. NORTH 61° 49' 26" WEST 122.63 FEET;
4. SOUTH 89° 35' 15" WEST 460.00 FEET ALONG THE NORTHERLY LINE OF SAID SCHELL-HICKS ANNEXATION MAP NO.4;
5. SOUTH 89° 38' 25" WEST 739.11 FEET ALONG THE NORTHERLY LINE OF PK BERTHOUD ANNEXATION NO.1, RECORDED MARCH 31, 2021 AT RECEPTION NO. 20210032744, OFFICIAL RECORDS OF SAID COUNTY TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LARIMER COUNTY ROAD 17, 40-FEET HALF WIDTH, SAID POINT BEING ALSO ON THE EASTERLY LINE OF SHELL-HICKS ANNEXATION NO.3 RECORDED SEPTEMBER 21, 2007 AT RECEPTION NO. 20070072336;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG SAID EASTERLY LINE OF SAID SHELL-HICKS ANNEXATION NO.3 AND THE EASTERLY LINE OF SHELL-HICKS ANNEXATION NO.1 TO THE TOWN OF BERTHOUD, RECORDED SEPTEMBER 21, 2027 AT RECEPTION NO. 20070072334, NORTH 00° 12' 52" WEST 640.25 FEET TO A POINT ON THE SOUTHERLY LINE OF SCHMIDT FARM ANNEXATION, RECORDED DECEMBER 14, 1998, AT RECEPTION NO. 19980109443;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, ALONG THE SOUTHERLY LINE OF SAID SCHMIDT FARM ANNEXATION, THE FOLLOWING SIX(6) COURSES:

1. SOUTH 88° 40' 40" EAST 553.87 FEET;
2. NORTH 00° 26' 41" WEST 42.00 FEET;
3. SOUTH 89° 03' 20" EAST 495.00 FEET;
4. SOUTH 00° 13' 28" EAST 53.00 FEET;
5. SOUTH 41° 51' 15" EAST 186.23 FEET;
6. NORTH 89° 43' 29" EAST 110.98 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER SAID SECTION 23, SAID POINT BEING ON THE WEST LINE OF LEWIS SECOND ADDITION TO THE TOWN OF BERTHOUD, RECORDED MARCH 27, 1986 AT RECEPTION NO. 19860015338;

THENCE ALONG EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 23 AND THE WEST LINE OF LEWIS SECOND ADDITION SOUTH 00° 15' 53" EAST 489.00 FEET TO THE SOUTHWEST CORNER OF SAID LEWIS SECOND ADDITION , SAID POINT BEING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23;

THENCE ALONG LAST SAID SOUTH LINE AND THE SOUTH LINE OF LEWIS SECOND ADDITION NORTH 89° 33' 20" EAST 1323.57 FEET TO THE POINT OF BEGINNING;

CONTAINING 4,547,549 SQUARE FEET OR 104.40 ACRES, MORE OR LESS.

ANNEXATION DATA TABLE:

LEWIS VALLEY ANNEXATION
TOTAL PERIMETER OF ANNEXED PARCEL - 15722.53'
TOTAL CONTIGUOUS BOUNDARY REQUIRED (1/6) - 2620.42'
CONTIGUOUS TO PRESENT TOWN BOUNDARY - 11372.24'

GENERAL NOTES:

1. BEARINGS BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, ASSUMED AS BEARING OF NORTH 89°39'05" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

2. LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER FC25217788-7, COMMITMENT DATE NOVEMBER 14, 2025 WAS RELIED UPON FOR RECORD DATA REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS ANNEXATION MAP.

3. THE TOTAL AREA OF PROPERTY ANNEXED IS 104.40 ACRES.

4. THIS MAP IS NOT A LAND SURVEY PLAT.

5. THE MINERAL RIGHTS ASSOCIATED WITH THE PROPERTY BEING ANNEXED ARE NOT OWNED BY THE PROPERTY OWNER. MINERAL RIGHTS RESIDE WITH THE PRIOR OWNERS OF EACH PARCEL

6. THE CURRENT ZONING OF THE SUBJECT PROPERTY IN UNINCORPORATED LARIMER COUNTY IS RR-2, RURAL RESIDENTIAL. THE PROPOSED ZONING IN THE TOWN OF BERTHOUD IS SR, SUBURBAN RESIDENTIAL.

7. PROPERTY ADDRESS: 733 SOUTH COUNTY ROAD 15A, BERTHOUD, COLORADO 80513

8. THE SUBJECT PROPERTY LIES WITHIN ZONE X, AREAS OUTSIDE OF 0.2% ANNUAL FLOODING CHANCE, ZONE X (SHADED), AREAS BETWEEN THE LIMITS OF THE 100-YEAR FLOOD AND 0.2% ANNUAL CHANCE FLOODING CHANCE AND WITHIN ZONE A AND ZONE AE DESIGNATED AS AREAS OF 1% ANNUAL CHANCE OF FLOODING (100-YEAR FLOOD PLAIN) PER FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08069C1387H, EFFECTIVE DATE JANUARY 15, 2021. FLOOD PLAINS SHOWN HEREON ARE BASED ON CURRENT FEMA DATA AND ARE SUBJECT TO PERIODIC CHANGES.

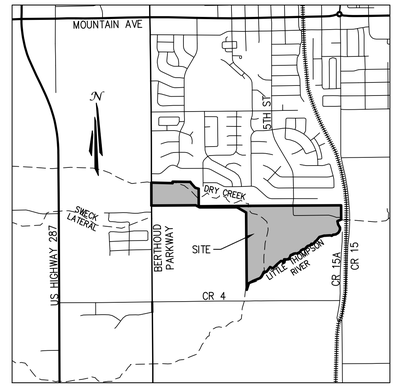
COMMERCIAL MINERAL DEPOSITS NOTE:

THERE ARE NO KNOWN OR ANTICIPATED MINING OPERATIONS ASSOCIATED WITH THE EXISTING SITE OR PROPOSED WITH THIS PROJECT. THERE ARE NO KNOWN COMMERCIALLY VIABLE MINERAL DEPOSITS ONSITE.

_____
APPLICANT

SURVEY NOTES:

1. A PORTION OF THE PROPERTY BEING ANNEXED HEREIN IS DESCRIBED IN WARRANTY DEED, RECORDED AT RECEPTION NO. 20210113932 ALSO SHOWN AS LOT 1 OF BOUNDARY LINE ADJUSTMENT RECEPTION NO. 89013644, OFFICIAL RECORDS OF LARIMER COUNTY. A PORTION OF SAID LOT 1 APPEARS TO BE ANNEXED TO THE TOWN OF BERTHOUD VIA SCHMIDT FARM ANNEXATION AT RECEPTION NO. 19980109443 AND IS INCLUDED WITHIN THE BOUNDARIES OF ROSE FARM ACRES SUBDIVISION RECORDED AT RECEPTION NO. 20210007483. THE AREA IN QUESTION HAS BEEN FURTHER QUITCLAIMED BY THE CURRENT OWNER TO THE ROSE FARM ACRES HOMEOWNERS ASSOCIATION INC. THE CURRENT ANNEXATION BOUNDARY EXTENDS ONLY TO THE EXISTING CITY BOUNDARY LINES ESTABLISHED BY THE SCHMIDT FARM ANNEXATION MAP AND TO THE SOUTHERLY LINE OF THE LANDS DESCRIBED IN SAID QUITCLAIM DEED RECORDED AT RECEPTION NO. 20250048929.



VICINITY MAP
1" - 2000'

CERTIFICATE OF APPROVAL BY TOWN OF BERTHOUD:

THIS IS TO CERTIFY THAT THE ANNEXATION OF THE ABOVE DESCRIBED PROPERTY WAS APPROVED BY ORDINANCE NO. _____ OF THE TOWN OF BERTHOUD, PASSED AND ADOPTED ON THE _____ DAY OF _____, A.D., _____ AND THAT THE MAYOR OF THE TOWN OF BERTHOUD AS AUTHORIZED BY SAID ORDINANCE OF BEHALF OF THE TOWN HEREBY FOR ALL ACKNOWLEDGES AND ADOPTS THE SAID ANNEXATION UPON WHICH THE CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED HEREON.

APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD, COLORADO THIS _____ DAY OF _____, A.D., _____.

_____
MAYOR

THE FOREGOING MAP IS APPROVED FOR FILING AND ACCEPTED BY THE TOWN OF BERTHOUD, COLORADO, THIS _____ DAY OF _____ A.D., ____.

ATTEST:

_____
TOWN CLERK

OWNERS CERTIFICATE:

HT LAND PARTNERS 400 LLC

_____
ALEX HOIME, MANAGER FOR
HT LAND PARTNERS 400 LLC

STATE OF COLORADO)
SS)
COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____, 20____,
BY ALEX HOIME, MANAGER FOR HT LAND PARTNERS 400 LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC

SURVEYORS CERTIFICATE:

I, VLADISLAV SKREJEV, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ANNEXATION MAP SHOWN HEREON WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND AT LEAST ONE SIXTH (1/6) OF THE PERIPHERAL BOUNDARY IS CONTIGUOUS TO THE TOWN OF BERTHOUD, COLORADO. THE MAP WAS COMPILED USING EXISTING PLATS, DEEDS, AND LEGAL DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

DATED THIS _____ DAY OF _____, 20___.

_____
VLADISLAV SKREJEV, PLS 38705

NO.	DESCRIPTION	REVISIONS	BY	DATE

TAIT & ASSOCIATES
Since 1964
ENGINEERING ENVIRONMENTAL BUILDING LAND
Santa Ana Sacramento Denver
San Luis Obispo Riverside Boise
Dallas
320 North Lincoln Avenue
Loveland, CO 80537
p: 970.613.1447
www.tait.com

ANNEXATION MAP

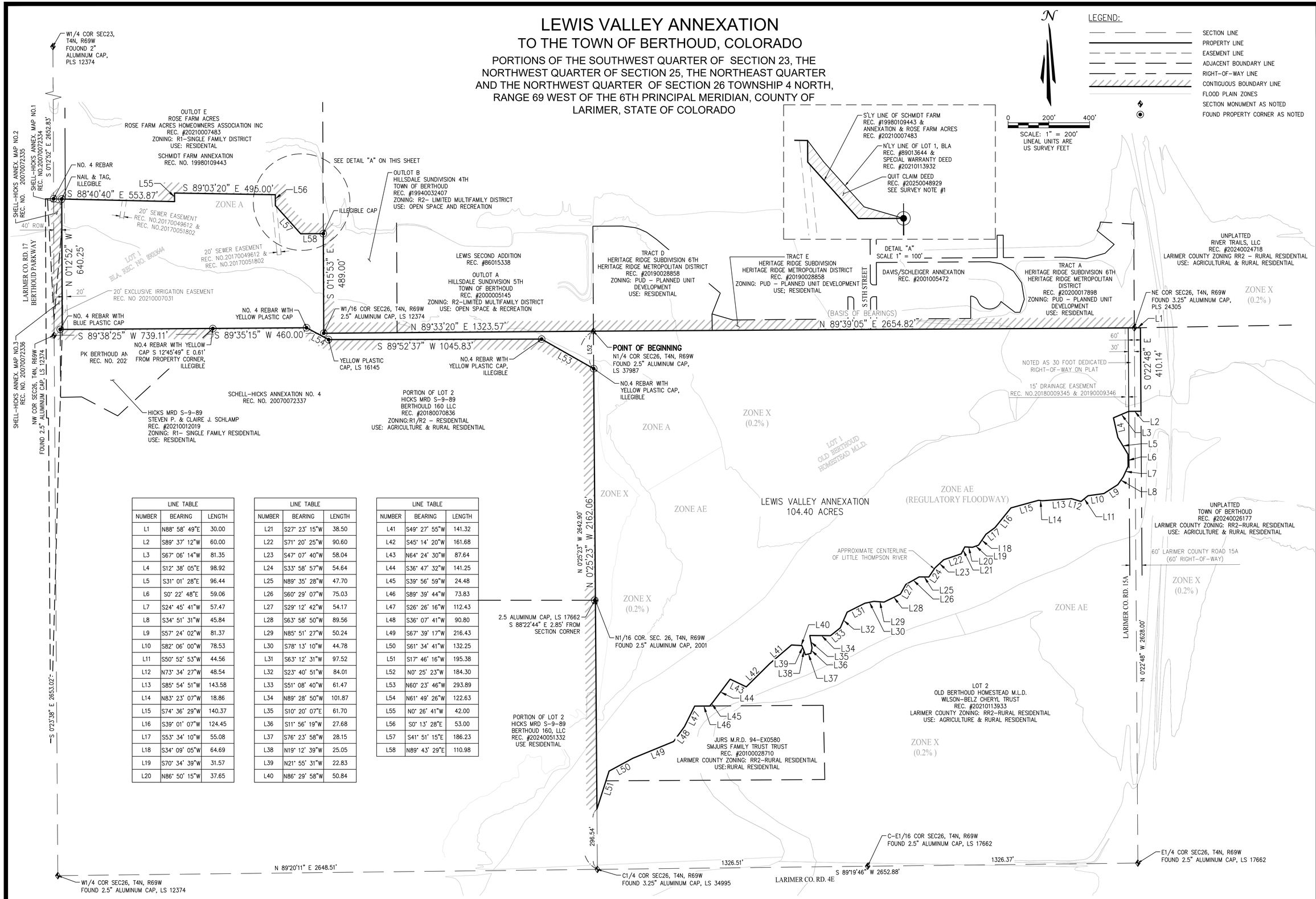
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23 , THE NORTHWEST QUARTER OF SECTION 25, THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO

DRAWN: KR
DATE: 06/24/2025
CHECKED: SV
DATE:
REVISION #:
DATE:
JOB NO: CO14780

LEWIS VALLEY ANNEXATION

TO THE TOWN OF BERTHOUD, COLORADO

PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 23, THE NORTHWEST QUARTER OF SECTION 25, THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 26 TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO



LINE TABLE		
NUMBER	BEARING	LENGTH
L1	N88° 58' 49"E	30.00
L2	S89° 37' 12"W	60.00
L3	S67° 06' 14"W	81.35
L4	S12° 38' 05"E	98.92
L5	S31° 01' 28"E	96.44
L6	S0° 22' 48"E	59.06
L7	S24° 45' 41"W	57.47
L8	S34° 51' 31"W	45.84
L9	S57° 24' 02"W	81.37
L10	S82° 06' 00"W	78.53
L11	S50° 52' 53"W	44.56
L12	N73° 34' 27"W	48.54
L13	S85° 54' 51"W	143.58
L14	N83° 23' 07"W	18.86
L15	S74° 36' 29"W	140.37
L16	S39° 01' 07"W	124.45
L17	S53° 34' 10"W	55.08
L18	S34° 09' 05"W	64.69
L19	S70° 34' 39"W	31.57
L20	N86° 50' 15"W	37.65

LINE TABLE		
NUMBER	BEARING	LENGTH
L21	S27° 23' 15"W	38.50
L22	S71° 20' 25"W	90.60
L23	S47° 07' 40"W	58.04
L24	S33° 58' 57"W	54.64
L25	N89° 35' 28"W	47.70
L26	S60° 29' 07"W	75.03
L27	S29° 12' 42"W	54.17
L28	S63° 58' 50"W	89.56
L29	N85° 51' 27"W	50.24
L30	S78° 13' 10"W	44.78
L31	S63° 12' 31"W	97.52
L32	S23° 40' 51"W	84.01
L33	S51° 08' 40"W	61.47
L34	N89° 28' 50"W	101.87
L35	S10° 20' 07"E	61.70
L36	S11° 56' 19"W	27.68
L37	S76° 23' 58"W	28.15
L38	N19° 12' 39"W	25.05
L39	N21° 55' 31"W	22.83
L40	N86° 29' 58"W	50.84

LINE TABLE		
NUMBER	BEARING	LENGTH
L41	S49° 27' 55"W	141.32
L42	S45° 14' 20"W	161.68
L43	N64° 24' 30"W	87.64
L44	S36° 47' 32"W	141.25
L45	S39° 56' 59"W	24.48
L46	S89° 39' 44"W	73.83
L47	S26° 26' 16"W	112.43
L48	S36° 07' 41"W	90.80
L49	S67° 39' 17"W	216.43
L50	S61° 34' 41"W	132.25
L51	S17° 46' 16"W	195.38
L52	N0° 25' 23"W	184.30
L53	N60° 23' 46"W	293.89
L54	N61° 49' 26"W	122.63
L55	N0° 26' 41"W	42.00
L56	S0° 13' 28"E	53.00
L57	S41° 51' 15"E	186.23
L58	N89° 43' 29"E	110.98

TAIT & ASSOCIATES
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ENGINEERING ENVIRONMENTAL BUILDING LAND
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Dallas Denver Boise
Santa Ana Sacramento
San Luis Obispo Riverside

NO.	DESCRIPTION	REVISIONS	BY	DATE

ANNEXATION MAP

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23 , THE NORTHWEST QUARTER OF SECTION 25, THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO

DRAWN: KR
DATE: 06/24/2025
CHECKED: SV
DATE:
REVISION #:
DATE:
JOB NO: CO14780

VLADISLAV SKREJEV, FOR AND ON BEHALF OF TAIT & ASSOCIATES
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR (PLS) 38705

2 OF 2

Annexation Agreement
(Lewis Valley Annexation)

This Annexation Agreement (the "Agreement") is made and entered into this 14th day of April, 2026 (the "Effective Date"), by and between the Town of Berthoud, a Colorado municipal corporation with an address of 807 Mountain Avenue, Berthoud, CO 80513 (the "Town"), and HT Land Partners 400, LLC, a Colorado limited liability company with an address of 320 North Lincoln Avenue, Loveland, CO 80527 ("Owner") (each a "Party" and collectively the "Parties").

Whereas, Owner desires to annex to the Town of Berthoud the property more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property");

Whereas, the Town wishes to control its growth in a planned and orderly fashion, maintaining and improving quality of life and the Town's ability to provide residential development and housing options, and connectivity to local and regional amenities; and

Whereas, Owner wishes to use the Property in a manner compatible with the vision and objectives contained in the 2021 Comprehensive Plan, and consistent with the Berthoud Municipal Code and the Town's Design and Construction Standards.

Now, therefore, for the consideration hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows

1. Intent. The intent of this Agreement is to set forth the basic requirements for annexation and use or development of the Property. Owner acknowledges that this Agreement shall not preclude the need for a later development agreement in the Town's standard form at the time of Final Plat (the "Development Agreement"). Nothing in this Agreement shall constitute a limitation of the legislative, governmental, or police powers to promote and protect the health, safety and welfare of the Town and its inhabitants, nor shall this Agreement prohibit the enactment or increase by the Town of any tax or fee.

2. Term and Termination. This Agreement shall commence on the Effective Date, and shall terminate upon execution of the Development Agreement. If the annexation of the Property is not completed for any reason on or before December 31, 2026, this Agreement shall automatically terminate without further action of the Parties.

3. Real Estate Transfer. On June 2, 2025, the Parties executed a Contract to Buy and Sell Real Estate, which has been amended several times (with amendments, the "Real Estate Transfer Contract"). The annexation shall not become effective until the transfer of the real property contemplated by the Real Estate Transfer Contract has been completed. The Development Agreement shall incorporate relevant provisions of the Real Estate Contract regarding open space and park requirements for the development of the Property.

4. Development.

a. *Zoning*. Owner has requested that the Property be zoned Suburban Residential (SR) and Agricultural (A) in accordance with the zoning categories contained in Chapter 30 of the Town of Berthoud Municipal Code. The Parties recognize that it is the intent and desire of Owner to continue to use and develop the Property in a manner generally consistent with the zoning requested and that the granting of such zoning by the Town is a condition to annexing the Property.

b. *Land Use*. All new construction will be subject to the types and intensities of land use permitted pursuant to the Berthoud Municipal Code, as amended (the "Code"), and shall be approved through the subdivision and land use processes.

c. *Public Improvements*. Owner shall design, construct, install and warranty at its sole cost and expense, in accordance with Town standards and specifications, any necessary public improvements within or adjacent to the Property, including without limitation water distribution, sanitary sewer, utilities, lighting, streets, curb, gutter, sidewalks, trails, storm sewer, storm drainage, fire hydrants, landscaping and parks. The public improvements shall be constructed in accordance with the Development Agreement.

d. *Impact Fees*. Owner acknowledges that the development of the Property will be subject to all then-current impact fees set forth in the Code.

e. *Conveyance Requirements*. Owner acknowledges that the need for conveyances and dedication of certain property, including without limitation rights-of-way and easements, as contemplated in this Agreement, is directly related to and generated by the current and intended uses of the Property, and that no taking thereby will occur requiring any compensation.

f. *Special Districts*. If there are special districts serving the Property, Owner shall be responsible for any associated taxes, special assessments and other fees imposed by such districts.

5. Municipal Services. Upon annexation, the Town agrees to provide the Property municipal services in accordance with this Agreement and the ordinances and policies of the Town, including without limitation general government administration, police protection, water services, sanitary sewer services. Owner acknowledges that the Town does not currently provide electricity, natural gas services, telecommunications, or fire protection services in the area of the Property. If any portion of the Property is disconnected from the Town at Owner's request, the Town shall have no obligation to serve the disconnected portion of the Property.

6. Water Rights.

a. *Dedication*. On or before the preconstruction meeting for the first phase of any development of the property, Owner shall dedicate to Town the 4.53 shares of the Handy Ditch Company, which shares were historically used for irrigation of the Property, as well as 5 Shares

of Dry Creek Lateral Ditch Company, 8 Shares of Welch Lateral Ditch Company, and any other carriage rights associated with such 4.53 Handy Ditch Company shares (collectively the "Water Rights"). Dedication shall occur prior to recording the Final Plat free and clear from all encumbrances.

b. *Agreement*. Owner shall execute the Water Shares Dedication Agreement attached hereto as **Exhibit B** and incorporated herein by this reference. Upon dedication of the Water Rights in accordance with the Water Shares Dedication Agreement, the Town shall provide Owner with a certification of water dedication credits pursuant to Code § 30-2-113.

c. *Use*. The Parties acknowledge the Water Rights may be utilized on site for a non-potable irrigation system. Owner acknowledges that Town may require additional water for this non-potable irrigation system and that compliance with the Town's water rights dedication requirements remains the sole responsibility of Owner. Owner acknowledges that the Town may require dedication of water rights and water shares, or payment of cash in lieu of water dedication in addition to the Water Rights.

7. Potable Water Service.

a. *Extension*. Owner shall design, engineer, install and warranty at its sole cost and expense all water lines, facilities and appurtenances necessary to provide service from the Town's system to the Property, and all water lines and appurtenances within the Property. As further described in the Development Agreement, water mains within public rights-of-way shall be conveyed to Town. As of the Effective Date, the Town estimates that Owner will need to install a 12-inch main from the existing main at the southern end of 5th Street through the Lewis Valley East portion of the Development. This 12" Main would need to extend to the western end of the Lewis Valey East portion of the Development allowing for a connection to the system to be installed as a part of the Trails at Creekview development. The Lewis Valley Central portion of the Development will not be able to construct infrastructure improvements until such time that the adjacent Trails at Creekview development's infrastructure is complete to the end of Holy Cross Lane.

b. *Water Tap Fees*. Owner shall pay all water tap fees required for common areas to the Town prior to installation of irrigation meters and taps. Owner shall be responsible to ensure that each builder shall pay all water tap fees associated with construction on individual lots at or prior to the time of building permit issuance.

c. *Water Plant Investment Fees*. Owner shall pay Water Plant Investment Fees to the Town at the time of building permit issuance.

8. Sanitary Sewer Service.

a. *Extension*. Owner shall design, install and warranty at its sole cost and expense all the sanitary sewer lines necessary to provide service from the Town's system to the Property,

and all sanitary sewer lines and appurtenances within the Property. Sanitary sewer mains within public rights-of-way shall be conveyed to Town after construction and warranty.

9. Stormwater. Owner shall design, install and warranty at its sole cost and expense all the stormwater drainage and water quality facilities and appurtenances necessary to provide stormwater management within the Property. Owner shall demonstrate at the time of Preliminary Plat how stormwater will be managed, inclusive of master planning all future development. Stormwater management shall not negatively impact surrounding properties. Owner acknowledges that the Town will require a stormwater drainage easement for private use, on the Town's standard form.

10. South Berthoud Parkway.

a. *Street Improvements*. Owner shall improve South Berthoud Parkway to a Major Collector section as shown in the Berthoud Transportation Plan Map for approximately 650' along the frontage of Lewis Valley West property, inclusive of widening to accommodate the Major Collector section with landscaping, curb, detached walk and bike lanes. Owner shall underground all overhead utilities. Owner shall improve South Berthoud Parkway to a Major Collector in accordance with the Code, other applicable regulations, and the Development Agreement.

b. *Intersection Improvements*. Owner shall contribute a proportionate share of the improvements needed for a signalized intersection at either South Berthoud Parkway and West County Road 4E, or South Berthoud Parkway and West County Road 2E. Owner acknowledges that the exact description, estimated cost and schedule for such improvements will be subject to the traffic impact study and the Town's review of the Preliminary Plat and Final Plat applications.

11. Trails, Parks and Connectivity.

a. *Trails*. Owner shall provide for connectivity within Property to the Town's trail network and the trail network in adjacent developments and along East Berthoud Parkway in accordance with the Berthoud Trails Master Plan and Design Standards.

b. *Parks*. Owner shall construct park improvements within the Property or on the property being conveyed to the Town by the Real Estate Transfer Contract. The final park improvements shall be formalized in the Development Agreement.

c. *Connectivity*. Owner shall provide for connectivity between the Property and the Town and other regional and neighborhood parks and open space networks.

12. Three Mile Plan. The Parties acknowledge that the Town of Berthoud 2021 Comprehensive Plan constitutes the plan required by C.R.S. § 31-12-105(1)(e).

13. Indemnification. Owner agrees to indemnify and hold harmless the Town and its officers, insurers, volunteers, representative, agents, employees, heirs and assigns from and against all claims, liability, damages, losses, expenses and demands, including reasonable attorney fees, on account of injury, loss, or damage, including without limitation claims arising from bodily injury,

personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this Agreement if such injury, loss, or damage is caused in whole or in part by, the omission, error, professional error, mistake, negligence, or other fault of Owner or any officer, employee, representative, or agent of Owner, or which arise out of a worker's compensation claim of any employee of Owner.

14. Miscellaneous.

a. *Governing Law and Venue*. This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in Larimer County, Colorado.

b. *No Waiver*. Delays in enforcement or the waiver of any one or more defaults or breaches of this Agreement by the Town shall not constitute a waiver of any of the other terms or obligation of this Agreement.

c. *Integration*. This Agreement constitutes the entire agreement between the Parties, superseding all prior oral or written communications.

d. *Third Parties*. There are no intended third-party beneficiaries to this Agreement.

e. *Notice*. Any notice under this Agreement shall be in writing, and shall be deemed sufficient when directly presented or sent pre-paid, first class U.S. Mail to the Party at the address set forth on the first page of this Agreement.

f. *Severability*. If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

g. *Modification*. This Agreement may only be modified upon written agreement of the Parties.

h. *Assignment*. Neither this Agreement nor any of the rights or obligations of the Parties shall be assigned by either Party without the written consent of the other.

i. *Governmental Immunity*. The Town and its officers, attorneys and employees, are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities or protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the Town and its officers, attorneys or employees.

j. *Subject to Annual Appropriation*. Consistent with Article X, § 20 of the Colorado Constitution, any financial obligation of the Town not performed during the current fiscal year is subject to annual appropriation, shall extend only to monies currently appropriated, and shall not constitute a mandatory charge, requirement, debt or liability beyond the current fiscal year.

k. *Binding Effect*. This Agreement shall be recorded against the Property with the Larimer County Clerk and Recorder. This Agreement shall be binding upon and inure to the benefit of the Parties and their successors in interest, including all developers, purchasers and subsequent owners of any lots or parcels within the Property, and shall constitute a covenant running with the land.

l. *Reimbursement*. Owner shall reimburse the Town for any third party costs necessary for the orderly and proper development of the Property, including without limitation consultant fees for planning and engineering and attorney fees for legal services.

m. *Electronic Signatures*. The Parties intend that this Agreement be governed by the Uniform Electronic Transactions Act, C.R.S. § 24-71.3-101, *et seq*.

In Witness Whereof, the Parties have executed this Agreement as of the Effective Date.

Town of Berthoud, Colorado

_____
Chris Kirk, Town Administrator

Attest:

_____
Christian R. Samora, CMC, Town Clerk

Owner

By: _____
Alex Hoime, Manager

State of Colorado)
) ss.
County of Larimer)

The foregoing instrument was subscribed, sworn to and acknowledged before me this ___ day of April, 2026, by Alex Hoime as Manager of HT Land Partners 400, LLC.

My commission expires:

(Seal)

JOAN M HOWELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20044010193
MY COMMISSION EXPIRES OCTOBER 28, 2029

_____
Notary Public

Exhibit A
Legal Descriptions

Parcel 9426105701
(Lewis Valley Central, Lewis Valley East, and East Greenway)
Legal Description:
A portion of the Southwest Quarter of Section 23, and the Northwest Quarter of Section 26, Township 4 North, Range 69 West of the 6th Principal Meridian, Larimer County, Colorado being more particularly described as follows:

Lot 1, Old Berthoud Homestead M.L.D., being a Replat of Lot 1, JURS M.R.D. 94 EX0580, located in the Northeast One Quarter of Section 26, Township 4 North, Range 69 West of the 6th Principal Meridian, Larimer County, Colorado, recorded October 4, 2006 at Reception No. 2006-0075409; County of Larimer, State of Colorado.

Containing 3,662,989 square feet or 84.09 acres more or less.

Parcel 9423300005
(Lewis Valley West and West Greenway)
Legal Description:
A portion of the Southwest Quarter of Section 23, and the Northwest Quarter of Section 26, Township 4 North, Range 69 West of the 6th Principal Meridian, Larimer County, Colorado being more particularly described as follows:

Beginning at the Southwest corner of said Section 23; thence along the West line of the Southwest Quarter of said Section 23 North 00°10'13" East 28.88 feet to the **true point of beginning**:; thence continuing along said West line North 00°10'13" East 641.62 feet; thence departing said West line South 88°15'59"East 594.00 feet; thence North 00°03'03" West 42.00 feet; thence South 88°39'42" East 495.00 feet; thence South 36°38'01" East 66.00 feet; thence South 41°27'38" East 148.00 feet; thence South 73°21'34" East 100.98 feet to a point on the East line of the West half of said Section 23; thence along said East line South 00°07'45" West 489.00 feet to a point on the South line of the Southwest Quarter of said Section 23; thence along said South line North 89°56'57" East 1323.57 feet to the South one Quarter Corner of said Section 23; thence along the North-South centerline of said Section 26 South 00°01'45" East 184.30 feet; thence departing said North-South centerline North 60°00'08" West 293.89 feet; thence North 89°43'45" West 1045.83 feet; thence North 61°25'22" West 122.71 feet; thence South 89°58'40" West 460.00 feet; thence North 89°58'05" West 779.00 feet to the **true point of beginning**.

Containing 893,472 square feet or 20.51 acres more or less.

Exhibit B
Water Shares Dedication Agreement

Fractional interests in the shares represented by this certificate smaller than one-quarter of one share may not be offered for sale, sold or otherwise transferred.

No. 4505

Incorporated Under the Laws of the State of Colorado

1.53 SHARES

THE HANDY DITCH COMPANY

CAPITAL STOCK $45,000.00

900 SHARES, $50.00 EACH

This is to Certify, That HT Land Partners 400, LLC

is the owner of

One & 53/100

Shares of Capital Stock of

THE HANDY DITCH COMPANY, full paid, transferable only on the books of the Company, in person or by attorney, on surrender of this Certificate.

This certificate issued subject to perpetual lien, power of sale of sale or forfeiture thereof, for deliquent assessment; and subject to the right or refusal to deliver water upon stock on which deliquent assessments exist, as provided in Chapter 80, Session Laws of 1927, of the State of Colorado.

Berthoud, Colo. 8th April 2025

James B. Myers
Secretary

T Doyle Rumer
President

© GOES 820

FOR VALUE RECEIVED, ...hereby sell,

assign and transfer to .....

.....

shares of the within mentioned Stock, and do hereby constitute and

appoint .....Attorney, irrevocable to transfer the same on the Books of the Company, with full power of substitution in the premises.

Security on note of $ .....to .....

due ..... 20. .....

WITNESS.....hand.....and seal.....this .....day of

.....A. D. 20 .....

.....(SEAL)

FOR VALUE RECEIVED, hereby sell,

assign and transfer to .....

.....

shares of the within mentioned Stock, and do hereby constitute and

appoint.....Attorney, irrevocable to transfer the same on the Books of the Company, with full power of substitution in the premises.

Security on note of $ ..... to.....

due..... 20 .....

WITNESS.....hand.....and seal.....this.....day of

.....A. D. 20.....

.....(SEAL)

Cancelled .....20 .....

New Cert. No. .....for.....Shares issued

to.....

New Cert. No. for Shares issued

to.....

....., Secretary

Fractional interests in the shares represented by this certificate smaller than one-quarter of one share may not be offered for sale, sold or otherwise transferred.

No. 4504

Incorporated Under the Laws of the State of Colorado

—3— SHARES

THE HANDY DITCH COMPANY

CAPITAL STOCK $45,000.00

900 SHARES, $50.00 EACH

This is to Certify, That HT Land Partners 400, LLC

is the owner of

Three Shares of Capital Stock of

THE HANDY DITCH COMPANY, full paid, transferable only on the books of the Company, in person or by attorney, on surrender of this Certificate.

This certificate issued subject to perpetual lien, power of sale or forfeiture thereof, for deliquent assessment; and subject to the right or refusal to deliver water upon stock on which deliquent assessments exist, as provided in Chapter 80, Session Laws of 1927, of the State of Colorado.

Berthoud, Colo. 8th April 2025

James B. Myers
Secretary

Dayle Pruett
President

© GOES 820

FOR VALUE RECEIVED, ...hereby sell,

assign and transfer to .....

.....

shares of the within mentioned Stock, and do hereby constitute and

appoint .....Attorney, irrevocable to transfer the same on the Books of the Company, with full power of substitution in the premises.

Security on note of $ .....to .....

due ..... 20. .....

WITNESS.....hand.....and seal.....this .....day of

.....A. D. 20 .....

.....(SEAL)

FOR VALUE RECEIVED, hereby sell,

assign and transfer to .....

.....

shares of the within mentioned Stock, and do hereby constitute and

appoint.....Attorney, irrevocable to transfer the same on the Books of the Company, with full power of substitution in the premises.

Security on note of $ ..... to.....

due..... 20 .....

WITNESS.....hand.....and seal.....this.....day of

.....A. D. 20.....

.....(SEAL)

Cancelled .....20 .....

New Cert. No. .....for.....Shares issued

to.....

New Cert. No. for Shares issued

to.....

....., Secretary

INCORPORATED UNDER THE LAWS OF COLORADO

Shares	5
$	125.00

Twenty-five Dollars Each

CAPITAL STOCK $5,000

200 SHARES, $25

CERTIFICATE NO. – 743

THE DRY CREEK LATERAL DITCH COMPANY

THIS IS TO CERTIFY, THAT HT Land Partners 400 LLC

is the owner of 5 **Shares of the Capital Stock of THE DRY CREEK LATERAL DITCH COMPANY, full paid.**

Berthoud, Colo., 2/March/2026

Any party running water through the ditch will be subject to assessment to pay Water Superintendent and repairs of the Ditch according to the amount of water he runs.

Stephen V. Deardorff *Secretary*

President



INCORPORATED UNDER THE LAWS OF

COLORADO

No. 330

Shares -8-

The Welch Lateral Ditch Company

CAPITAL STOCK $5,000.00

THIS CERTIFIES THAT HT Land Partners 400 LLC, a Colorado Limited Liability Company is the owner of -Eight- Shares of the Capital Stock of

The Welch Lateral Ditch Company

transferable only on the books of the Corporation by the holder hereof in person or by Attorney, upon surrender of this Certificate properly endorsed.

In Witness Whereof, the said Corporation has caused this Certificate to be signed by its duly authorized officers and to be sealed with the Seal of the Corporation this 13 day of March A.D. 2025 at Berthoud, Colorado

Cynthia Kreel
SECRETARY

PRESIDENT

SHARES $20.00 EACH

© GOES 53

STOCK ASSIGNMENT
(4.53 Shares in the Handy Ditch Company)

FOR GOOD AND VALUABLE CONSIDERATION, the receipt, adequacy, and sufficiency of which are hereby acknowledged, HT Land Partners 400, LLC, having an address of 320 North Lincoln Avenue, Loveland, CO 80537 ("Assignor"), does hereby sell, transfer, assign, and convey to the Town of Berthoud, having an address of 807 Mountain Ave., Berthoud, CO 80513 ("Assignee") all of Assignor's right, title, and interest in four and three-quarters (4.53) shares of stock in the Handy Ditch Company, evidenced by Stock Certificate Nos. 4504 and 4505, free and clear of all liens, encumbrances, and past-due assessments.

Assignor hereby authorizes the secretary of the Handy Ditch Company to effectuate this Assignment and to transfer the subject shares on the books of the Handy Ditch Company.

This Assignment is executed by Assignor as of the_____day of_____, 2026.

ASSIGNOR, HT Land Partners 400, LLC:

_____
By: Alex Hoime
Its: Manager

STATE OF COLORADO)
) ss.
COUNTY OF_____)

The foregoing instrument was acknowledged before me this
_____day of_____,
2026, by _____, as _____ of HT Land Partners, LLC.

Witness my hand and official seal.

_____ SEAL
Notary Public
My Commission Expires: _____

STOCK ASSIGNMENT
(5 Shares in the Dry Creek Lateral Ditch Company)

FOR GOOD AND VALUABLE CONSIDERATION, the receipt, adequacy, and sufficiency of which are hereby acknowledged, HT Land Partners 400, LLC, having an address of 320 N. Lincoln Avenue, Loveland CO 80537 ("Assignor"), does hereby sell, transfer, assign, and convey to the Town of Berthoud, having an address of 807 Mountain Ave., Berthoud, CO 80513 ("Assignee") all of Assignor's right, title, and interest in five (5) shares of stock in the Dry Creek Lateral Ditch Company, evidenced by Stock Certificate No. 743, free and clear of all liens, encumbrances, and past-due assessments.

Assignor hereby authorizes the secretary of the Dry Creek Lateral Ditch Company to effectuate this Assignment and to transfer the subject shares on the books of the Dry Creek Lateral Ditch Company.

This Assignment is executed by Assignor as of the_____day of_____, 2026.

ASSIGNOR, HT Land Partners 400, LLC:

_____
By:
Its:

STATE OF COLORADO)
) ss.
COUNTY OF_____)

The foregoing instrument was acknowledged before me this_
_____day of_____,
2026, by _____, as _____ of HT Land Partners 400, LLC.

Witness my hand and official seal.

_____ SEAL
Notary Public
My Commission Expires: _____

STOCK ASSIGNMENT
(8 Shares in the Welch Lateral Ditch Company)

FOR GOOD AND VALUABLE CONSIDERATION, the receipt, adequacy, and sufficiency of which are hereby acknowledged, HT Land Partners 400, LLC, having an address of 320 North Lincoln Avenue, Loveland, CO 80537 ("Assignor"), does hereby sell, transfer, assign, and convey to the Town of Berthoud, having an address of 807 Mountain Ave., Berthoud, CO 80513 ("Assignee") all of Assignor's right, title, and interest in eight (8) shares of stock in the Welch Lateral Ditch Company, evidenced by Stock Certificate No. 330, free and clear of all liens, encumbrances, and past-due assessments.

Assignor hereby authorizes the secretary of the Welch Lateral Ditch Company to effectuate this Assignment and to transfer the subject shares on the books of the Welch Lateral Company.

This Assignment is executed by Assignor as of the_____day of_____, 2026.

ASSIGNOR, HT Land Partners 400, LLC:

_____
By: Alex Hoime
Its: Manager

STATE OF COLORADO)
) ss.
COUNTY OF_____)

The foregoing instrument was acknowledged before me this
_____day of_____,
2026, by _____, as _____ of HT Land Partners 400, LLC.

Witness my hand and official seal.

_____ SEAL
Notary Public
My Commission Expires: _____

WATER SHARES DEDICATION AGREEMENT EXHIBIT E

SPECIAL WARRANTY DEED

THIS DEED is made this ____ day of _____, 2026, between **HT Land Partners 400, LLC**, a Colorado corporation, having an address of 320 North Lincoln Avenue, Loveland, CO 80537 ("Grantor") and **TOWN OF BERTHOUD**, a Colorado municipal corporation, having an address of 807 Mountain Avenue, P.O. Box 1229, Berthoud, CO 80513 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey, and confirm unto Grantee, its successors and assigns forever, all the water rights situate, lying and being in the County of Weld and the County of Larimer, State of Colorado, described as follows (the "Water Rights"):

(1) All water and water rights represented by the following shares of stock (collectively the "Shares"):

Four and Fifty-Three Hundredths (4.53) shares of stock in the Handy Ditch Company, represented by Stock Certificate Nos. 4504 and 4505, dated April 8, 2025; and

Five (5) Shares of Dry Creek Lateral Ditch Company, represented by Stock Certificate No. 743, dated March 2, 2026; and

Eight (8) Shares of Welch Lateral Ditch Company, represented by Stock Certificate No. 330, dated March 13, 2025; and

(2) All beneficial right, title and interest, if any, in all water, water rights, ditches, ditch rights, carriage rights, reservoirs, reservoir rights, canals, canal rights, headgates and all other assets, rights, title, or interests represented by the Shares.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim

and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained Water Rights, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the Water Rights above bargained and described with the appurtenances, unto the Grantee, its successors and assigns forever. The Grantor, for the Grantor and the Grantor's heirs, successors, and assigns, does covenant and agree that Grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained Water Rights in the quiet and peaceable possession of the Grantee, and the Grantee's successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through, or under the Grantor.

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

GRANTOR:

_____

By: Alex Hoime
Its: Manager
HT LAND PARTNERS 400, LLC

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing SPECIAL WARRANTY DEED was acknowledged before me this ____ day of_____, 2026, by _____, as _____ of HT Land Partners 400, LLC.

Witness my hand and official seal.

_____ SEAL
Notary Public
My Commission Expires: _____

WATER SHARES DEDICATION AGREEMENT
(4.53 Shares of the Handy Ditch Company,
5 Shares of Dry Creek Lateral Ditch Company, and
8 Shares of Welch Lateral Ditch Company)

THIS WATER SHARES DEDICATION AGREEMENT (this "Agreement") is made and entered into to be effective as of the _____ day of _____, 2025 or as soon thereafter as possible, by and between HT LAND PARTNERS, LLC, a Limited Liability Company of the State of Colorado (the "HT Land"), and the TOWN OF BERTHOUD, a Colorado municipal corporation ("Town"). HT Land and the Town are hereinafter referred to collectively as the "Parties").

WHEREAS, the Parties previously entered into that certain Annexation Agreement, dated _____(the "Annexation Agreement"), which Annexation Agreement requires the dedication of water rights provided herein; and

WHEREAS, HT Land desires to document the transfer of the Water Shares as described herein to the Town and the Town's agreement to provide water service to HT Land as provided in the Annexation Agreement; and

WHEREAS, the Town is willing to accept HT Land's dedication of the Water Shares and agree to provide water service to HT Land as provided in the Annexation Agreement.

NOW, THEREFORE, in consideration of the mutual promises and covenants set forth below, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows.

1. WATER SHARES TO BE DEDICATED. HT Land hereby agrees to dedicate, assign, and transfer the following water shares to the Town as set forth herein:

4.53 Shares of the Handy Ditch Company, as identified by Certificate Nos. 4504 and 4505 ("Handy Shares"); and
14 Shares of Dry Creek Lateral Ditch Company, as identified by Certificate No.___ _____("DCLDC Shares"); and
8 Shares of Welch Lateral Ditch Company, as identified by Certificate No. 330 ("WLDC Shares"); and
any and all carriage rights associated with the 4.53 Handy Ditch Company shares described herein (collectively, the "Water Shares").

Copies of the share Certificates for the Water Shares are attached hereto in **Exhibit A**.

The Water Shares shall be transferred to the Town prior to the pre-construction meeting for the first phase of any development of the Property, as such term is defined in the Annexation Agreement, pursuant to the Annexation Agreement and by assignment of the share certificates in the forms attached hereto as **Exhibit B**, **Exhibit C**, and **Exhibit D** (collectively Assignments"), which Assignments shall convey the Water Shares free and clear of all liens, encumbrances, and any assessments that may be due and owing as of the date of such Assignment. HT Land shall also execute a Special Warranty Deed in the form attached hereto as **Exhibit D** prior to the pre-construction meeting for the first phase of any development of such Property, pursuant to the Annexation Agreement.

2. WATER SERVICE. In exchange for the dedication of the Water Shares, the Town agrees to utilize the Water Shares to provide water service to HT Land as provided in the Annexation Agreement. Pursuant to the Annexation Agreement, the water dedication credits obtained from the Water Shares may be used by HT Land to both satisfy the potable dedication requirements for the development or in a non-potable irrigation system for the Property. Additional water rights and/or water shares may be dedicated to the Town in accordance with the Annexation Agreement by separate documents and actions.

3. TRANSFER; TRANSFER FEE. The Parties shall cooperate and provide any authorization or information necessary or required by the Handy Ditch Company to complete the transfer of the Water Shares from HT Land to the Town. HT Land shall be responsible for any and all transfer fees charged by the respective water company in order to transfer the Water Shares to the Town.

4. WATER USE. The Town shall have possession and use of the Water Shares commencing at the transfer thereof and shall thereafter be responsible for any and all costs associated with the Water Shares except those costs required by the Town's Development Code, Section 30-2-113 for Water Rights Fee. The Parties agree that the Water Shares and the water available thereunder may be combined by the Town with other water shares or water rights of the Town or other water providers in the Town's discretion in order to provide water service to HT Land as provided in the Annexation Agreement, provided the Town agrees it will provide water service to HT Land in comparable amount and of comparable quality as that associated with the Water Shares.

5. RIGHTS OF TOWN AND HT LAND. It is the intent of the Parties that the Water Shares and the water available thereunder will be utilized by the Town in order to provide water service to HT Land pursuant to the Annexation Agreement; without limiting any other rights of the Town regarding the rights received pursuant to this agreement, the Town agrees it shall provide water dedication credits to HT Land in

accordance with the Annexation Agreement, as set forth in paragraph 6 below.

6. WATER CREDITS. Based on HT Land's dedication of the Water Shares, the Town will provide water dedication credits equal to 52.25 SFEs to HT Land ("Water Dedication Credits"). The Water Dedication Credits were calculated as follows: ([4.4 acre-feet per one Handy Ditch share] x [4.53 shares] / [0.4 acre-feet per SFE requirement] = 52.25 SFEs). The Town will issue a Water Certificate, substantially in the form attached hereto as **Exhibit F**, to HT Land. HT Land's use of the Water Credits is subject to the terms of this Agreement, the Berthoud Municipal Code (as may be amended), the Town's rules, regulations, and policies, and the terms of the Water Certificate.

7. FAILURE OR REFUSAL TO PROVIDE SERVICE. In the event the Town ceases to utilize the Water Shares or an alternative water supply of other comparable water resources, and ceases to provide water service to HT Land as provided by the Annexation Agreement, the Parties expressly agree to work cooperatively regarding the provision of substitute water supply and/or return of the Water Shares transferred to the Town for provision of such service. In such circumstance, the Parties shall cooperate and provide any authorization or information necessary or required by the Handy Ditch Company to complete the transfer of the Water Shares from the Town back to HT Land if necessary and appropriate free and clear of all liens, encumbrances, and any assessments that may be due and owing.

8. DEFAULT. In the event one party fails to perform as required by this contract, the non-defaulting party may pursue any remedy provided by law. In the event of any proceeding to enforce the terms, covenants, or conditions hereof, the prevailing party in such proceeding shall be entitled to obtain as part of its judgment or award its reasonable attorneys' fees.

9. GOVERNMENTAL IMMUNITY ACT. No term or condition of this Agreement shall be construed or interpreted as a waiver by the Town, express or implied, of any of the notice requirements, immunities, limitations to liability, rights, benefits, protections, or other provisions under the Colorado Governmental Immunity Act, C.R.S. §§ 24-10-101 *et seq.* or under any other law as applicable.

10. AMOUNT SUBJECT TO ANNUAL APPROPRIATION. To the extent this Agreement or any instrument issued in conjunction with payment obligations of this Agreement constitutes a multiple fiscal year debt or financial obligation of the Parties, it shall be subject to annual appropriation pursuant and in accordance with applicable state and local government law including but not limited to Article X, Section 20 of the Colorado Constitution, and thus any obligations of the Parties hereunder shall extend

only to amounts currently appropriated and shall not constitute a mandatory charge, requirement or liability beyond the current fiscal year.

11. ASSIGNMENT. No party may assign this agreement or any of its rights or obligations under this Agreement without the prior written consent of the other parties. Any assignment or delegation without the prior written consent of the other parties shall be void and ineffectual.

12. GOVERNING LAW AND VENUE. This Agreement shall be governed and construed under the laws of the State of Colorado, and any proceedings shall take place in Larimer County, Colorado.

13. FACSIMILE SIGNATURES. All contracts and contract-related documents signed by facsimile signatures shall be considered legally binding.

14. BINDING EFFECT. This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

15. NO THIRD-PARTY BENEFICIARY RIGHTS. No provision in this Agreement is intended or shall create any rights with respect to the subject matter of this Agreement in any third party.

16. HEADINGS. The section headings contained in this Agreement are for reference purposes only and shall not affect the meaning or interpretation of this agreement.

17. ENTIRE AGREEMENT, AMENDMENT. This Agreement contains the entire agreement between the Parties regarding the subject matter herein and supersedes and replaces any and all prior and contemporaneous written and oral agreements, promises, representations, or conditions with respect thereto. This Agreement may not be altered, changed or amended, except in writing signed by both Parties.

18. COUNTERPARTS. This Agreement may be executed in counterparts, each of which (or any combination of which) when signed by all of the Parties will be deemed an original, but all of which when taken together will constitute one agreement.

[*Signature page follows*]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement effective as of the date first set forth above.

HT LAND PARTNERS, LLC

By:_____
Name:_____
Its:_____

TOWN OF BERTHOUD:

By:_____
Name:_____
Its:_____

Approved as to form:

By: _____
Name:_____
Its: Town Attorney

Fractional interests in the shares represented by this certificate smaller than one-quarter of one share may not be offered for sale, sold or otherwise transferred.

№ 4505

Incorporated Under the Laws of the State of Colorado

1.53 SHARES

THE HANDY DITCH COMPANY

CAPITAL STOCK $45,000.00

900 SHARES, $50.00 EACH

This is to Certify, That HT Land Partners 400, LLC

is the owner of

One & 53/100

Shares of Capital Stock of

THE HANDY DITCH COMPANY, full paid, transferable only on the books of the Company, in person or by attorney, on surrender of this Certificate.

This certificate issued subject to perpetual lien, power of sale of sale or forfeiture thereof, for deliquent assessment; and subject to the right or refusal to deliver water upon stock on which deliquent assessments exist, as provided in Chapter 80, Session Laws of 1927, of the State of Colorado.

Berthoud, Colo. 8th April 2025

James B. Myers
Secretary

J Doyle Rowe
President

© GOES 820

FOR VALUE RECEIVED, ...hereby sell,

assign and transfer to .....

.....

shares of the within mentioned Stock, and do hereby constitute and

appoint .....Attorney, irrevocable to transfer the same on the Books of the Company, with full power of substitution in the premises.

Security on note of $ .....to .....

due ..... 20. .....

WITNESS.....hand.....and seal.....this .....day of

.....A. D. 20 .....

.....(SEAL)

FOR VALUE RECEIVED, hereby sell,

assign and transfer to .....

.....

shares of the within mentioned Stock, and do hereby constitute and

appoint.....Attorney, irrevocable to transfer the same on the Books of the Company, with full power of substitution in the premises.

Security on note of $ ..... to.....

due ..... 20 .....

WITNESS.....hand.....and seal.....this.....day of

.....A. D. 20.....

.....(SEAL)

Cancelled .....20 .....

New Cert. No. .....for.....Shares issued

to .....

New Cert. No. for Shares issued

to .....

....., Secretary

Fractional interests in the shares represented by this certificate smaller than one-quarter of one share may not be offered for sale, sold or otherwise transferred.

No. 4504

Incorporated Under the Laws of the State of Colorado

—3— SHARES

THE HANDY DITCH COMPANY

CAPITAL STOCK $45,000.00

900 SHARES, $50.00 EACH

This is to Certify, That HT Land Partners 400, LLC

is the owner of

Three Shares of Capital Stock of

THE HANDY DITCH COMPANY, full paid, transferable only on the books of the Company, in person or by attorney, on surrender of this Certificate.

This certificate issued subject to perpetual lien, power of sale or forfeiture thereof, for deliquent assessment; and subject to the right or refusal to deliver water upon stock on which deliquent assessments exist, as provided in Chapter 80, Session Laws of 1927, of the State of Colorado.

Berthoud, Colo. 8th April 2025

James B. Myers
Secretary

Dayle Pruett
President

© GOES 820

FOR VALUE RECEIVED, ...hereby sell,

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.....

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due ..... 20. .....

WITNESS.....hand.....and seal.....this .....day of

.....A. D. 20 .....

.....(SEAL)

FOR VALUE RECEIVED, hereby sell,

assign and transfer to .....

.....

shares of the within mentioned Stock, and do hereby constitute and

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Security on note of $ ..... to.....

due..... 20 .....

WITNESS.....hand.....and seal.....this.....day of

.....A. D. 20.....

.....(SEAL)

Cancelled .....20 .....

New Cert. No. .....for.....Shares issued

to.....

New Cert. No. for Shares issued

to.....

....., Secretary

INCORPORATED UNDER THE LAWS OF COLORADO

Shares	5
$	125.00

Twenty-five Dollars Each

CAPITAL STOCK $5,000

200 SHARES, $25

CERTIFICATE NO. – 743

THE DRY CREEK LATERAL DITCH COMPANY

THIS IS TO CERTIFY, THAT HT Land Partners 400 LLC

is the owner of 5 **Shares of the Capital Stock of THE DRY CREEK LATERAL DITCH COMPANY, full paid.**

Berthoud, Colo., 2/March/2026

Any party running water through the ditch will be subject to assessment to pay Water Superintendent and repairs of the Ditch according to the amount of water he runs.

Stephen V. Deardorff *Secretary*

President



INCORPORATED UNDER THE LAWS OF

COLORADO

No. 330

Shares -8-

The Welch Lateral Ditch Company

CAPITAL STOCK $5,000.00

THIS CERTIFIES THAT HT Land Partners 400 LLC, a Colorado Limited Liability Company is the owner of -Eight- Shares of the Capital Stock of

The Welch Lateral Ditch Company

transferable only on the books of the Corporation by the holder hereof in person or by Attorney, upon surrender of this Certificate properly endorsed.

In Witness Whereof, the said Corporation has caused this Certificate to be signed by its duly authorized officers and to be sealed with the Seal of the Corporation this 13 day of March A.D. 2025 at Berthoud, Colorado

SECRETARY

PRESIDENT

SHARES $20.00 EACH

© GOES 53

STOCK ASSIGNMENT
(4.53 Shares in the Handy Ditch Company)

FOR GOOD AND VALUABLE CONSIDERATION, the receipt, adequacy, and sufficiency of which are hereby acknowledged, HT Land Partners, having an address of 701 Park Center Drive, Santa Ana, CA 92705 ("Assignor"), does hereby sell, transfer, assign, and convey to the Town of Berthoud, having an address of 807 Mountain Ave., Berthoud, CO 80513 ("Assignee") all of Assignor's right, title, and interest in four and three-quarters (4.53) shares of stock in the Handy Ditch Company, evidenced by Stock Certificate Nos. 4504 and 4505, free and clear of all liens, encumbrances, and past-due assessments.

Assignor hereby authorizes the secretary of the Handy Ditch Company to effectuate this Assignment and to transfer the subject shares on the books of the Handy Ditch Company.

This Assignment is executed by Assignor as of the_____day of_____, 2026.

ASSIGNOR, HT Land Partners, LLC:

_____
By:
Its:

STATE OF COLORADO)
) ss.
COUNTY OF_____)

The foregoing instrument was acknowledged before me this_
_____day of_____,
2026, by _____, as _____ of HT Land Partners, LLC.

Witness my hand and official seal.

_____ SEAL
Notary Public
My Commission Expires: _____

STOCK ASSIGNMENT
(5 Shares in the Dry Creek Lateral Ditch Company)

FOR GOOD AND VALUABLE CONSIDERATION, the receipt, adequacy, and sufficiency of which are hereby acknowledged, HT Land Partners, having an address of 701 Park Center Drive, Santa Ana, CA 92705 ("Assignor"), does hereby sell, transfer, assign, and convey to the Town of Berthoud, having an address of 807 Mountain Ave., Berthoud, CO 80513 ("Assignee") all of Assignor's right, title, and interest in five (5) shares of stock in the Dry Creek Lateral Ditch Company, evidenced by Stock Certificate No. 743, free and clear of all liens, encumbrances, and past-due assessments.

Assignor hereby authorizes the secretary of the Dry Creek Lateral Ditch Company to effectuate this Assignment and to transfer the subject shares on the books of the Dry Creek Lateral Ditch Company.

This Assignment is executed by Assignor as of the_____day of_____, 2026.

ASSIGNOR, HT Land Partners, LLC:

_____
By:
Its:

STATE OF COLORADO)
) ss.
COUNTY OF_____)

The foregoing instrument was acknowledged before me this _____day of_____, 2026, by _____, as _____ of HT Land Partners, LLC.

Witness my hand and official seal.

_____ SEAL
Notary Public
My Commission Expires: _____

STOCK ASSIGNMENT
(8 Shares in the Welch Lateral Ditch Company)

FOR GOOD AND VALUABLE CONSIDERATION, the receipt, adequacy, and sufficiency of which are hereby acknowledged, HT Land Partners, having an address of 701 Park Center Drive, Santa Ana, CA 92705 ("Assignor"), does hereby sell, transfer, assign, and convey to the Town of Berthoud, having an address of 807 Mountain Ave., Berthoud, CO 80513 ("Assignee") all of Assignor's right, title, and interest in eight (8) shares of stock in the Welch Lateral Ditch Company, evidenced by Stock Certificate No. 330, free and clear of all liens, encumbrances, and past-due assessments.

Assignor hereby authorizes the secretary of the Welch Lateral Ditch Company to effectuate this Assignment and to transfer the subject shares on the books of the Welch Lateral Company.

This Assignment is executed by Assignor as of the_____day of_____, 2026.

ASSIGNOR, HT Land Partners, LLC:

_____
By:
Its:

STATE OF COLORADO)
) ss.
COUNTY OF_____)

The foregoing instrument was acknowledged before me this _____day of_____, 2026, by _____, as _____ of HT Land Partners, LLC.

Witness my hand and official seal.

_____ SEAL
Notary Public
My Commission Expires: _____

WATER SHARES DEDICATION AGREEMENT EXHIBIT E

SPECIAL WARRANTY DEED

THIS DEED is made this ____ day of _____, 2026, between **HT Land Partners, LLC**, a Colorado corporation, having an address of 701 Park Center Drive, Santa Ana, CA 92705 ("Grantor") and **TOWN OF BERTHOUD**, a Colorado municipal corporation, having an address of 807 Mountain Avenue, P.O. Box 1229, Berthoud, CO 80513 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey, and confirm unto Grantee, its successors and assigns forever, all the water rights situate, lying and being in the County of Weld and the County of Larimer, State of Colorado, described as follows (the "Water Rights"):

(1) All water and water rights represented by the following shares of stock (collectively the "Shares"):

Four and Fifty-Three Hundredths (4.53) shares of stock in the Handy Ditch Company, represented by Stock Certificate Nos. 4504 and 4505, dated April 8, 2025; and

Five (5) Shares of Dry Creek Lateral Ditch Company, represented by Stock Certificate No. 743, dated March 2, 2026; and

Eight (8) Shares of Welch Lateral Ditch Company, represented by Stock Certificate No. 330, dated March 13, 2025; and

(2) All beneficial right, title and interest, if any, in all water, water rights, ditches, ditch rights, carriage rights, reservoirs, reservoir rights, canals, canal rights, headgates and all other assets, rights, title, or interests represented by the Shares.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim

and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained Water Rights, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the Water Rights above bargained and described with the appurtenances, unto the Grantee, its successors and assigns forever. The Grantor, for the Grantor and the Grantor's heirs, successors, and assigns, does covenant and agree that Grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained Water Rights in the quiet and peaceable possession of the Grantee, and the Grantee's successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through, or under the Grantor.

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

GRANTOR:

_____

By:
Its:
HT LAND PARTNERS, LLC

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing SPECIAL WARRANTY DEED was acknowledged before me this ____ day of_____, 2026, by _____, as _____ of HT Land Partners, LLC.

Witness my hand and official seal.

_____ SEAL
Notary Public
My Commission Expires: _____

January 26, 2026

Town of Berthoud
807 Mountain Avenue
PO Box 1229
Berthoud, CO 80513
970.532.2643

Lewis Valley Subdivision - Annexation Assessment Report

This Annexation Assessment Report has been prepared in accordance with Section 30-8-103.A.10 of the Berthoud Municipal Code. The proposed 104-acre annexation is located between Berthoud Parkway and County Road 15 directly north of the Little Thompson River which traverses the property along its southern boundary. The property is a portion of the southwest quarter of Section 23 and the northwest quarter of Section 26, Township 4 North, Range 69 West of the 6th Principal Meridian, County of Larimer, State of Colorado. In an effort to better distinguish the varying components of the project, we have identified those based on their geographical locations within the project limits. Lewis Valley West, Lewis Valley Central and Lewis Valley East consist of 36 acres and are intended for residential use. As proposed, these three areas currently contain: 109 Lots, (64 Single-Family Detached units, 31 Single-Family Detached Alley Loaded units, 10 Small Lots and 4 Single-Family Detached Agricultural Lots) along with associated streets, sidewalk, storm water treatment ponds and utility services. The remaining 68 acres of the annexation is in the process of being acquired by the Town of Berthoud. This area will be preserved by the Town as Open Space/Greenway and not part of further subdivision. Lewis Valley East will be primarily accessed through a connection to 5th Street which currently extends to the property. Lewis Valley Central will be accessed through Holy Cross Way that is within the future Trails at Creekview project located to its west. Lewis Valley West will be accessed through two access points from Berthoud Parkway.

The proposed development is poised to benefit the economic landscape of the Town of Berthoud. By introducing approximately 273 new residents, this initiative is expected to enhance local business revenue, leading to increased profits and greater opportunities for expansion among existing businesses. The anticipated growth in the population will contribute to a higher tax base for the Town, enabling it to further fund essential services and infrastructure. Residential development is a cost to the Town which is substantially accommodated through the increased property tax base. During the building permit process, impact fees are also collected to offset these costs. By utilizing a conservative factor of 2.5 persons per house, the resulting population of Lewis Valley will be 250. These individuals will contribute to the consumer base in Berthoud further benefiting businesses and increasing the sales tax revenue of the Town.

The residential development, coupled with the greenway improvements to be initiated by the developer and furthered by the Town, will offer open space amenities and elements that

will be a benefit to the community. The proposed future greenway and open space create a natural barrier between the residential lots and riparian areas adjacent to this and other previously approved residential communities to ensure not only ample space for community use but also reduce impacts to the natural environment. The intent is for a future trail system to be installed along the river corridor connecting to the Town's existing trail system thus providing a benefit to the entire Town. Proposed elements have been detailed with the Neighborhood Master Plan and Narrative. While Town amenities will still be accessible and used by residents, the focus on localized activities within the neighborhood helps reduce the strain on the area's broader recreational infrastructure. The application has been designed by considering connectivity through motorized and non-motorized movement.

The impact on the Berthoud Public School system is expected to be minimal. According to discussions and other correspondence with the Thompson School District, it is estimated that approximately 20 elementary, 13 middle school, and 18 high school students will reside within the Lewis Valley development for a total of 46 students, further indicating the limited strain on local educational resources. If the project were to move forward with the alternative density outlined in the project Narrative, the resulting school district impacts would approximately be 27 elementary, 18 middle school, and 24 high school students. The Lewis Valley development falls within the designated walk boundaries for each of the schools which will help reduce the impact on district transportation as well as traffic impacts.

The Fire Protection District is a referral agency to this development proposal and will also be afforded review of the Preliminary and Final Plat applications.

Lewis Valley East

The anticipated utility services for the annexation of the property will be provided from both existing and new utility facilities. Water service will be provided by utilizing the water mains that exist within 5th Street as well as new mains extending from the Trails at Creekview subdivision. This will allow for a looped system, providing reliable services for the development. The Lewis Valley Utility Study performed by Tait & Associates dated January 2026, accounts for the 71 Units of Lewis Valley East. The model for the proposed on-site system shows conformance to the 2018 international fire flow requirements and the system is designed in compliance with the Town's criteria.

Sanitary sewer service will be provided by connecting to existing and proposed infrastructure extending through the northern portion of the project. The design team will continue to work with Town staff to ensure adequate downstream capacity exists to serve the proposed developments.

Gas, Electric, and Communication will be provided by extending existing mains installed in the Heritage Ridge Subdivision. Xcel Energy has supplied a will-serve letter stating that gas facilities can be made available to serve this development. Similarly, Poudre Valley Rural Electrical Association (PVREA) and Xcel have provided a will-serve letter stating that they will be

able to provide service for all electrical loads for this development. Hilltop Broadband and Comcast are willing to provide fiber-optic and communications services.

Stormwater will be managed through a combination of sheet flow and a curb and gutter systems that direct runoff to inlets distributed throughout the subdivision. These inlets will discharge into stormwater ponds or other treatment elements surrounding Lewis Valley East on the south and east designed to temporarily hold or otherwise treat stormwater to enhance the quality of discharge. The integrated stormwater system design will also consider environmental impact, promoting infiltration and control of pollutants before runoff enters local waterways. Due to the proximity of the site to the Little Thompson River, further evaluation will be performed to determine if detaining the stormwater flows will be beneficial.

Impacts on the existing transportation system have also been evaluated. Per the traffic impact study, Lewis Valley East is anticipated to generate 436 daily weekday trips, including 34 AM total peak hour trips, and 45 PM total peak hour trips. 5th Street, which is designated as a minor collector, will be the primary ingress/egress location. As we move forward, a further evaluation of the expected traffic and its potential impact will be conducted at the time of the preliminary plat review. This thorough assessment will ensure that transportation concerns are addressed proactively, maintaining the safety and efficiency of the roadway network for all users.

Per the Project narrative, if the multi-family option were to be pursued, the following would be in addition to the single family trips above: 397 daily weekday trips, including 26 AM total peak hour trips, and 33 PM total peak hour trips.

Lewis Valley Central

The anticipated utility services for the annexation of Lewis Valley Central will be extended from proposed utility facilities extending from Trails at Creekview to Heritage Ridge. The water main will extend south down Barley Bend Way. The proposed water main that extends across the north of Lewis Valley Central is looped from Heritage Ridge through Trails at Creekview to the existing main within Berthoud Parkway. Connection to this looped system will provide for reliable services for development. The Lewis Valley Utility Study performed by Tait & Associates dated January 2026, accounts for the 17 Units of Lewis Valley Central. The model for the proposed on-site system shows conformance to the 2018 international fire flow requirements and the system is designed in compliance with the Town's criteria. The water main provided within Lewis Valley Central will allow for the parcel to the southwest to be further developed in the future.

Sanitary sewer service will be provided by connecting to future proposed sewer infrastructure extending through Lewis Valley East. The design team will continue to work with Town staff to ensure adequate downstream capacity exists to serve the proposed developments.

Gas, Electric, and Communication will be provided by extending existing mains installed in the Trails at Creekview Subdivision from Berthoud Parkway. Xcel Energy has supplied a will-serve letter stating that gas facilities can be made available to serve this development. Similarly, Poudre Valley Rural Electrical Association (PVREA) has provided a will-serve letter stating that they will be able to provide service for all electrical loads for this development. Hilltop Broadband and Comcast are willing to provide fiber-optic and communications services.

Stormwater will be managed through a combination of sheet flow and a curb and gutter systems that direct runoff to inlets distributed throughout the subdivision. These inlets will discharge into stormwater ponds or other treatment elements on the west side of Lewis Valley Central designed to temporarily hold or otherwise treat stormwater to enhance the quality of discharge. The integrated stormwater system design will also consider environmental impact, promoting infiltration and control of pollutants before runoff enters local waterways. Due to the proximity of the site to the Little Thompson River, further evaluation will be performed to determine if detaining the stormwater flows will be beneficial.

Impacts on the existing transportation system have also been evaluated. Per the traffic impact study, Lewis Valley Central is anticipated to generate 155 daily weekday trips, including 12 AM total peak hour trips, and 16 PM total peak hour trips. Lewis Valley Central will be accessed from Holy Cross Way of the Trails at Creekview development as well as an anticipated future connection on the property southwest of Lewis Valley Central. This thorough assessment will ensure that transportation concerns are addressed proactively, maintaining the safety and efficiency of the roadway network for all users.

Lewis Valley West

The anticipated utility services for the annexation of this section of property will be provided from adjacent existing utility facilities. Water service will be provided by utilizing the water main that exists within Berthoud Parkway. The proposed water line, serving 13 single-family detached front-loaded lots and 8 single-family detached rear-loaded lots, will extend to the end of the cul-de-sac. The Lewis Valley Utility Study performed by Tait & Associates dated January 2026, accounts for 21 dwellings. The model for the proposed on-site system shows conformance to the 2018 international fire flow requirements and the system is designed in compliance with the Town's criteria.

Sanitary sewer service will be provided by connecting to existing sewer infrastructure located within the overall subdivision through an area that will ultimately be the proposed greenway. The design team will continue to work with Town staff to ensure adequate downstream capacity exists to serve the proposed developments.

Gas, Electric, and Communication will be provided by extending from the existing mains located along Berthoud Parkway. Xcel Energy has supplied a will-serve letter stating that gas facilities can be made available to serve this development. Similarly, Poudre Valley Rural Electrical Association (PVREA) has provided a will-serve letter stating that they will be able to

provide service for all electrical loads for this development. Hilltop Broadband and Comcast are willing to provide fiber-optic and communications services.

Stormwater will be managed through a combination of sheet flow and a curb and gutter systems that direct runoff to inlets distributed throughout the subdivision. These inlets will discharge into stormwater ponds or other treatment elements on the north side of Lewis Valley west designed to temporarily hold or otherwise treat stormwater to enhance the quality of discharge. The integrated stormwater system design will also consider environmental impact, promoting infiltration and control of pollutants before runoff enters local waterways. Due to the proximity of the site to the Little Thompson River, further evaluation will be performed to determine if detaining the stormwater flows will be beneficial.

Impacts on the existing transportation system have also been evaluated. Per the preliminary traffic impact study, Lewis Valley West is anticipated to generate 191 daily weekday trips, 11 AM total peak hour trips, and 20 PM total peak hour trips. Berthoud Parkway, which is designated a major collector, will be the primary ingress/egress location and will serve as adequate ingress/egress for the 5 Single-Family Detached Agricultural Lots.

Lewis Valley East, Central and West

This development my offers Berthoud's most diverse range of single-family detached homes within one subdivision, estimated pricing from $400,000 to over $1.5 million. The proposed development will generate additional tax revenue for special districts with current mill-levies. Based on an average house valuation of $750,000 a total annual tax liability per lot is estimated to exceed $4,000. An annual total of $488,307 is anticipated to be generated by the development of the 109 lots proposed in the three sections of Lewis Valley. A breakdown of each special district and the anticipated amount is provided on the table below.

Table 1. Mill-Levy to Tax Dollars per Lot per Year

Levy	Tax Authority	Single Lot ($750,000)	109 Lots
38.08	THOMPSON R2-J GEN FUND	$1,659.93	$180,932.27
22.461	LARIMER COUNTY	$960.72	$104,718.48
13.878	BERTHOUD FIRE DIST	$593.60	$64,702.40
9.636	BERTHOUD	$412.16	$44,925.44
6.075	THOMPSON R2-J BOND PAYMENT	$259.85	$28,323.65
2.4	BERTHOUD COMM LIBRARY DIST	$102.66	$11,189.94
1.757	THOMPSON VALLEY HLTH SVC DIST	$75.15	$8,191.35
1	N COLO WATER CONS DIST	$42.77	$4,661.93
0.142	LARIMER CO PEST CTRL DIST	$6.07	$661.63
	Total	**$4,112.91**	**$448,307.19**

The proposed development lies within the boundaries of the Berthoud Fire District. There is a $2,000 fee associated with building single family houses to pay for the services provided by the fire department as well as impact fees for libraries, public health services, and recreation.

We are proposing to rezone this property to Suburban Residential (SR). The two parcels are currently zoned as RR2 within Larimer County. The Heritage Ridge subdivision to the northeast is zoned as PUD. The Trails at Creekview subdivision area to the west of Lewis Valley Central and East is zoned R1/R2. The Legacy Park subdivision area to the west of Lewis Valley West is zoned SR. The farm property to the south of the Little Thompson River is zoned as RR2 (Larimer County Zoning). There are currently no areas of conflict, and the rezoning is compatible with the Berthoud Comprehensive Plan.

Original Berthoud Buildings

The project also includes two of Berthoud's oldest buildings. The existing farmhouse on the property was once the original post office stop for Berthoud. The existing barn was once the livery for the Town in the original settlement before it was moved 1.6 miles north. As a part of this annexation in efforts to preserve the house in the future, we request that the Town Board allow for the construction of a primary home on the proposed agricultural lot and that the existing farmhouse be viewed as an accessory dwelling.

We appreciate your time in reviewing this. Please feel free to contact me at 970-612-5440 with any questions.

Sincerely,



Alex Hoime, PE
HT Land Partners 400, LLC
320 N Lincoln Ave
Loveland, CO 80537

January 26, 2026
Revised: March 10, 2026

Town of Berthoud
807 Mountain Avenue
PO Box 1229
Berthoud, CO 80513
970.532.2643

Lewis Valley Neighborhood Master Plan Narrative

General Description

The residential communities proposed as Lewis Valley includes single-family detached front-loaded lots, single family detached alley-loaded lots, alley loaded small lots, single-family detached agricultural lots, parks, public streets, open space, trail connections, and a large greenway along Dry Creek and the Little Thompson River. The site is currently zoned RR2 – Rural Residential in Larimer County. An application for annexation into the Town of Berthoud with zoning amendments described as Agriculture (AG) and Suburban Residential (SR) has been submitted to accompany this Neighborhood Master Plan.

The property is 104.7 acres; however, 68 acres of the property is currently under consideration to be acquired by the Town of Berthoud and preserved as greenway in partnership with Great Outdoors Colorado. As a part of this acquisition, various design elements will be incorporated into the greenway and are explained in more detail throughout this narrative and will be finalized with the Preliminary and Final Plats as well as in the Development Agreement. The nature of the current applications is conceptual and shall be finalized with the platting phases.

Greenway Land Use Area

The proposed subdivision is approximately 104.7 acres with approximately 68.3 acres of greenway set aside for a future acquisition by the Town of Berthoud, leaving approximately 36.4 acres of developable area to be further subdivided. This project aligns with the Land Use Map of the Comprehensive Plan 2021, which designated areas referred to as Lewis Valley East and Lewis Valley Central, as Suburban Residential (SR). The northwest corner, although not in a conservation easement and outside of the 100-year flood fringe was designated as Environmentally Sensitive or Open Space. Residential use is being proposed in that area with no proposed impacts to the existing floodplain with the required setbacks from the wetland areas being met. The site is to the east of Berthoud Parkway, west of County Road 15 and the BNSF railroad, south of Heritage Ridge, north of the Little Thompson River and a Larimer County zoned RR2 property, and west and north of the Trails at Creekview subdivision. For a detailed understanding of the proposed land use distribution within the subdivision, please refer to the following tables illustrating our conformance to Land Use and Lot Diversity associated with this development.

Table 1. Land Use Table

Use	Area	No. of Lots/Delineated Areas
Right-of-Way	7.7	NA
Private Alley	0.5	NA
Suburban Residential	18.8	105
Agriculture Lots	9.4	4
Greenway/Open Space/Stormwater/Park	68.3	NA

Table 2. Diversity Standards

Total Lots: 109 Without Multifamily

Use	Prop Lots	Min Allowed (%)	Provided (%)
Single Family Detached	64	80% (Max)	58.7%
Single Family Detached (Alley Loaded)	31	5%	28.4%
Single Family Detached (Agricultural)	4	No Minimum	3.7%
Small Lots	10	5%	9.2%

Total Dwelling units: 150 with Multifamily

Use	Dwelling Units	Min Allowed (%)	Provided (%)
Single Family Detached	41	80% (Max)	27.33%
Single Family Detached (Alley Loaded)	31	5%	20.67%
Single Family Detached (Agricultural)	4	No Minimum	2.67%
Multifamily product	64	80% (Max)	42.67%
Small Lots	10	5%	6.67%

Integration with Surrounding Area and Existing Features

Lewis Valley is located directly south of Heritage Ridge Subdivision and east and north of Trails at Creekview. Rose Farm and Hillsdale subdivisions are also north of the project across Dry Creek. There will be multiple proposed street connection points into Lewis Valley. One will be located through 5th Street, a collector which currently ends on the north end of the portion of the project referred to as Lewis Valley East. Lewis Valley Central access point will be to Holy Cross Lane through the future Trails at Creekview with a second future connection to the property on the southwest. Lewis Valley West will have a single connection to Berthoud Parkway across from the future intersection proposed on Legacy Park.

The proposed subdivision will be integrated with the existing subdivisions adjacent to them, being Heritage Ridge, Trails at Creekview and Legacy Park. The overall land use, density, and aesthetics of these adjacent developments are consistent with the existing and surrounding developments. The natural topography of the site, along with existing drainage patterns, will be preserved to enhance ecological stability and prevent adverse impacts on the surrounding environment, especially that of the

adjacent floodplain. Per 3rd party reports, noxious weeds currently on the property are listed below along with the best management protocol from Larimer County's Weed Management Reference Guide.

Kochia: In order to mitigate Kochia for areas that are being reclaimed, seed in the winter, apply Vista after most seed has germinated and plants are 4 inches tall. In areas that have desirable species already, apply E-2 when plants are 4 inches tall. For areas that are not ready to be reclaimed that year, mow down often to reduce seed production, the mat of kochia will prevent muddy situations and loss of soil.

Sunflower: Milestone will be applied to sunflowers in the summer when in flower.

Canada thistle: The Canada thistle will be dealt with via an application of Milestone when the plant is green and growing vigorously for multiple years.

Annual mustard: Requires application of Escort or Telar in early spring.

Traffic Access and Impact

Access will be provided via 5th Street, Holy Cross Lane, and Berthoud Parkway. All internal roads will be low volume residential streets adhering to LCUASS (Larimer County Urban Area Street Standards) guidelines. A preliminary traffic impact study has been completed and included as part of this submittal.

Floodplain

Lewis Valley East includes areas within the floodplain that have been used as agricultural lands since the founding of Berthoud. Lewis Valley West and Lewis Valley Central are being kept outside of the floodplain to preserve the environmental integrity and function of these sensitive areas. The proposed development is being proposed with no impacts to the flood fringe. No elevation modifications to the flood fringe are being proposed with the exception of no-rise applications which will be required for connecting the stormwater discharge to the waterways passing through the flood fringe area. Utilities and trails will also be extended through the flood fringe. Trails will be proposed at the elevation of the existing grade. As demonstrated in the accompanying Flood Insurance Rate Map (FIRM) and supported by our ecological assessment, the project design avoids negative impacts to the floodplain and associated riparian zones, ensuring long-term ecological protection and compliance with applicable regulations.

Geologic Hazard Areas

Per the Colorado Geological Survey, there are no known or anticipated geologic hazards within the proposed project area.

Ecological Study

As mentioned in the Ecological Characterization Study provided by Wildland Consultants, over 65% of the project (68 acres) is designated for greenway. Buffer zones from the Little Thompson River riparian zone to the edge of development would range from 300 to over 600 feet. Buffer zones from the

approximate edge of Dry Creek wetlands to the edge of development would range from 145 to over 450 feet. All street lighting will be designed to be wildlife friendly. Proposed stormwater areas will be seeded with an appropriate native grassland seed mix with some areas of turf. Additional plantings of native shrubs and trees will be made in these areas as well. These native grass areas would not be routinely mowed but would be allowed to develop into natural areas. The larger greenway area is currently under contract with the Town of Berthoud contingent on minor subdivision and neighborhood master plan approval. The Town of Berthoud would be in control of management, potential future enhancement and use of the greenway area. The Preliminary Plat and future Development Agreement shall reflect the developer's commitment to making contributions to this area.

Sanitary Sewer

The existing 24" sanitary sewer system which runs along the north property line is suitable for future connections. The entire project will flow to this existing main. The design team will continue to collaborate with Town staff to ensure the downstream capacity is sufficient.

Water Supply

The proposed water infrastructure for the subdivision includes the installation of water mains that will connect to the existing waterlines within Fifth Street as well as Berthoud Parkway. These mains will be looped through connection to the proposed Trails at Creekview development's infrastructure. Requirements from the Town of Berthoud will be adhered to for water distribution design and sizing. This subdivision will require around 112 water taps based on current lot count of 109 and 3 for irrigation of each areas open space and stormwater treatment area. According to the Utility Study prepared for Lewis Valley, the proposed water system is projected to sufficiently meet the Town's criteria for capacity and reliability. This analysis has been considered for both current and future demands, ensuring that the water infrastructure will support the growth and sustainability of the subdivision, its residents, and surrounding communities.

Dry Utilities

Xcel Energy has provided a will-serve letter and will be providing gas service to this entire subdivision. Easements will be provided within lot frontages for the distribution main and service connections.

Hilltop Broadband and Comcast are willing to provide fiber-optic and communication service to this subdivision. An easement will be provided within lot frontages for distribution and service connections.

Poudre Valley Rural Electric Association (PVREA) and Xcel have provided a will-serve letter and will be providing electric service based on their respective service areas. Easements will be established within lot frontages for distribution and service connections from these various service providers.

Non-Potable Irrigation System

The use of a non-potable irrigation system is not being considered at this time but considerations for connecting the greenway areas to future regional systems will be made.

Drainage

Existing drainage patterns will be preserved in this development. The sites currently sheet flow existing stormwater across the fields to Dry Creek and Little Thompson. Runoff will be managed via curbs, gutters, ditches, and a storm drain system. Stormwater treatment will be incorporated within each portion of the project. Flows will be treated for water quality before being released into Dry Creek and ultimately to the Little Thompson River.

Historic Preservation Advisory Committee

The property currently contains several structures that may possess historic significance, including a farmhouse, barn, loafing shed, various outbuildings, and grain bins. Comments received from the Berthoud Historic Preservation Advisory Committee (HPAC) also indicate the potential presence of historic archaeological resources associated with the original Town of Berthoud townsite. These resources may include remnants such as building foundations, refuse deposits, privy pits, and other cultural materials dating to the 1870s.

Construction activities associated with individual lot activities as well as the installation of public infrastructure, including water, sanitary sewer, and storm sewer utilities, may have the potential to impact or disturb these archaeological resources. A strategy for identifying, evaluating, and appropriately addressing archaeological remains encountered within the project area will be developed and coordinated during the Preliminary Plat stage in consultation with the HPAC and applicable Town review processes.

Section 30-2-109

Through collaboration between the Town and developer, sixteen additional acres of land has been included in the Town's greenway acquisition with the acknowledgement that open space and park related requirements are being accommodated with the additional greenway.

B.2

This section requires the provision of 1 acre of parkland for every 100 Lots. Park related elements are being incorporated into the additional greenway dedication. This project will not construct a singular park space but rather disperse various park elements within the adjacent greenway.

From List A, the park will include essential features such as electricity, irrigation, and security lighting, along with trash receptacles, water service, bike racks, and landscaping.

From List B, 50,000sf of natural area will be provided with final locations to be coordinated with the Town

From List C (high), a soft surface trailhead with a minimum of 7 parking spaces will be provided within the greenway.

From List C (low), Public art will be provided within the greenway area.

From List C (low), a second soft surface trailhead will be provided within the greenway. This element is included in the high List C elements but being included to account for a low List C element.

D.3-5

Projects must allocate ten percent of their total area to open space. The project open space dedication is being accounted for with the additional acres included with the Town's intended greenway acquisition.

Compliance with Section 30-2-116

A maximum of 109 total lots or a maximum of 150 dwelling units are proposed with this project across 36 acres. Lot diversity is achieved with the three housing types listed within Berthoud's code. Single-Family Detached (front loaded), Single-Family Detached (alley loaded), and Small Lots are proposed. Single-Family Detached Agricultural is not a formal housing type, however we feel this type maintains the rural character while preserving existing buildings from Berthoud's original settlers, keeping density low, and respecting environmental constraints. Our diversity is met with the three formal types and the Agricultural lots are an added bonus contributing to diversity.

The Neighborhood Master Plan contemplates an alternative layout north of Pasture Drive within Lewis Valley East that would allow for a mix of single-family lots and townhomes, yielding up to 41 additional units. This approach would enhance housing diversity and affordability, and accordingly, the applicant seeks to retain the option to pursue this increased density if warranted.

Single-Family Detached is defined by Berthoud's Municipal Code as, "a single-family dwelling which is not attached to any other dwelling or building by any means." The 64 Single-Family Detached Front-Loaded units make up 60% of the housing. That combined with the 4 Agricultural lots that technically fall into that Single-Family Detached category would make up 64% of the proposed dwelling units, which is still less than 80% maximum set by code. The 31 Single-Family Detached Alley-Loaded lots amount to 28% and the 10 Small Lots will make up 9% of the proposed lots. This results in all lot types exceeding the minimum 5% requirement. It is possible the amount of each housing type may change but the code requirements on diversity will be maintained.

Multiple local homebuilders will be utilized for the development and unique footprints along with diverse architectural elevation design will be utilized to meet the housing model diversity standards.

Compliance with Section 30-2-131

Six subdivision identity elements are required for Lewis Valley. The six elements proposed are an entryway, fencing and walls, preservation of existing trees, alley loaded streets, pollinator gardens and artwork. A description of how each of these elements are met is listed below.

Entryway:

Entry monuments are proposed at key access points to the subdivision to establish a cohesive neighborhood identity and enhance the visual character of the development. Monuments will be located at the entrance along 5th Street within Lewis Valley East, at the connection off South Berthoud Parkway serving Lewis Valley West, and at the entry from Trails at Creekview serving Lewis Valley Central. Conceptual precedent sketches of the proposed subdivision signage are included at the end of this narrative. The final monument designs will generally reflect the character and aesthetic shown in the provided precedent artwork. Entry areas will also incorporate associated site enhancements, including retaining walls and coordinated landscaping, to create a well-defined and visually attractive gateway into the subdivision.

Fencing and Walls:

Over 500 linear feet of subdivision fencing is proposed throughout the development. In addition, fencing installed on individual residential lots will adhere to the standards established by the Lewis Valley Homeowners Association and may count as one design element for the subdivision. Fencing that meets these requirements will also incorporate enhancements in accordance with applicable development code provisions. An illustrative example depicting the proposed fencing enhancements is included at the end of this narrative.

Existing Trees:

Multiple trees will be protected and saved to preserve the existing nature of the property. Locations of these existing trees have been called out on the NMP map.

Alley Loaded Streets:

Based on the housing diversity proposed, alley-loaded streets will be a welcomed element to the development. The alley served lots have been modeled after other popular alley loaded housing in Berthoud.

Pollinator gardens:

A pollinator garden is proposed within Lewis Valley East, generally located in and around the trailhead area at the western terminus of Pasture Drive. The pollinator garden is planned to include defined edging or collars to clearly delineate planting areas and will encompass approximately 3,000 square feet in accordance with the graduated subdivision dwelling unit and acreage thresholds outlined in Table 3.131.

Artwork:
Artwork is proposed to be incorporated throughout the development counting as one element. Some precedent images of this artwork has been included at the end of this narrative. Examples are sources from work created by Zink Metal Art in Berthoud.

Compliance with Town Comprehensive Plan

The 2021 Town of Berthoud Comprehensive Plan and Future Land Use Map designate the project site for suburban residential development, prioritizing single-family detached and attached housing at low to moderate densities. The proposed development aligns with these objectives, incorporating single-family detached homes (front loaded), single-family detached units (rear loaded), and small lots. The proposed uses result in a moderate density averaging approximately 2.99 units per acre when excluding the greenway area and around 0.96 units per acre when including the greenway acreage. Density is further reduced as it nears the greenway and riparian areas by incorporating the larger single family and agricultural lots to feather the development when nearing riparian areas and does not create an adverse effect on the floodplain.

Summary

The Lewis Valley Neighborhood Master Plan outlines a thoughtfully designed, 36 acres of residential communities in Berthoud, consistent with Suburban Residential zoning goals. The project integrates seamlessly with surrounding neighborhoods, offering a balanced mix of Single-Family Detached Front-Loaded, Single-Family Detached Alley-Loaded, Single-Family Detached Agricultural, and Small Lots, along with increased open space and project elements scattered throughout. The incorporation of the Agricultural Lots reduces the density resulting in minimal impacts to adjacent natural landscape which borders the project and no adverse impact to the floodplain.

Community access will be provided by extending 5th Street and utilizing connections to Berthoud Parkway. Comprehensive utility infrastructure, including water, sewer, and stormwater systems, has been incorporated to meet current standards and anticipated future needs.

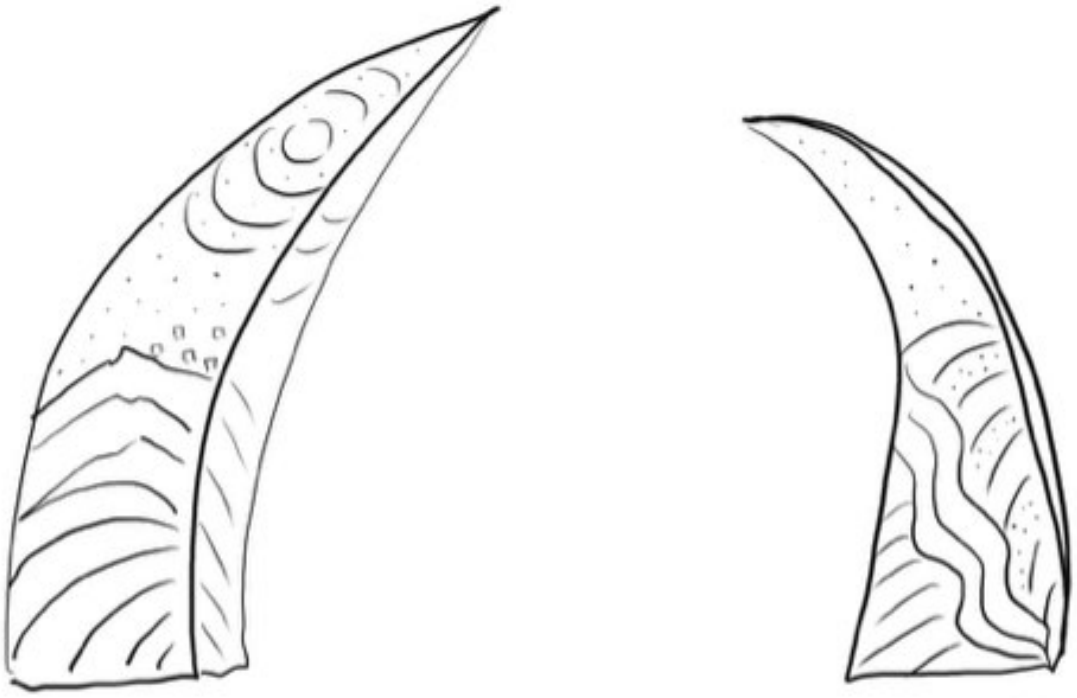
Lewis Valley aligns with the Town of Berthoud's focus on low- to moderate-density residential development in this area, supporting both community growth and quality of life and adjacent nature.

We appreciate your time in reviewing our proposed community. Please feel free to contact me at 970-612-5440 with any questions.

Sincerely,

Alex Hoime, PE
HT Land Partners 400, LLC
320 N Lincoln Ave
Loveland, CO 80537

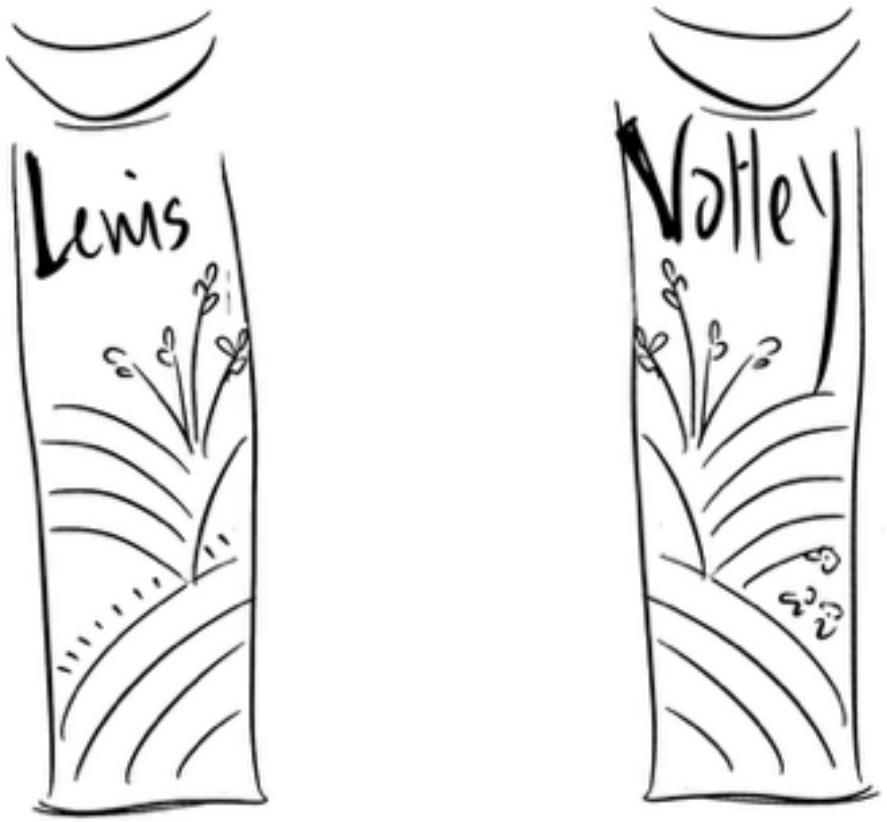
Lewis Valley West Entryway Sign Sketch



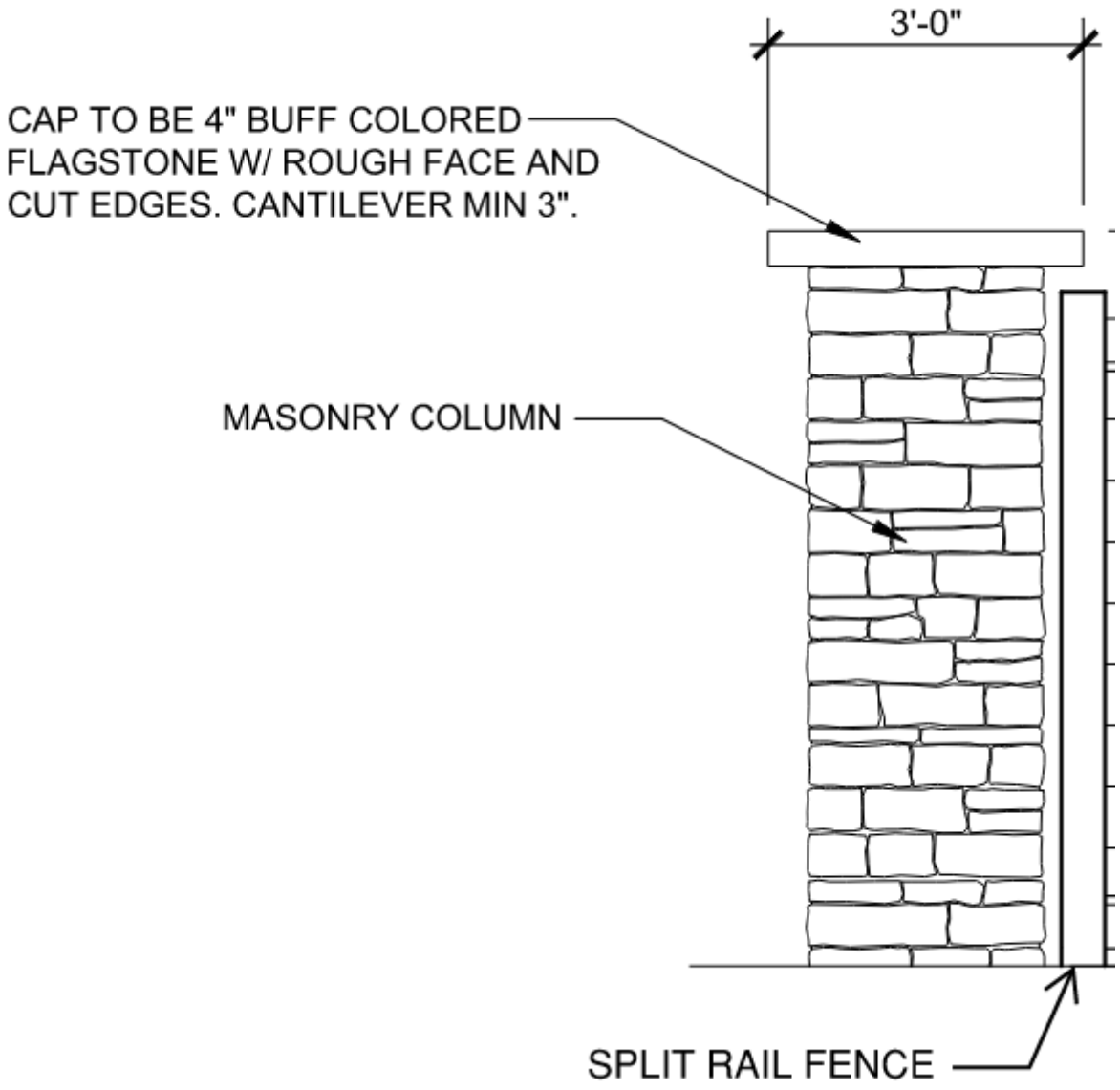
Lewis Valley Central Entryway Sign Sketch



Lewis Valley East Entryway Sign Sketch



Example Enhanced Fencing Detail



Artwork Precedent Images

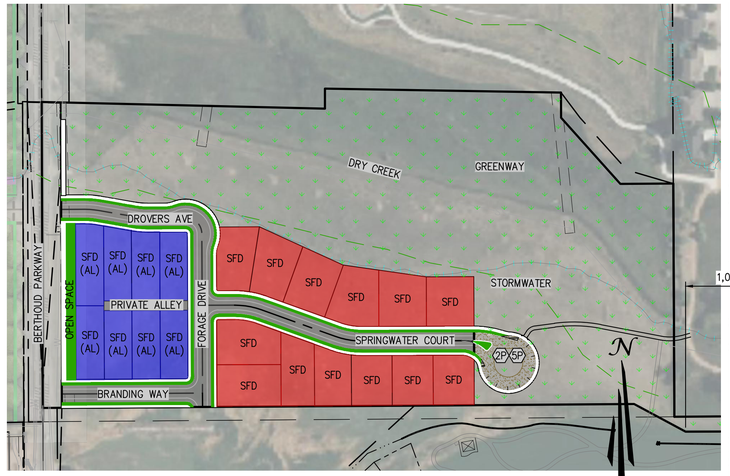



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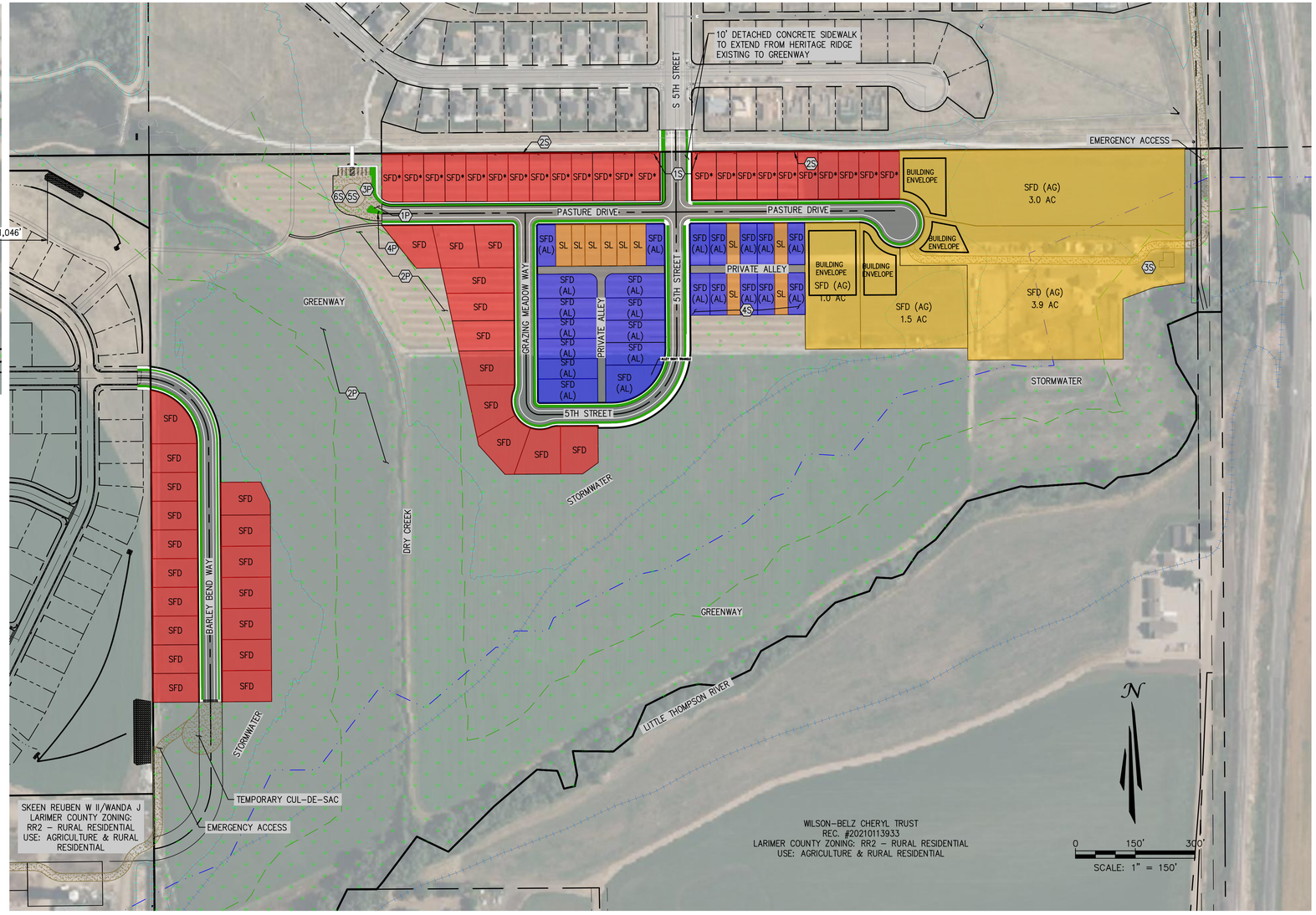

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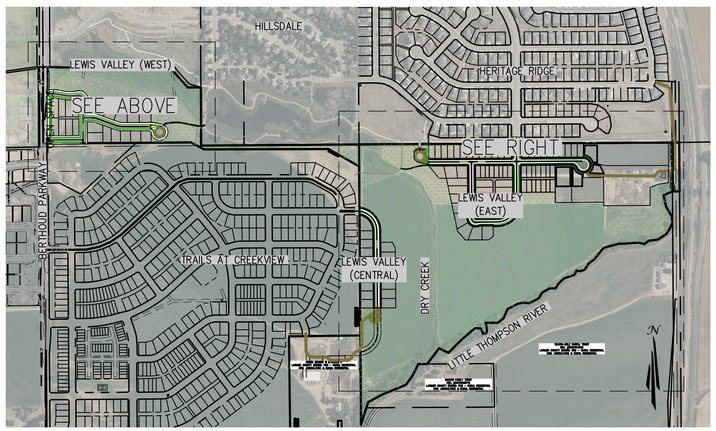
LEWIS VALLEY (WEST)

SCALE: 1"=150'



LEWIS VALLEY (CENTRAL AND EAST)

SCALE: 1"=150'



VICINITY MAP

NOT TO SCALE

COMPLIANCE WITH STANDARDS:

DIVERSITY STANDARDS (109 LOTS)

SINGLE FAMILY DETACHED:	64 LOTS (58.7% OF LOTS) 80% MAXIMUM
SINGLE FAMILY DETACHED ALLEY:	31 LOTS (28.4% OF LOTS) 5% MINIMUM
SMALL LOT:	10 LOTS (9.2% OF LOTS) 5% MINIMUM
AGRICULTURE LOT:	4 LOTS (3.7% OF LOTS) NO MINIMUM

PARK ELEMENTS:

- 1P LIST A: ELECTRICITY, IRRIGATION, SECURITY LIGHTING, TWO TRASH RECEPTACLES, WATER SERVICE, BIKE RACKS AND LANDSCAPING TO BE PROVIDED AROUND TRAILHEAD.
- 2P LIST B: 50,000 SF NATURAL AREA. LOCATIONS TO BE FURTHER COORDINATED WITH THE TOWN OF BERTHOUD.
- 3P LIST C (HIGH): TRAILHEAD WITH MINIMUM 7 PARKING SPACES.
- 4P LIST C (LOW): PUBLIC ART.
- 5P LIST C (LOW): TRAILHEAD WITH MINIMUM 7 PARKING SPACES.

SUBDIVISION IDENTITY ELEMENTS (6 REQUIRED):

- 1S ENTRYWAY.
- 2S FENCING AND WALLS.
- 3S EXISTING TREES.
- 4S ALLEY LOADED STREETS.
- 5S POLLINATOR GARDENS.
- 6S ARTWORK

OPEN SPACE REQUIREMENTS

OPEN SPACE REQUIREMENTS HAVE BEEN ACCOUNTED FOR THROUGH ADDITIONAL ACRES OF GREENWAY DEDICATION.

LAND USE TABLE:

SUBDIVISION AREA	104.7 ACRES
DEVELOPMENT AREA	36.4 ACRES
GREENWAY	68.3 ACRES
TOTAL RESIDENTIAL LOTS	109 LOTS
MAX DWELLING UNITS (W/ MULTIFAMILY)	150 DWELLING UNITS
SINGLE FAMILY DETACHED	59% (64 of 109)
SINGLE FAMILY DETACHED (REAR LOADED)	28% (31 of 109)
SMALL LOT	9% (10 of 109)
SINGLE FAMILY DETACHED AGRICULTURAL	4% (4 of 109)
PROPOSED DENSITY (GROSS)	2.99
PROPOSED DENSITY (NET)	3.87

DEVELOPED AREA ACREAGE TABLE:

PROPOSED ZONE SR:	27 ACRES (73.7%)
PROPOSED ZONE AG:	9.4 ACRES (26.3%)
TOTAL:	36.4 ACRES (100%)
SUBURBAN RESIDENTIAL LOTS:	18.8 ACRES (51.6%)
AGRICULTURE LOTS:	9.4 ACRES (25.8%)
RIGHT–OF–WAY:	7.7 ACRES (21.2%)
PRIVATE ALLEY:	0.5 ACRES (1.4%)
TOTAL:	36.4 ACRES (100%)

PEDESTRIAN ACCESS:

CONCRETE SIDEWALK/TRAIL 11,262 LF

PEDESTRIAN ACCESS WILL BE ACCOUNTED FOR WITH OVER 11,262 LF OF PROPOSED SIDEWALK, TRAILS, AND ADA COMPLIANT CROSSWALKS. CONNECTIONS TO REGIONAL TRAIL SYSTEMS AS SHOWN IN THE EXHIBIT AND PEDESTRIAN CONNECTIVITY TO THE PROPOSED FUTURE REGIONAL TRAILS IS BEING EVALUATED.

INTEGRATION WITH SURROUNDING AREA AND EXISTING FEATURES:

THE PROPOSED SUBDIVISION WILL BE INTEGRATED WITH THE SUBDIVISIONS TO THE NORTH AND WEST. THE OVERALL LAND USE, DENSITY AND AESTHETIC ARE CONSISTENT WITH EXISTING DEVELOPMENTS AND ANTICIPATED FUTURE SUBDIVISIONS IN THE AREA. EXISTING FEATURES AND SITE CHARACTERISTICS WILL BE PROTECTED. THE EXISITNG FARMHOUSE AND BARN WERE CONSTRUCTED IN THE LATE 1800s. THEY WERE A PART OF THE ORIGINAL TOWN THAT WAS INITIALLY CONSTRUCTED AT AND AROUND THIS PROPERTY TO BE ANNEXED. IT IS REQUESTED THROUGH THIS ANNEXATION AND NEIGHBORHOOD MASTER PLAN THAT A PRIMARY RESIDENTIAL STRUCTURE BE ALLOWED ON THE AGRICULTURALLY ZONED LOT IN ADDITION TO THE EXISTING FARMHOUSE.

PROJECT SUMMARY:

LEWIS VALLEY IS A PROPOSED SUBDIVISION WITH 109 RESIDENTIAL LOTS CONSISTING OF SINGLE FAMILY DETACHED, ALLEY LOADED SINGLE FAMILY DETACHED, AND SMALL LOT. AMONG THE SINGLE FAMILY DETACHED LOTS IS 4 AGRICULTURALLY ZONED LOTS. THE INTENTION OF THE NEIGHBORHOOD WILL BE TO PROVIDE DIVERSE HOUSING OPTIONS THAT CONTRIBUTE TO BERTHOUD'S CHARM, AGRICULTURAL HERITAGE, AND CHARACTER. THE PROPOSED DEVELOPMENT WILL INCLUDE ANNEXATION INTO THE TOWN OF BERTHOUD, REZONING, CONSTRUCTION OF STREETS, LANDSCAPING, UTILITY INFRASTRUCTURE, OPEN SPACES, AND DETENTION PONDS. THIS NEIGHBORHOOD MASTER PLAN HAS BEEN PREPARED IN COMBINATION WITH A PROPOSED ANNEXATION INTO THE TOWN OF BERTHOUD. A REZONING MAP HAS ALSO BEEN SUBMITTED WITH AGRICULTURAL AND SUBURBAN RESIDENTIAL ZONING AS APPLICABLE TO EACH PORTION OF THE PROJECT. THIS PLAN LAYS OUT THE GENERAL FRAMEWORK FOR CONSTRUCTION OF STREETS, UTILITIES, AND STORM WATER FACILITIES. THE DEVELOPER HAS COLLABORATED WITH THE TOWN FOR THEIR ACQUISITION OF 68 ACRES OF GREENWAY ALONG THE RIPARIAN CORRIDORS OF THE LITTLE THOMPSON RIVER AND DRY CREEK.

LAND USE LEGEND:

ROW	RIGHT–OF–WAY:	7.7 ACRES
PRIVATE ALLEY	PRIVATE ALLEY:	0.5 ACRES
SFD	SINGLE FAMILY DETACHED:	9.5 ACRES (41)
SFD*	SINGLE FAMILY DETACHED:	3.4 ACRES (23)
SFD (AL)	SINGLE FAMILY DETACHED ALLEY:	5.1 ACRES (31)
SL	SMALL LOT:	0.9 ACRES (10)
SFD (AG)	SINGLE FAMILY DETACHED AGRICULTURAL:	9.4 ACRES (4)
	GREENWAY	68.3 ACRES (1)

SFD*: MULTIFAMILY PRODUCT TO BE ALLOWED ALONG NORTH SIDE OF PASTURE DRIVE. DIVERSITY REQUIREMENTS WILL BE MET AND PRODUCT TYPES WILL BE REFINED WITH THE PRELIMINARY PLAT.

SITE LEGEND:

- EXISTING RIGHT–OF–WAY
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING TOWNSHIP SECTION
- PROPOSED RIGHT–OF–WAY
- PROPOSED PROPERTY LINE
- PROPOSED ROAD CENTERLINE
- PAVEMENT
- TREESTRIP
- SIDEWALK
- FENCING AND WALLS
- FLOODWAY BOUNDARY
- FLOOD FRINGE BOUNDARY
- WETLANDS 150' SETBACK
- COLORADO PARKS & WILDLIFE 300' SETBACK

LEWIS VALLEY
WHERE STORIES BEGIN

NO.	DESCRIPTION	BY	DATE

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LAND USE AND CONNECTIVITY

LEWIS VALLEY NEIGHBORHOOD MASTER PLAN

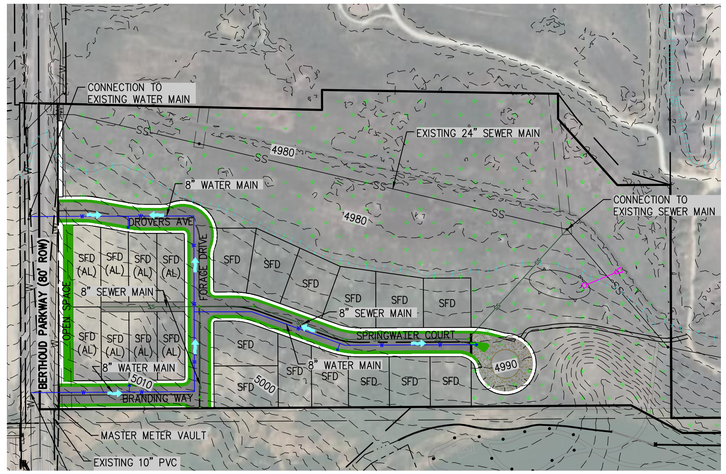
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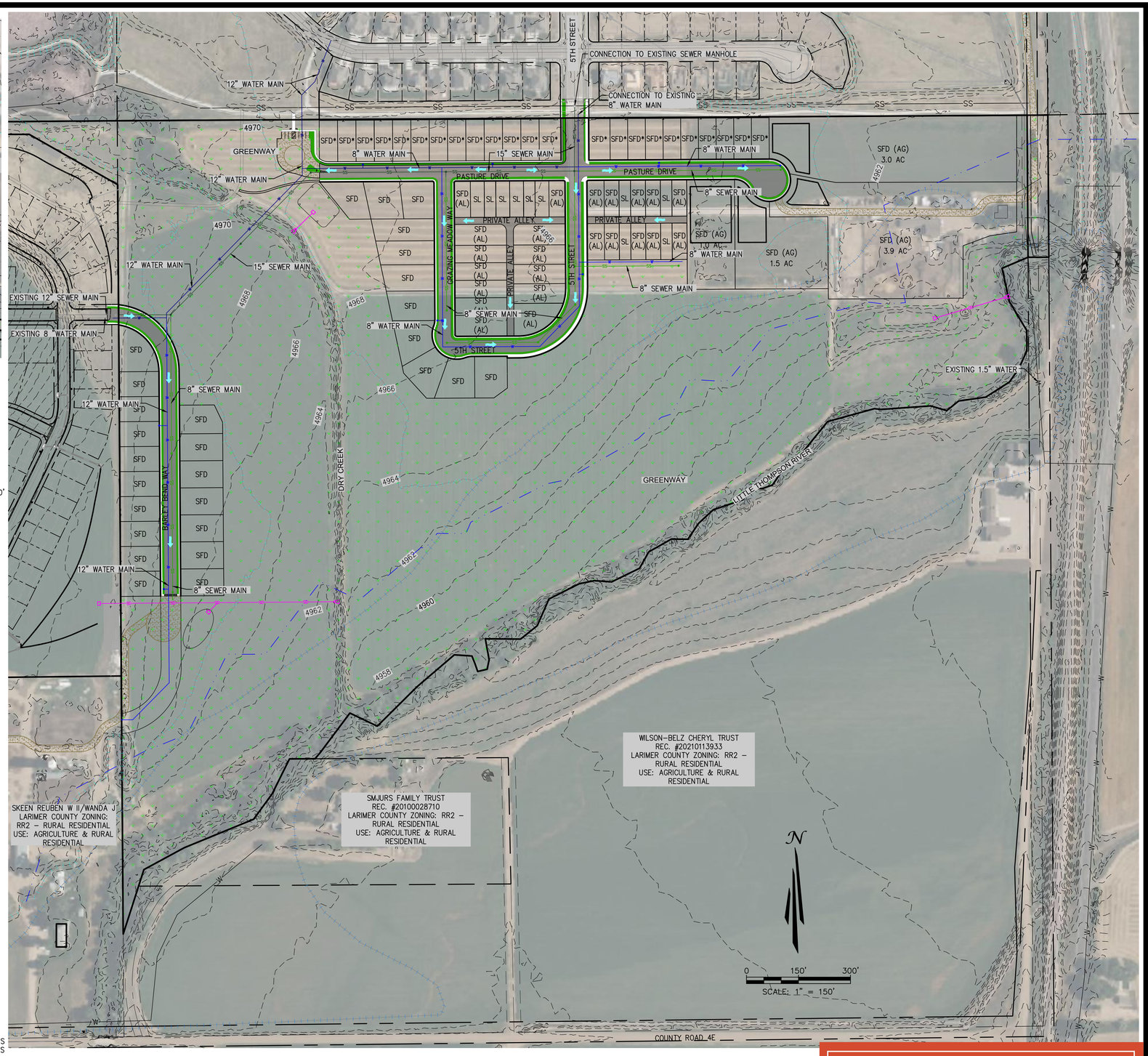
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LEWIS VALLEY (WEST)

SCALE: 1"=150'



LEWIS VALLEY (CENTRAL & EAST)

SCALE: 1"=150'

VICINITY MAP

NOT TO SCALE

SITE LEGEND:

- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING TOWNSHIP SECTION
- PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED ROAD CENTERLINE
- PAVEMENT
- TREESTRIP
- SIDEWALK
- FLOODWAY BOUNDARY
- FLOOD FRINGE BOUNDARY
- WETLANDS 150' SETBACK
- COLORADO PARKS & WILDLIFE 300' SETBACK

UTILITY AND GRADING LEGEND:

- EXISTING WATER MAIN
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- PROPOSED WATER MAIN INSTALLED BY OTHERS
- PROPOSED SEWER MAIN INSTALLED BY OTHERS
- PROPOSED WATER MAIN
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER
- EXISTING CONTOUR MAJOR (5030)
- EXISTING CONTOUR MINOR (5031)
- PROPOSED FLOW DIRECTION

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DRAINAGE AND UTILITY

LEWIS VALLEY NEIGHBORHOOD MASTER PLAN

PART OF THE SW QUARTER OF SECTION 23 AND PART OF THE NE QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO

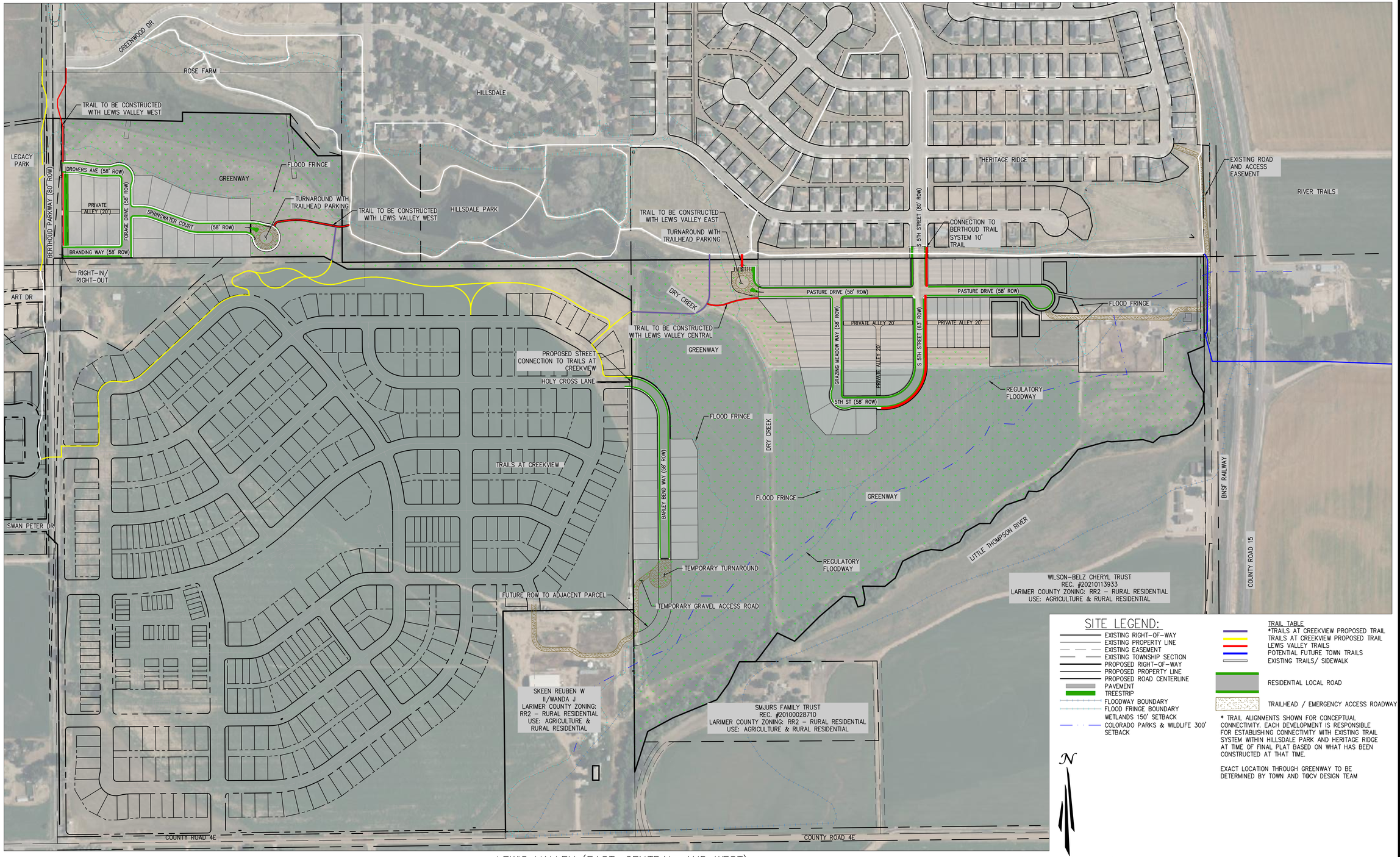
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DATE: 3/9/2026
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DATE: 03/09/2026
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2 OF 3

3/9/2026 NEIGHBORHOOD MASTER PLAN

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SITE LEGEND:

- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING TOWNSHIP SECTION
- PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED ROAD CENTERLINE
- PAVEMENT
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- FLOODWAY BOUNDARY
- FLOOD FRINGE BOUNDARY
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TRAIL TABLE

- *TRAILS AT CREEKVIEW PROPOSED TRAIL
- TRAILS AT CREEKVIEW PROPOSED TRAIL
- LEWIS VALLEY TRAILS
- POTENTIAL FUTURE TOWN TRAILS
- EXISTING TRAILS/ SIDEWALK
- RESIDENTIAL LOCAL ROAD
- TRAILHEAD / EMERGENCY ACCESS ROADWAY

* TRAIL ALIGNMENTS SHOWN FOR CONCEPTUAL CONNECTIVITY. EACH DEVELOPMENT IS RESPONSIBLE FOR ESTABLISHING CONNECTIVITY WITH EXISTING TRAIL SYSTEM WITHIN HILLSDALE PARK AND HERITAGE RIDGE AT TIME OF FINAL PLAT BASED ON WHAT HAS BEEN CONSTRUCTED AT THAT TIME.

EXACT LOCATION THROUGH GREENWAY TO BE DETERMINED BY TOWN AND T@CV DESIGN TEAM

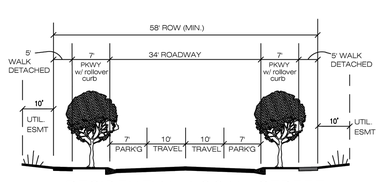
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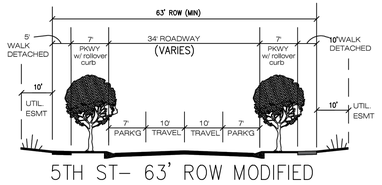
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LEWIS VALLEY (EAST, CENTRAL, AND WEST)

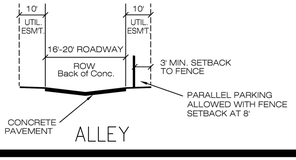
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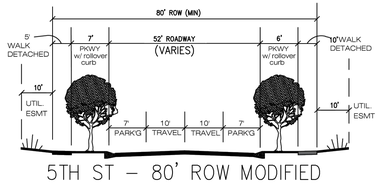
RESIDENTIAL LOCAL STREET



5TH ST– 63' ROW MODIFIED RESIDENTIAL LOCAL STREET



ALLEY



5TH ST – 80' ROW MODIFIED RESIDENTIAL LOCAL STREET

LEWIS VALLEY
WHERE STORIES BEGIN

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ROADWAY AND TRAIL CONNECTIVITY

LEWIS VALLEY NEIGHBORHOOD MASTER PLAN
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Lewis Valley, Berthoud, CO

Traffic Impact Study

KE Job #2025-038

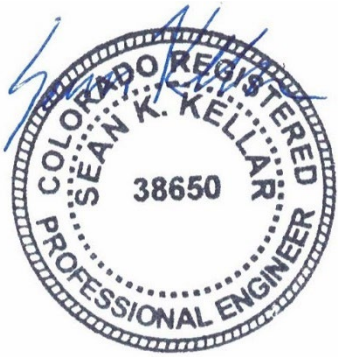
Prepared for:

TAIT & ASSOCIATES, INC
320 N. Lincoln Ave
Loveland, CO 80537

Prepared by:

KELLAR ENGINEERING

www.kellarengineering.com
970.219.1602 phone



January 26, 2026
Sean K. Kellar, PE, PTOE

This document, together with the concepts and recommendations presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization from Kellar Engineering LLC shall be without liability to Kellar Engineering LLC.

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1.0 Introduction

The purpose of this Traffic Impact Study (TIS) is to identify project traffic generation characteristics, to identify potential traffic related impacts on the adjacent street system, and to develop mitigation measures required for identified traffic impacts. This TIS is for the proposed Lewis Valley project located south of the intersection of S. 5th Street and Kansas Avenue in Berthoud, CO. See Figure 1: Vicinity Map.

Kellar Engineering LLC (KE) has prepared the TIS to document the results of the project's anticipated traffic conditions in accordance with the City of Berthoud requirements and to identify projected impacts to the local and regional traffic system.

2.0 Existing Conditions and Roadway Network

The proposed Lewis Valley project is located along the south extension of S. 5th Street; south of the intersection of S. 5th Street and Kansas Avenue in Berthoud, CO. 5th Street is a north-south local street with a posted speed of 25 mph. Detached sidewalks exists along 5th Street. The intersection of S. 5th Street and Spartan Avenue (north of the project site) has all-way stop-control (AWSC) with an eastbound right-turn lane. See Figure 2: Site Plan and Appendix C.

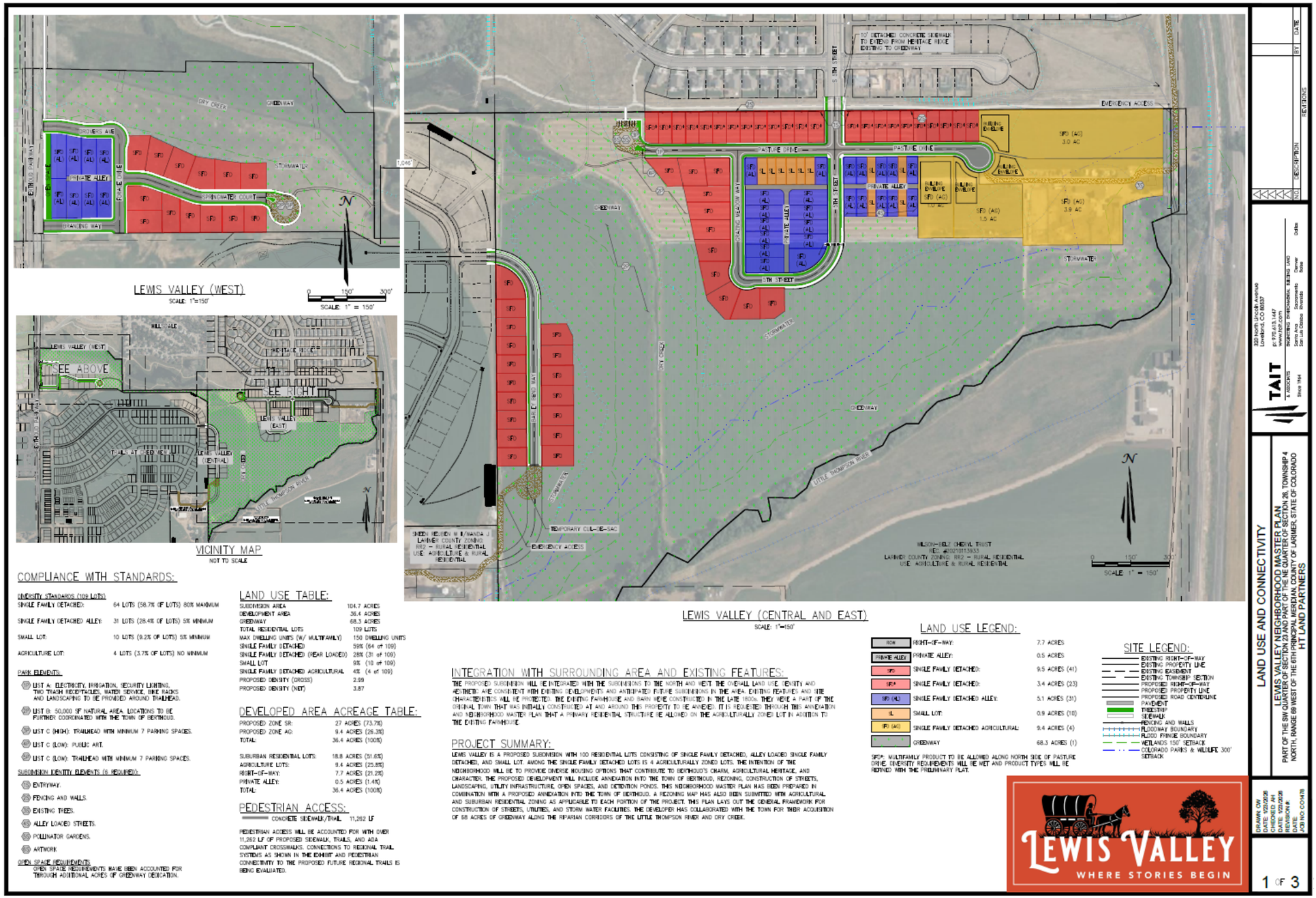
3.0 Existing Traffic Volumes

Existing peak hour traffic volume counts were conducted by All Traffic Data Services Inc. using data collection cameras. The traffic counts were conducted during the peak hours of adjacent street traffic in 15-minute intervals from 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM. These turning movement counts are shown in Figure 3 with the count sheets provided in Appendix A.

Figure 1: Vicinity Map



Figure 2: Site Plan (For reference only. Provided by Civil Engineer. See Civil Drawings for more information)



COMPLIANCE WITH STANDARDS:

DIVERSITY STANDARDS (109 LOTS)

SINGLE FAMILY (DETACHED):	64 LOTS (58.7% OF LOTS)	80% MAXIMUM
SINGLE FAMILY (DETACHED) ALLEY:	31 LOTS (28.4% OF LOTS)	5% MINIMUM
SMALL LOT:	10 LOTS (9.2% OF LOTS)	5% MINIMUM
AGRICULTURE LOT:	4 LOTS (3.7% OF LOTS)	NO MINIMUM

PARK ELEMENTS:

- LIST A: ELECTRICITY, IRRIGATION, SECURITY LIGHTING, TWO TRASH RECEPTACLES, WATER SERVICE, BIKE RACKS AND LANDSCAPING TO BE PROVIDED AROUND TRAILHEAD.
- LIST B: 50,000 SF NATURAL AREA. LOCATIONS TO BE FURTHER COORDINATED WITH THE TOWN OF BERTHOUD.
- LIST C (HIGH): TRAILHEAD WITH MINIMUM 7 PARKING SPACES.
- LIST C (LOW): PUBLIC ART.
- LIST C (LOW): TRAILHEAD WITH MINIMUM 7 PARKING SPACES.

SUBDIVISION IDENTITY ELEMENTS (6 REQUIRED):

- ENTRYWAY.
- FENCING AND WALLS.
- EXISTING TREES.
- ALLEY LOADED STREETS.
- POLLINATOR GARDENS.
- ARTWORK

OPEN SPACE REQUIREMENTS:
OPEN SPACE REQUIREMENTS HAVE BEEN ACCOUNTED FOR THROUGH ADDITIONAL ACRES OF GREENWAY DEDICATION.

LAND USE TABLE:

SUBDIVISION AREA	104.7 ACRES
DEVELOPMENT AREA	36.4 ACRES
GREENWAY	68.3 ACRES
TOTAL RESIDENTIAL LOTS	109 LOTS
MAX DWELLING UNITS (W/ MULTIFAMILY)	150 DWELLING UNITS
SINGLE FAMILY DETACHED	59% (64 of 109)
SINGLE FAMILY DETACHED (REAR LOADED)	28% (31 of 109)
SMALL LOT	9% (10 of 109)
SINGLE FAMILY DETACHED AGRICULTURAL	4% (4 of 109)
PROPOSED DENSITY (GROSS)	2.99
PROPOSED DENSITY (NET)	3.87

DEVELOPED AREA ACREAGE TABLE:

PROPOSED ZONE SR:	27 ACRES (73.7%)
PROPOSED ZONE AG:	9.4 ACRES (26.3%)
TOTAL:	36.4 ACRES (100%)
SUBURBAN RESIDENTIAL LOTS:	18.8 ACRES (51.6%)
AGRICULTURE LOTS:	9.4 ACRES (25.8%)
RIGHT-OF-WAY:	7.7 ACRES (21.2%)
PRIVATE ALLEY:	0.5 ACRES (1.4%)
TOTAL:	36.4 ACRES (100%)

PEDESTRIAN ACCESS:
CONCRETE SIDEWALK/TRAIL 11,262 LF

PEDESTRIAN ACCESS WILL BE ACCOUNTED FOR WITH OVER 11,262 LF OF PROPOSED SIDEWALK, TRAILS, AND ADA COMPLIANT CROSSWALKS. CONNECTIONS TO REGIONAL TRAIL SYSTEMS AS SHOWN IN THE EXHIBIT AND PEDESTRIAN CONNECTIVITY TO THE PROPOSED FUTURE REGIONAL TRAILS IS BEING EVALUATED.

INTEGRATION WITH SURROUNDING AREA AND EXISTING FEATURES:
THE PROPOSED SUBDIVISION WILL BE INTEGRATED WITH THE SUBDIVISIONS TO THE NORTH AND WEST. THE OVERALL LAND USE, IDENTITY AND AESTHETIC ARE CONSISTENT WITH EXISTING DEVELOPMENTS AND ANTICIPATED FUTURE SUBDIVISIONS IN THE AREA. EXISTING FEATURES AND SITE CHARACTERISTICS WILL BE PROTECTED. THE EXISTING FARMHOUSE AND BARN WERE CONSTRUCTED IN THE LATE 1900S. THEY WERE A PART OF THE ORIGINAL TOWN THAT WAS INITIALLY CONSTRUCTED AT AND AROUND THIS PROPERTY TO BE ANNEXED. IT IS REQUESTED THROUGH THIS ANNEXATION AND NEIGHBORHOOD MASTER PLAN THAT A PRIMARY RESIDENTIAL STRUCTURE BE ALLOWED ON THE AGRICULTURALLY ZONED LOT IN ADDITION TO THE EXISTING FARMHOUSE.

PROJECT SUMMARY:
LEWIS VALLEY IS A PROPOSED SUBDIVISION WITH 100 RESIDENTIAL LOTS CONSISTING OF SINGLE FAMILY DETACHED, ALLEY LOADED SINGLE FAMILY DETACHED, AND SMALL LOT. AMONG THE SINGLE FAMILY DETACHED LOTS IS 4 AGRICULTURALLY ZONED LOTS. THE INTENTION OF THE NEIGHBORHOOD WILL BE TO PROVIDE DIVERSE HOUSING OPTIONS THAT CONTRIBUTE TO BERTHOUD'S CHARM, AGRICULTURAL HERITAGE, AND CHARACTER. THE PROPOSED DEVELOPMENT WILL INCLUDE ANNEXATION INTO THE TOWN OF BERTHOUD, REZONING, CONSTRUCTION OF STREETS, LANDSCAPING, UTILITY INFRASTRUCTURE, OPEN SPACES, AND DETENTION PONDS. THIS NEIGHBORHOOD MASTER PLAN HAS BEEN PREPARED IN COMBINATION WITH A PROPOSED ANNEXATION INTO THE TOWN OF BERTHOUD. A REZONING MAP HAS ALSO BEEN SUBMITTED WITH AGRICULTURAL AND SUBURBAN RESIDENTIAL ZONING AS APPLICABLE TO EACH PORTION OF THE PROJECT. THIS PLAN LAYS OUT THE GENERAL FRAMEWORK FOR CONSTRUCTION OF STREETS, UTILITIES, AND STORM WATER FACILITIES. THE DEVELOPER HAS COLLABORATED WITH THE TOWN FOR THEIR ACQUISITION OF 68 ACRES OF GREENWAY ALONG THE RIPARIAN CORRIDORS OF THE LITTLE THOMPSON RIVER AND DRY CREEK.

LAND USE LEGEND:

ROW	RIGHT-OF-WAY:	7.7 ACRES
PRIVATE ALLEY	PRIVATE ALLEY:	0.5 ACRES
SFD	SINGLE FAMILY DETACHED:	9.5 ACRES (41)
SFDR	SINGLE FAMILY DETACHED:	3.4 ACRES (23)
SFD (AL)	SINGLE FAMILY DETACHED ALLEY:	5.1 ACRES (31)
SL	SMALL LOT:	0.9 ACRES (10)
SFD (AG)	SINGLE FAMILY DETACHED AGRICULTURAL:	9.4 ACRES (4)
GW	GREENWAY	68.3 ACRES (1)

SFDR: MULTIFAMILY PRODUCT TO BE ALLOWED ALONG NORTH SIDE OF PASTURE DRIVE. DIVERSITY REQUIREMENTS WILL BE MET AND PRODUCT TYPES WILL BE REVISED WITH THE PRELIMINARY PLAT.

SITE LEGEND:
EXISTING RIGHT-OF-WAY
EXISTING PROPERTY LINE
EXISTING EASEMENT
EXISTING TOWNSHIP SECTION
PROPOSED RIGHT-OF-WAY
PROPOSED PROPERTY LINE
PROPOSED ROAD CENTERLINE
PAVEMENT
TYPE II CURB
SIDEWALK
FENCING AND WALLS
FLOODWAY BOUNDARY
FLOOD FRINGE BOUNDARY
WETLANDS 150' SETBACK
COLORADO PARKS & WILDLIFE 300' SETBACK

4.0 Proposed Development

The proposed development as depicted in the Neighborhood Master Plan consists of a total of 109 dwelling units. The project proposes 71 single-family homes south of the intersection of S. 5th Street and Kansas Avenue referred to as Lewis Valley East; 21 single-family homes proposed near Berthoud Parkway referred to as Lewis Valley West; and 17 single-family homes referred to as Lewis Valley Central that will be extended from the Trails at Creekview subdivision to the west. An alternative to add multifamily homes east and west of 5th Street along the north side of the Pasture Drive of the Lewis Valley East area would result in a maximum dwelling unit count of 150. This 150 dwelling unit count has been used for the calculations of this report. See Table 1: Trip Generation, Figure 2: Site Plan.

4.1 Trip Generation

Site generated traffic estimates are determined through a process known as trip generation. Rates and equations are applied to the proposed land use to estimate traffic generated by the development during a specific time interval. The acknowledged source for trip generation rates is the *Trip Generation Report* published by the Institute of Transportation Engineers (ITE). ITE has established trip generation rates in nationwide studies of similar land uses. For this study, KE used the ITE 11th Edition Trip Generation Report average trip rates for the traffic associated with this proposed development. Per the ITE, full project build-out of the project is anticipated to generate approximately: 1,179 daily weekday trips, 87 AM total peak hour trips, and 114 PM total peak hour trips. Table 1 summarizes the ITE Trip Generation for the proposed development.

Table 1: Trip Generation (ITE 11th Edition

ITE Code	Land Use	Nearest Street		Average Daily Trips		AM Peak Hour Trips						PM Peak Hour Trips					
			Size	Rate	Total	Rate	% In	In	% Out	Out	Total	Rate	% In	In	% Out	Out	Total
220	Multifamily Housing (Low-Rise)	5th St	64 DU	6.21	397	0.41	24%	6	76%	20	26	0.52	62%	21	38%	12	33
210	Single Family Detached Housing	5th St	48 DU	9.09	436	0.70	27%	9	73%	25	34	0.93	62%	28	38%	17	45
210	Single Family Detached Housing	Holy Cross Ln	17 DU	9.09	155	0.70	27%	3	73%	9	12	0.93	62%	10	38%	6	16
210	Single Family Detached Housing	Berthoud Pkwy	21 DU	9.09	191	0.70	27%	4	73%	11	15	0.93	62%	12	38%	8	20
Total			**150 DU**		**1,179**			**22**		**65**	**87**			**71**		**43**	**114**

DU = Dwelling Units

4.2 Trip Distribution

Distribution of site traffic on the street system was based on the area street system characteristics, existing traffic patterns and volumes, anticipated surrounding development areas, and the proposed access system for the project. The directional distribution of traffic is a means to quantify the percentage of site generated traffic that approaches the site from a given direction and departs the site back to the original source. Figure 5 illustrates the trip distribution used for the project's analysis.

4.3 Traffic Assignment

Traffic assignment was obtained by applying the trip distributions to the estimated trip generation of the development. Figure 6 shows the site generated traffic assignment for the project. The project proposes a maximum of 64 multifamily homes and 48 single-family homes south of the intersection of S. 5th Street and Kansas Avenue; 21 single-family homes proposed near Berthoud Parkway; and 17 single-family homes that will be integrated into the subdivision to the west. The 17 single-family homes will be integrated into the Trails at Creekview subdivision to the west. Due to the low trip generation of these 17 single-family homes, the roadway improvements associated with the Trails at Creekview subdivision will be sufficient to accommodate these additional homes.

4.4 Short Range Total Peak Hour Traffic

Site generated peak hour traffic volumes were added to the background traffic volumes to represent the estimated traffic conditions for the short range 2026 horizon. These background (2026) and short range (2026) total traffic volumes are shown in Figures 4 and 7. The short range analysis year 2026 includes the proposed development for this project plus a 2% increase in background traffic.

4.5 Pedestrian Facilities

The proposed project will be responsible for the public street improvements within the property (including sidewalk). Detached sidewalks exist along S. 5th Street. This project will be responsible for designing and constructing sidewalk facilities per the Larimer County Urban Area Street Standards (LCUASS) that appropriately tie into this existing sidewalk system. These sidewalk facilities will be sufficient to accommodate pedestrians per Town standards. The nearest pedestrian/bicycle destination to the project site is Berthoud High School (850 Spartan Avenue) located approximately one-mile north of the project site. The pedestrian/bicycle route to Berthoud High School from the project site is via 5th Street to Spartan Avenue. Adequate pedestrian/bicycle facilities exist along this route to safely accommodate pedestrian and bicycle traffic. Additionally, the nearest transit facility is the bus stop (Stop ID: 1452) located on the north side of Mountain Avenue east of Third Street (approximately 1.5 miles from the project site).

Figure 3: Recent Peak Hour Traffic

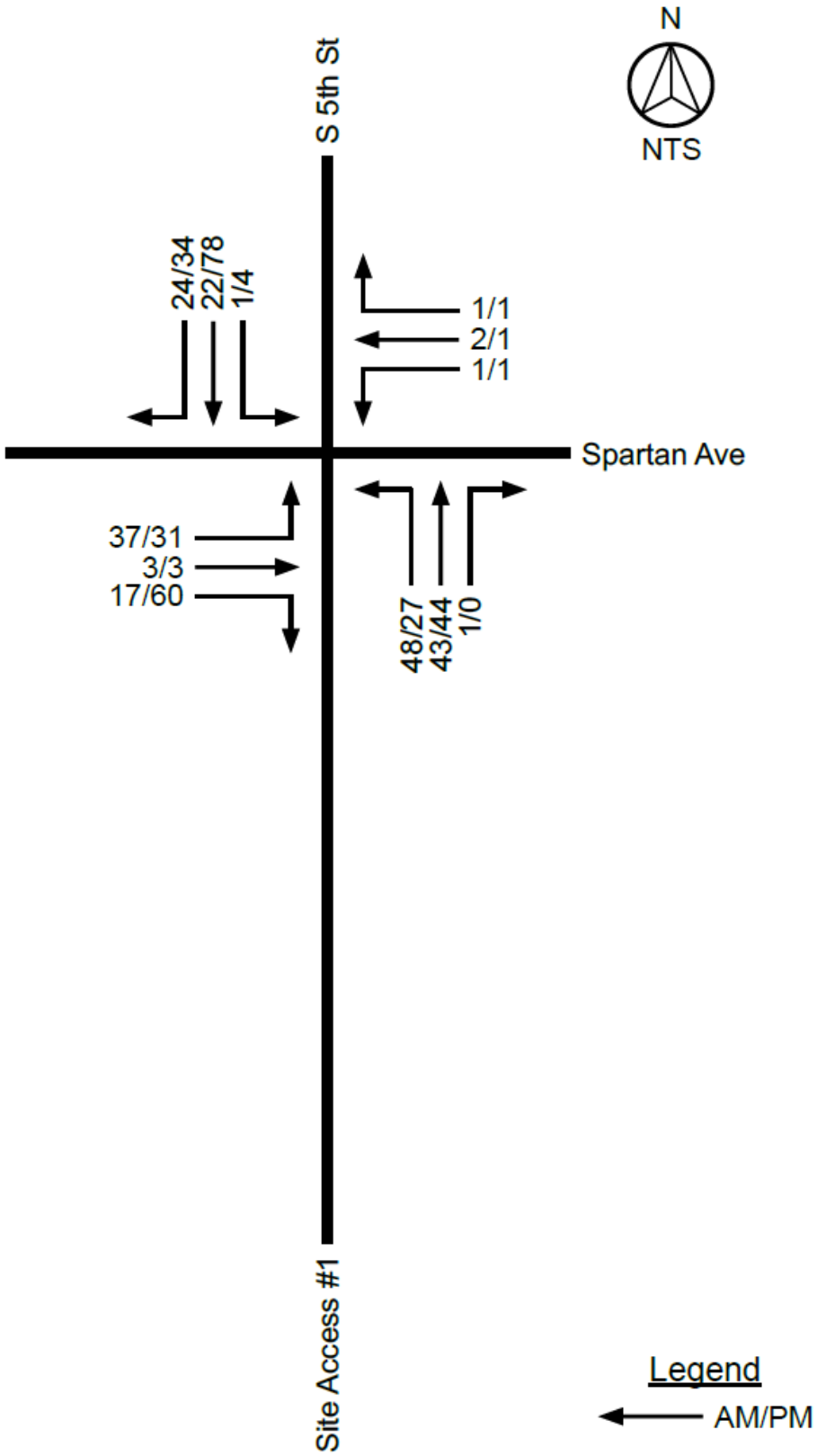


Figure 4: 2026 Background Traffic

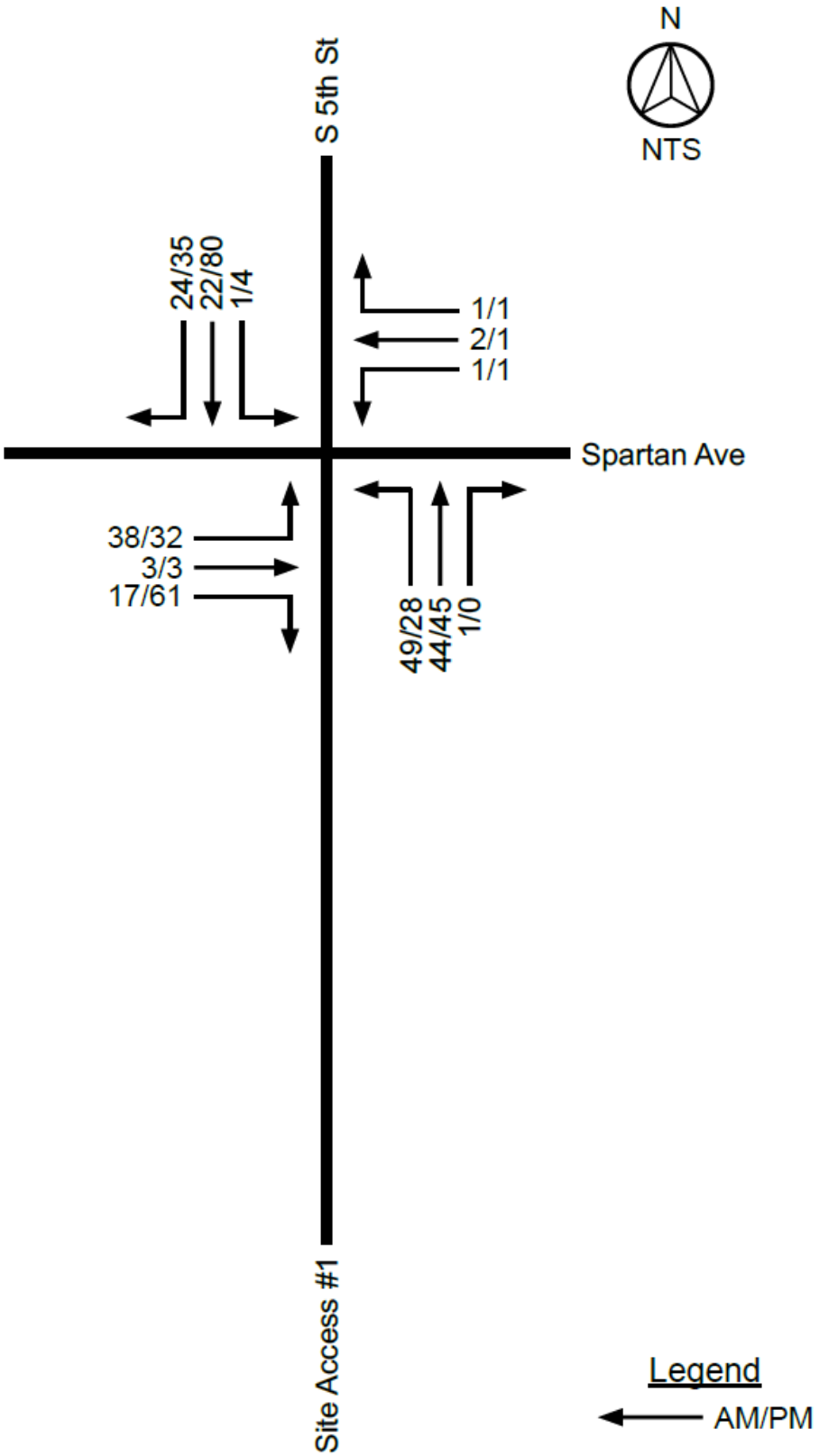


Figure 5: Trip Distribution

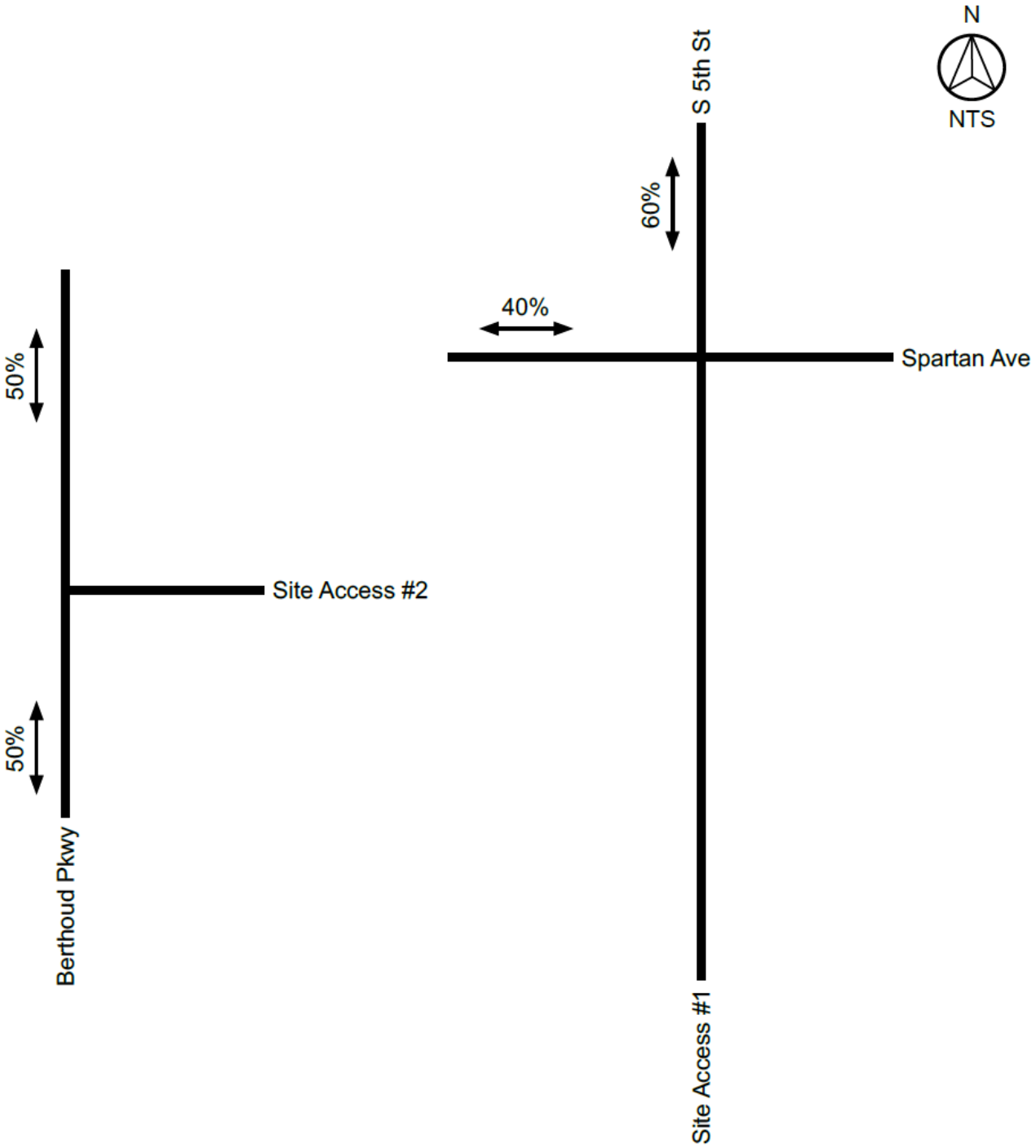


Figure 6: Site Generated Peak Hour Traffic

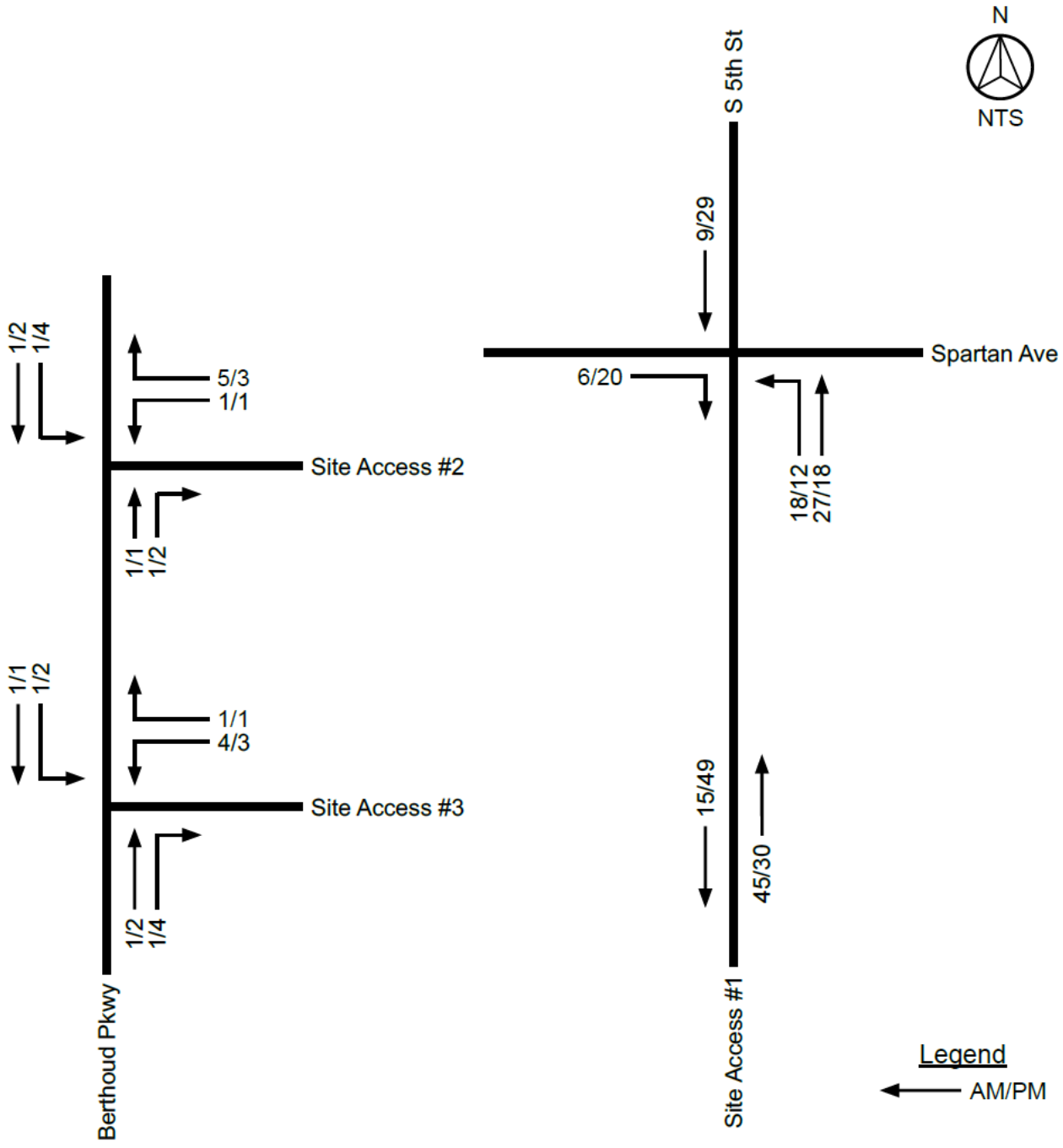


Figure 7: 2026 Short Range Total Peak Hour Traffic

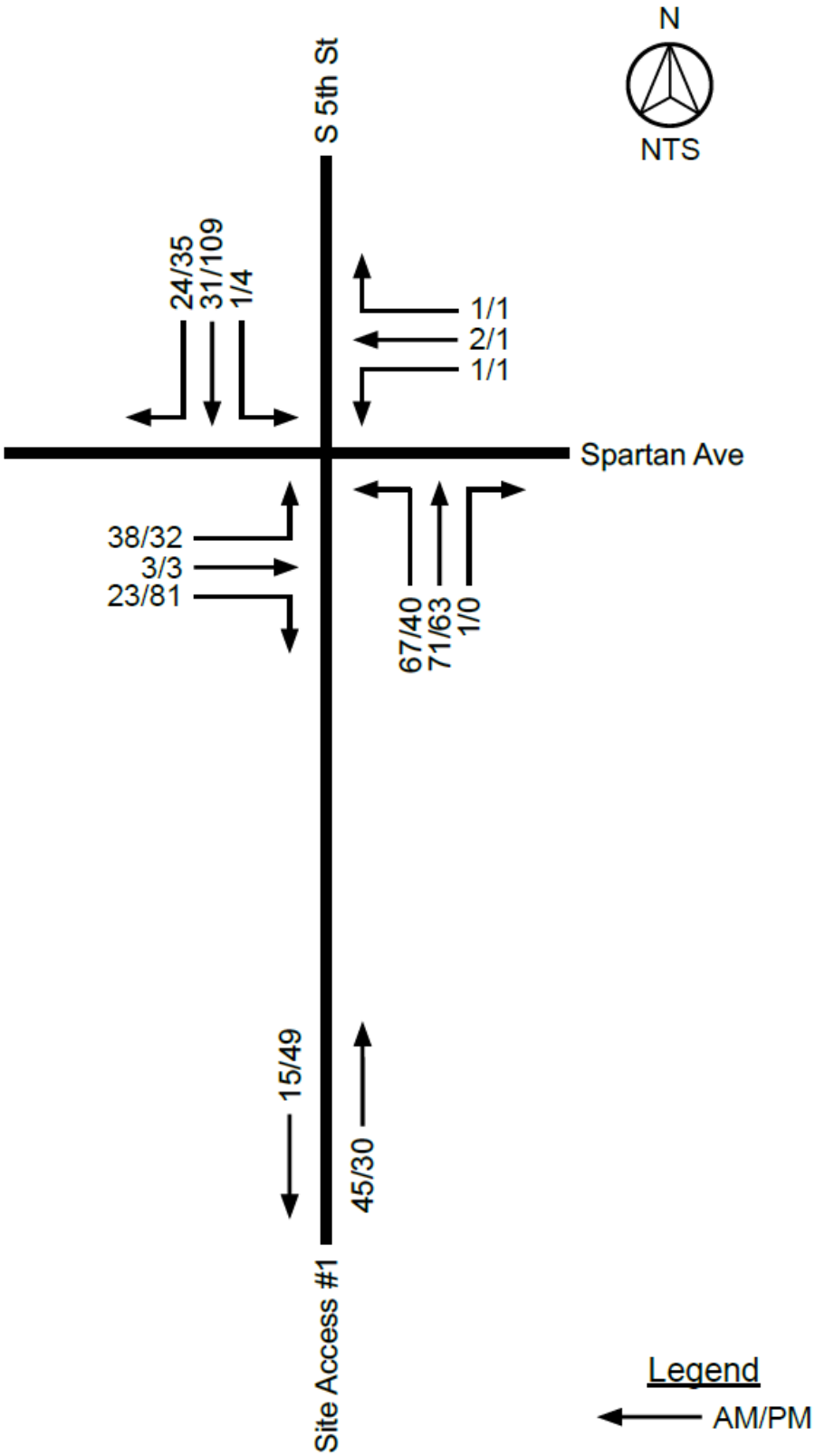


Figure 8: 2046 Background Traffic

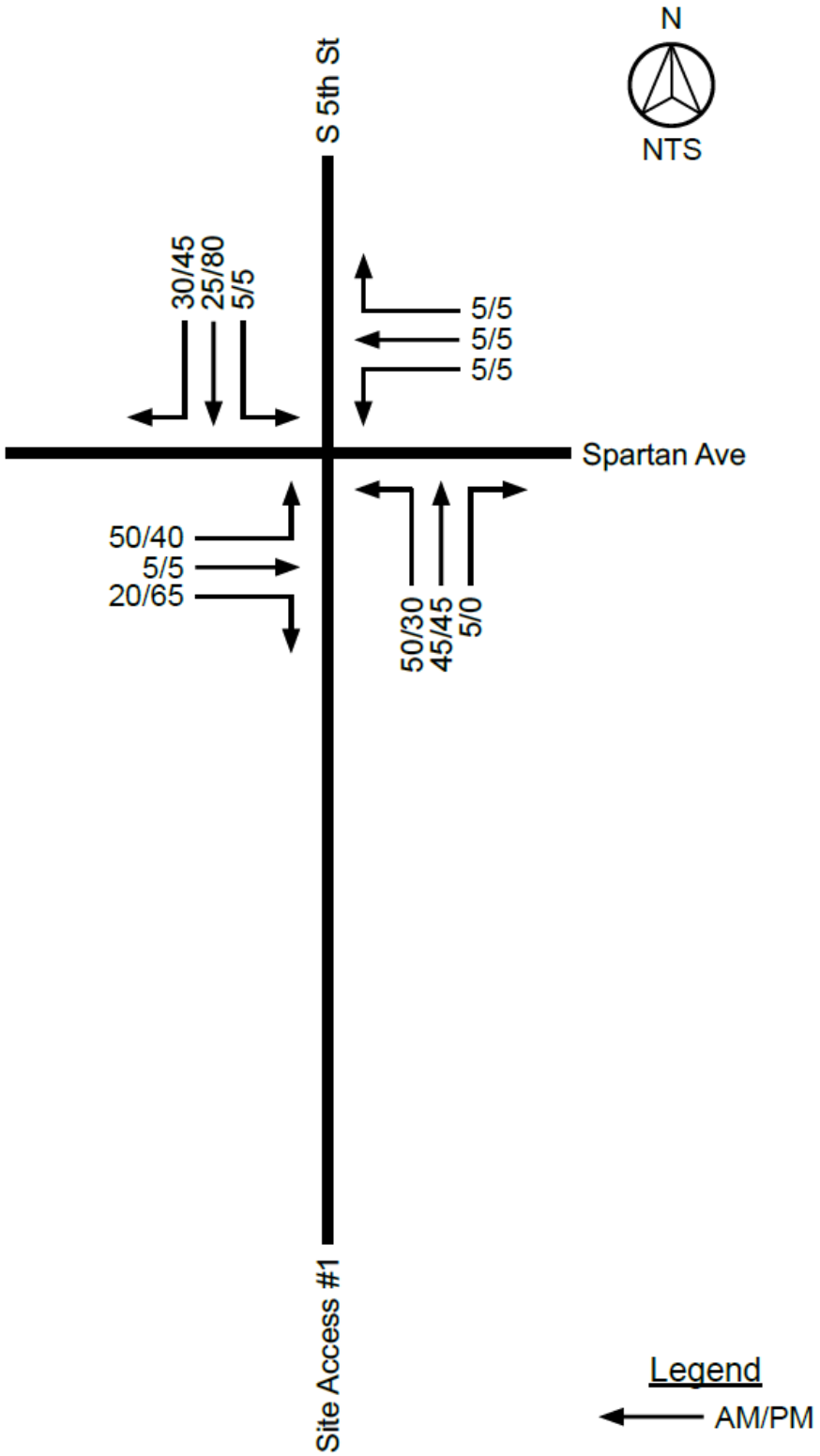
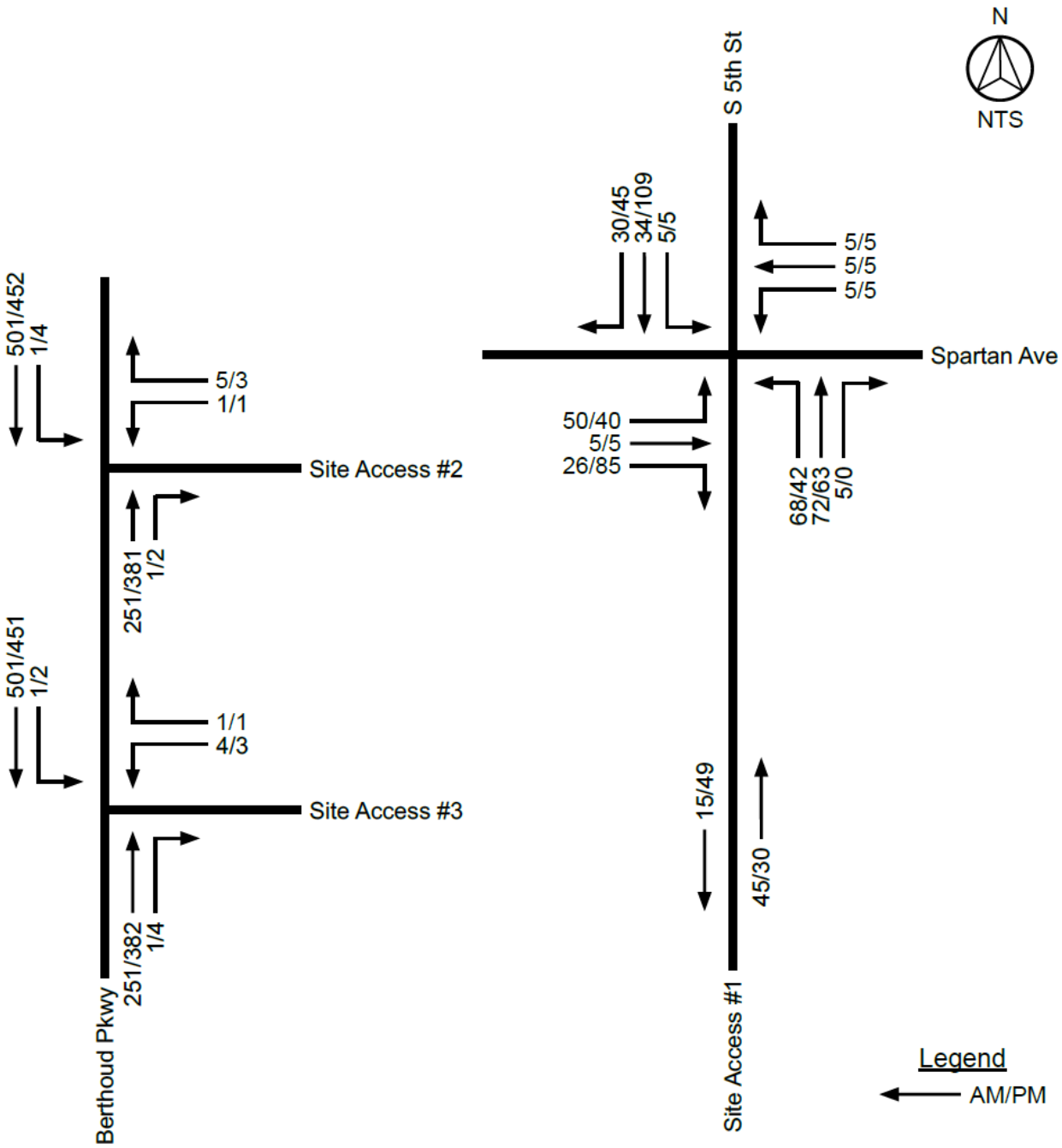


Figure 9: 2046 Long Range Total Traffic



5.1 Analysis Methodology

Capacity analysis results are listed in terms of level of service (LOS). LOS is a qualitative term describing operating conditions a driver will experience while traveling on a particular street or highway during a specific time interval. LOS ranges from an A (very little delay) to an F (long delays). A description of the level of service (LOS) for signalized and unsignalized intersections from the Highway Capacity Manual are provided in Appendix B.

5.2 Intersection Operational Analysis

Operational analysis was performed for the short range 2026 horizon. The calculations for this analysis are provided in Appendix E. Using the short range total traffic volumes shown in Figure 7, the project's intersections are projected to operate acceptably. See Table 4 for the 2026 Short Range Total Peak Hour Operation.

5.3 Auxiliary Lane Requirements

Per LCUASS Section 8.2.5, exclusive left-turn lanes may be required at approaches to unsignalized intersections for which the combination of through, left, and opposing volumes exceeds warrants shown in Figure 8-1. Considering peak hour full development future traffic conditions, per LCUASS Figure 8-1, additional left-turn lanes are not projected to be warranted at the study intersections in the future. See Figure 6, Figure 7, and Figure 8-1 in the Appendix. Additionally, the existing eastbound right-turn lane at the S. 5th Street/Spartan Avenue intersection is sufficient to accommodate full development of the project's traffic and background traffic. See Table 4.

5.4 Project's % Impact to Closest CDOT Intersection

The closest CDOT intersection to the project is 5th Street/CO 56. Due to the location of the project site, the project will have a very small % traffic impact to US 287. Additionally, the project has less than a 20% traffic impact to the 5th Street/CO 56 intersection. The project's contribution to the 5th Street/CO 56 intersection is approximately 470 ADT and only has a ~1.34% traffic impact upon the intersection. See below.

5th St/CO 56:	
2046 Background Traffic	ADT
	35,000

5th St/CO 56:	
Site Generated Traffic	ADT
	470

5th St/CO 56:	
Project's % Impact	ADT
	1.34%

Table 2: Recent Peak Hour Operation

Intersection	Movement	Level of Service (LOS)	
		AM	PM
		LOS	LOS
5th Street/Spartan Ave	EB Left/Through	A	A
	EB Right	A	A
	EB Approach	A	A
	WB Left/Through/Right	A	A
	WB Approach	A	A
	NB Left/Through/Right	A	A
	NB Approach	A	A
	SB Left/Through/Right	A	A
	Overall	A	A

Table 3: 2026 Background Peak Hour Operation

Intersection	Movement	Level of Service (LOS)	
		AM	PM
		LOS	LOS
5th Street/Spartan Ave	EB Left/Through	A	A
	EB Right	A	A
	EB Approach	A	A
	WB Left/Through/Right	A	A
	WB Approach	A	A
	NB Left/Through/Right	A	A
	NB Approach	A	A
	SB Left/Through/Right	A	A
	Overall	A	A

Table 4: 2026 Short Range Total Peak Hour Operation

Intersection	Movement	Level of Service (LOS)	
		AM	PM
		LOS	LOS
5th Street/Spartan Ave	EB Left/Through	A	A
	EB Right	A	A
	EB Approach	A	A
	WB Left/Through/Right	A	A
	WB Approach	A	A
	NB Left/Through/Right	A	A
	NB Approach	A	A
	SB Left/Through/Right	A	A
	Overall	A	A

Table 5: 2046 Long Range Total Peak Hour Operation

Intersection	Movement	Level of Service (LOS)	
		AM	PM
		LOS	LOS
5th Street/Spartan Ave	EB Left/Through	A	A
	EB Right	A	A
	EB Approach	A	A
	WB Left/Through/Right	A	A
	WB Approach	A	A
	NB Left/Through/Right	A	A
	NB Approach	A	A
	SB Left/Through/Right	A	A
	Overall	A	A

6.0 Findings

This Traffic Impact Study for the proposed project verifies that the project is appropriate in size and scale from a traffic engineering perspective. The proposed project will be able to meet the Town of Berthoud's requirements for traffic at the time of development.

The findings of the TIS are summarized below:

- The proposed project is anticipated to generate approximately 1,179 daily trips, 87 AM total peak hour trips, and 114 PM total peak hour trips.
- The project's site access is at an appropriate and safe location from a traffic engineering perspective.
- The existing and planned roadway improvements are sufficient to accommodate the project's traffic.

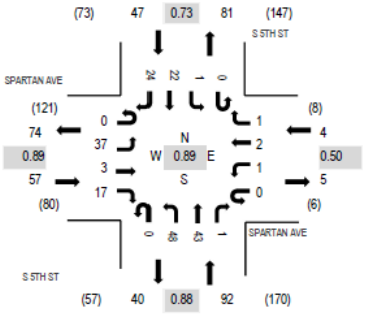
APPENDICES:

Appendix A: Traffic Counts

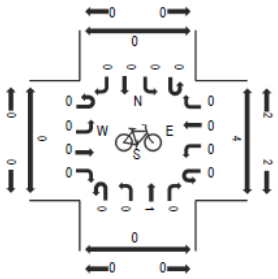
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 1 S 5TH ST & SPARTAN AVE AM
Date: Wednesday, May 28, 2025
Peak Hour: 08:00 AM - 09:00 AM
Peak 15-Minutes: 08:15 AM - 08:30 AM

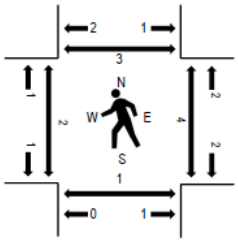
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

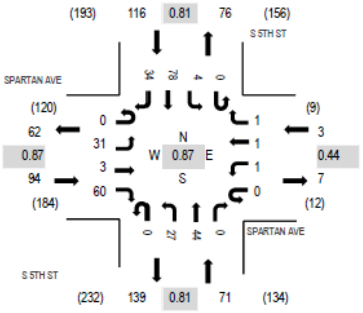
Traffic Counts - Motorized Vehicles

Interval Start Time	SPARTAN AVE Eastbound				SPARTAN AVE Westbound				S 5TH ST Northbound				S 5TH ST Southbound				Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	4	0	1	0	0	1	0	0	6	13	0	0	0	4	4	33	131	1	5	1	6
7:15 AM	0	4	0	2	0	0	1	1	0	9	17	0	0	0	2	5	41	142	0	0	0	0
7:30 AM	0	4	0	2	0	0	0	0	0	6	6	0	0	1	0	2	21	157	1	0	0	1
7:45 AM	0	4	0	2	0	0	1	0	0	8	13	0	0	0	4	4	36	184	0	0	2	0
8:00 AM	0	8	0	2	0	0	0	0	0	13	13	0	0	0	4	4	44	200	0	1	0	0
8:15 AM	0	12	2	2	0	0	0	0	0	12	12	0	0	1	2	13	56		1	0	1	0
8:30 AM	0	8	0	7	0	1	0	1	0	10	9	1	0	0	6	5	48		1	1	0	2
8:45 AM	0	9	1	6	0	0	2	0	0	13	9	0	0	0	10	2	52		0	2	0	1
Count Total	0	53	3	24	0	1	5	2	0	77	92	1	0	2	32	39	331		4	9	4	10
Peak Hour	0	37	3	17	0	1	2	1	0	48	43	1	0	1	22	24	200		2	4	1	3

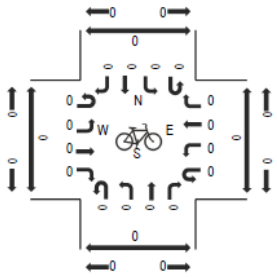
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 1 S 5TH ST & SPARTAN AVE PM
Date: Wednesday, May 28, 2025
Peak Hour: 05:00 PM - 06:00 PM
Peak 15-Minutes: 05:15 PM - 05:30 PM

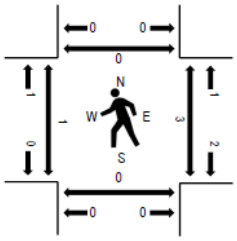
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	SPARTAN AVE Eastbound				SPARTAN AVE Westbound				S 5TH ST Northbound				S 5TH ST Southbound				Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	11	0	16	0	0	0	0	0	7	4	0	0	0	9	4	51	236	1	0	0	0
4:15 PM	0	8	1	7	0	0	1	0	0	9	12	0	0	1	15	7	61	250	0	0	0	0
4:30 PM	0	11	0	11	0	0	0	1	0	7	9	1	0	0	12	8	60	271	0	0	0	0
4:45 PM	0	13	1	11	0	0	1	3	0	6	8	0	0	1	12	8	64	280	0	0	2	0
5:00 PM	0	9	1	13	0	1	0	0	0	6	10	0	0	1	16	8	65	284	0	0	0	0
5:15 PM	0	5	1	17	0	0	0	1	0	12	10	0	0	0	25	11	82		0	2	0	0
5:30 PM	0	7	1	13	0	0	1	0	0	5	10	0	0	2	22	8	69		1	0	0	0
5:45 PM	0	10	0	17	0	0	0	0	0	4	14	0	0	1	15	7	68		0	1	0	0
Count Total	0	74	5	105	0	1	3	5	0	56	77	1	0	6	126	61	520		2	3	2	0
Peak Hour	0	31	3	60	0	1	1	1	0	27	44	0	0	4	78	34	284		1	3	0	0

Appendix B: Level of Service (LOS) Table

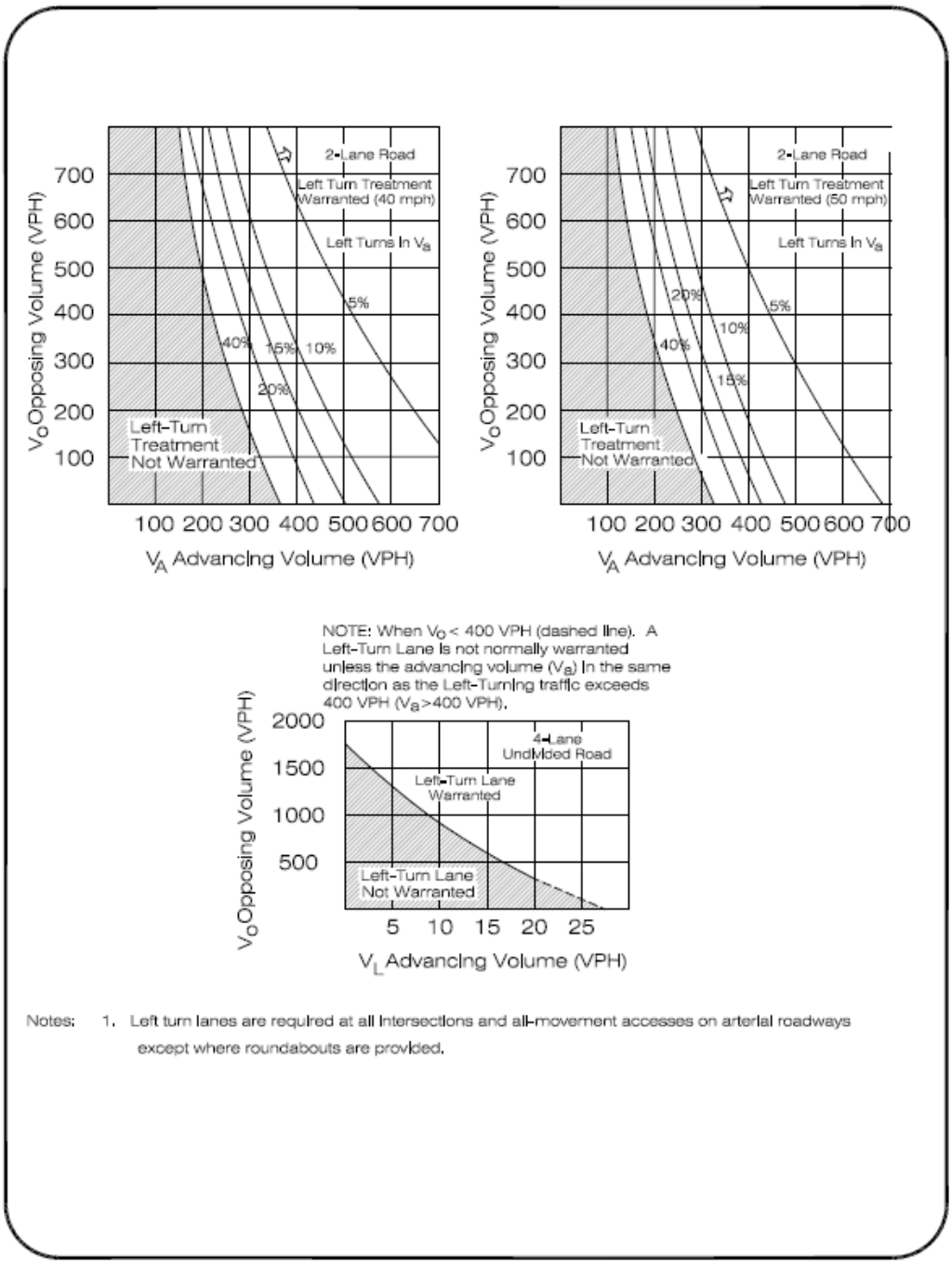
Level of Service Definitions

Level of Service (LOS)	Signalized Intersection Average Total Delay (sec/veh)	Unsignalized Intersection Average Total Delay (sec/veh)
A	≤ 10	≤ 10
B	> 10 and ≤ 20	> 10 and ≤ 15
C	> 20 and ≤ 35	> 15 and ≤ 25
D	> 35 and ≤ 55	> 25 and ≤ 35
E	> 55 and ≤ 80	> 35 and ≤ 50
F	> 80	> 50

Appendix C: Aerial Photo



Appendix D: LCUASS Figure 8-1



Notes: 1. Left turn lanes are required at all intersections and all-movement accesses on arterial roadways except where roundabouts are provided.

VOLUME WARRANTS FOR LEFT TURN LANES AT UNSIGNALIZED INTER.			
LARIMER COUNTY URBAN AREA STREET STANDARDS	DESIGN FIGURE	REVISION NO:	FIGURE
		DATE: 12/14/00	8-1

Appendix E: HCM Calculations (Synchro)

Intersection	
Intersection Delay, s/veh	7.7
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	37	3	17	1	2	1	48	43	1	1	22	24
Future Vol, veh/h	37	3	17	1	2	1	48	43	1	1	22	24
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	40	3	18	1	2	1	52	47	1	1	24	26
Number of Lanes	0	1	1	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	2	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	2	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	2
HCM Control Delay	8	7.4	7.8	7.1
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	EBLn2	WBLn1	SBLn1
Vol Left, %	52%	93%	0%	25%	2%
Vol Thru, %	47%	7%	0%	50%	47%
Vol Right, %	1%	0%	100%	25%	51%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	92	40	17	4	47
LT Vol	48	37	0	1	1
Through Vol	43	3	0	2	22
RT Vol	1	0	17	1	24
Lane Flow Rate	100	43	18	4	51
Geometry Grp	2	5	5	4a	2
Degree of Util (X)	0.116	0.064	0.021	0.005	0.054
Departure Headway (Hd)	4.183	5.261	4.096	4.244	3.821
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	849	676	864	829	923
Service Time	2.25	3.032	1.866	2.341	1.904
HCM Lane V/C Ratio	0.118	0.064	0.021	0.005	0.055
HCM Control Delay	7.8	8.4	7	7.4	7.1
HCM Lane LOS	A	A	A	A	A
HCM 95th-tile Q	0.4	0.2	0.1	0	0.2

Intersection	
Intersection Delay, s/veh	7.8
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	31	3	60	1	1	1	27	44	0	4	78	34
Future Vol, veh/h	31	3	60	1	1	1	27	44	0	4	78	34
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	34	3	65	1	1	1	29	48	0	4	85	37
Number of Lanes	0	1	1	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	2	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	2	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	2
HCM Control Delay	7.7	7.5	7.8	7.8
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	EBLn2	WBLn1	SBLn1
Vol Left, %	38%	91%	0%	33%	3%
Vol Thru, %	62%	9%	0%	33%	67%
Vol Right, %	0%	0%	100%	33%	29%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	71	34	60	3	116
LT Vol	27	31	0	1	4
Through Vol	44	3	0	1	78
RT Vol	0	0	60	1	34
Lane Flow Rate	77	37	65	3	126
Geometry Grp	2	5	5	4a	2
Degree of Util (X)	0.094	0.056	0.078	0.004	0.14
Departure Headway (Hd)	4.388	5.447	4.286	4.468	4.107
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	820	662	841	805	879
Service Time	2.394	3.147	1.986	2.475	2.107
HCM Lane V/C Ratio	0.094	0.056	0.077	0.004	0.143
HCM Control Delay	7.8	8.5	7.3	7.5	7.8
HCM Lane LOS	A	A	A	A	A
HCM 95th-tile Q	0.3	0.2	0.3	0	0.5

Intersection	
Intersection Delay, s/veh	7.7
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	38	3	17	1	2	1	49	44	1	1	22	24
Future Vol, veh/h	38	3	17	1	2	1	49	44	1	1	22	24
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	41	3	18	1	2	1	53	48	1	1	24	26
Number of Lanes	0	1	1	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	2	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	2	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	2
HCM Control Delay	8	7.4	7.8	7.1
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	EBLn2	WBLn1	SBLn1
Vol Left, %	52%	93%	0%	25%	2%
Vol Thru, %	47%	7%	0%	50%	47%
Vol Right, %	1%	0%	100%	25%	51%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	94	41	17	4	47
LT Vol	49	38	0	1	1
Through Vol	44	3	0	2	22
RT Vol	1	0	17	1	24
Lane Flow Rate	102	45	18	4	51
Geometry Grp	2	5	5	4a	2
Degree of Util (X)	0.119	0.065	0.021	0.005	0.054
Departure Headway (Hd)	4.185	5.266	4.1	4.249	3.824
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	848	675	863	828	922
Service Time	2.252	3.039	1.872	2.347	1.908
HCM Lane V/C Ratio	0.12	0.067	0.021	0.005	0.055
HCM Control Delay	7.8	8.4	7	7.4	7.1
HCM Lane LOS	A	A	A	A	A
HCM 95th-tile Q	0.4	0.2	0.1	0	0.2

Intersection	
Intersection Delay, s/veh	7.8
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	32	3	61	1	1	1	28	45	0	4	80	35
Future Vol, veh/h	32	3	61	1	1	1	28	45	0	4	80	35
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	35	3	66	1	1	1	30	49	0	4	87	38
Number of Lanes	0	1	1	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	2	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	2	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	2
HCM Control Delay	7.8	7.5	7.9	7.8
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	EBLn2	WBLn1	SBLn1
Vol Left, %	38%	91%	0%	33%	3%
Vol Thru, %	62%	9%	0%	33%	67%
Vol Right, %	0%	0%	100%	33%	29%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	73	35	61	3	119
LT Vol	28	32	0	1	4
Through Vol	45	3	0	1	80
RT Vol	0	0	61	1	35
Lane Flow Rate	79	38	66	3	129
Geometry Grp	2	5	5	4a	2
Degree of Util (X)	0.097	0.058	0.079	0.004	0.148
Departure Headway (Hd)	4.398	5.457	4.299	4.485	4.111
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	818	659	837	800	877
Service Time	2.407	3.169	2.007	2.499	2.114
HCM Lane V/C Ratio	0.097	0.058	0.079	0.004	0.147
HCM Control Delay	7.9	8.5	7.4	7.5	7.8
HCM Lane LOS	A	A	A	A	A
HCM 95th-tile Q	0.3	0.2	0.3	0	0.5

Intersection	
Intersection Delay, s/veh	8
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	38	3	23	1	2	1	67	71	1	1	31	24
Future Vol, veh/h	38	3	23	1	2	1	67	71	1	1	31	24
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	41	3	25	1	2	1	73	77	1	1	34	26
Number of Lanes	0	1	1	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	2	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	2	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	2
HCM Control Delay	8.1	7.5	8.2	7.3
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	EBLn2	WBLn1	SBLn1
Vol Left, %	48%	93%	0%	25%	2%
Vol Thru, %	51%	7%	0%	50%	55%
Vol Right, %	1%	0%	100%	25%	43%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	139	41	23	4	56
LT Vol	67	38	0	1	1
Through Vol	71	3	0	2	31
RT Vol	1	0	23	1	24
Lane Flow Rate	151	45	25	4	61
Geometry Grp	2	5	5	4a	2
Degree of Util (X)	0.176	0.068	0.03	0.005	0.068
Departure Headway (Hd)	4.199	5.472	4.303	4.491	4.024
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	843	658	836	800	894
Service Time	2.281	3.175	2.007	2.498	2.03
HCM Lane V/C Ratio	0.179	0.068	0.03	0.005	0.068
HCM Control Delay	8.2	8.6	7.1	7.5	7.3
HCM Lane LOS	A	A	A	A	A
HCM 95th-tile Q	0.6	0.2	0.1	0	0.2

Intersection	
Intersection Delay, s/veh	8.1
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	32	3	81	1	1	1	40	62	0	4	109	35
Future Vol, veh/h	32	3	81	1	1	1	40	62	0	4	109	35
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	35	3	88	1	1	1	43	67	0	4	118	38
Number of Lanes	0	1	1	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	2	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	2	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	2
HCM Control Delay	8	7.7	8.2	8.2
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	EBLn2	WBLn1	SBLn1
Vol Left, %	39%	91%	0%	33%	3%
Vol Thru, %	61%	9%	0%	33%	74%
Vol Right, %	0%	0%	100%	33%	24%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	102	35	81	3	148
LT Vol	40	32	0	1	4
Through Vol	62	3	0	1	109
RT Vol	0	0	81	1	35
Lane Flow Rate	111	38	88	3	161
Geometry Grp	2	5	5	4a	2
Degree of Util (X)	0.138	0.059	0.109	0.004	0.189
Departure Headway (Hd)	4.49	5.604	4.441	4.664	4.23
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	800	641	808	768	851
Service Time	2.505	3.323	2.159	2.688	2.243
HCM Lane V/C Ratio	0.139	0.059	0.109	0.004	0.189
HCM Control Delay	8.2	8.7	7.7	7.7	8.2
HCM Lane LOS	A	A	A	A	A
HCM 95th-tile Q	0.5	0.2	0.4	0	0.7

Intersection	
Intersection Delay, s/veh	8.1
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	50	5	26	5	5	5	68	72	5	5	34	30
Future Vol, veh/h	50	5	26	5	5	5	68	72	5	5	34	30
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	54	5	28	5	5	5	74	78	5	5	37	33
Number of Lanes	0	1	1	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	2	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	2	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	2
HCM Control Delay	8.3	7.6	8.4	7.5
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	EBLn2	WBLn1	SBLn1
Vol Left, %	47%	91%	0%	33%	7%
Vol Thru, %	50%	9%	0%	33%	49%
Vol Right, %	3%	0%	100%	33%	43%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	145	55	26	15	69
LT Vol	68	50	0	5	5
Through Vol	72	5	0	5	34
RT Vol	5	0	26	5	30
Lane Flow Rate	158	60	28	16	75
Geometry Grp	2	5	5	4a	2
Degree of Util (X)	0.19	0.092	0.034	0.021	0.086
Departure Headway (Hd)	4.351	5.525	4.365	4.535	4.123
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	827	651	822	791	872
Service Time	2.362	3.239	2.079	2.552	2.135
HCM Lane V/C Ratio	0.191	0.092	0.034	0.02	0.086
HCM Control Delay	8.4	8.8	7.2	7.6	7.5
HCM Lane LOS	A	A	A	A	A
HCM 95th-tile Q	0.7	0.3	0.1	0.1	0.3

Intersection	
Intersection Delay, s/veh	8.3
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	40	5	85	5	5	5	42	62	0	5	109	45
Future Vol, veh/h	40	5	85	5	5	5	42	62	0	5	109	45
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	43	5	92	5	5	5	46	67	0	5	118	49
Number of Lanes	0	1	1	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	2	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	2	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	2
HCM Control Delay	8.1	7.9	8.4	8.4
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	EBLn2	WBLn1	SBLn1
Vol Left, %	40%	89%	0%	33%	3%
Vol Thru, %	60%	11%	0%	33%	69%
Vol Right, %	0%	0%	100%	33%	28%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	104	45	85	15	159
LT Vol	42	40	0	5	5
Through Vol	62	5	0	5	109
RT Vol	0	0	85	5	45
Lane Flow Rate	113	49	92	16	173
Geometry Grp	2	5	5	4a	2
Degree of Util (X)	0.144	0.077	0.115	0.021	0.205
Departure Headway (Hd)	4.577	5.642	4.491	4.723	4.277
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	785	636	799	758	840
Service Time	2.598	3.365	2.214	2.753	2.296
HCM Lane V/C Ratio	0.144	0.077	0.115	0.021	0.206
HCM Control Delay	8.4	8.8	7.8	7.9	8.4
HCM Lane LOS	A	A	A	A	A
HCM 95th-tile Q	0.5	0.2	0.4	0.1	0.8

KELLAR ENGINEERING



Sean Kellar, PE, PTOE

Principal Engineer

Education
B.S., Civil Engineering, Arizona State University – Tempe, AZ

Registration
Colorado, Professional Engineer (PE)
Wyoming, Professional Engineer (PE)
Idaho, Professional Engineer (PE)
Arizona, Professional Engineer (PE)
Kansas, Professional Engineer (PE)
Missouri, Professional Engineer (PE)
Professional Traffic Operations Engineer (PTOE)

Professional Memberships
Institute of Transportation Engineers (ITE)

Industry Tenure
Over 25 Years

Sean's wide range of expertise includes: transportation planning, traffic modeling roadway design, bike and pedestrian facilities, traffic impact studies, traffic signal warrant analysis, parking studies, corridor planning and access management. Sean's experience in both the private and public sectors; passion for safety and excellence; and strong communication and collaboration skills can bring great value to any project. Prior to starting Kellar Engineering, Sean was employed at the Missouri Department of Transportation (MoDOT) as the District Traffic Engineer for the Kansas City District. Sean also worked for the City of Loveland, CO for over 10 years as a Senior Civil Engineer supervising a division of transportation/traffic engineers. While at the City of Loveland, Sean managed several capital improvement projects, presented several projects to the City Council and Planning Commission in public hearings, and managed the revisions to the City's Street Standards. Sean is also proficient in Highway Capacity Software, Synchro, PT Vissim, Rodel, GIS, and AutoCAD.

WORK EXPERIENCE:

Kellar Engineering, Principal Engineer/President – January 2016 – Present

Missouri Department of Transportation, District Traffic Engineer, Kansas City District – June 2015 – January 2016

City of Loveland, Colorado, Senior Civil Engineer, Public Works Department – February 2005 – June 2015

Kirkham Michael Consulting Engineers, Project Manager - February 2004 – February 2005

Dibble and Associates Consulting Engineers, Project Engineer – August 1999 – February 2004

N

0 150' 300'

SCALE: 1" = 150'

SITE LEGEND:

- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING TOWNSHIP SECTION
- PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED ROAD CENTERLINE
- PAVEMENT
- TREESTRIP
- SIDEWALK
- FLOODWAY
- NATURAL AREA 150' BUFFER
- FLOOD FRINGE
- EXISTING WETLANDS
- COLORADO PARKS & WILDLIFE 300' SETBACK

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DATE: 1/7/2026
CHECKED: AH
DATE: 1/23/2026
JOB NO: CO1478

LEWIS VALLEY NATURAL AREA SETBACK EXHIBIT

LEWIS VALLEY NEIGHBORHOOD MASTER PLAN

PART OF THE SW QUARTER OF SECTION 23 AND PART OF THE NE QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO

HT LAND PARTNERS

1 OF 1

1/23/2026 LEWIS VALLEY NATURAL AREA SETBACK EXHIBIT

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Ecological Characterization Study
Lewis Valley Project

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Ecological Characterization Study – Lewis Valley Development

1.0 Introduction

The Lewis Valley Development project is located in south central Berthoud, Colorado. The proposed development project is located in an agricultural area south of existing subdivisions. Dry Creek and the Little Thompson River run through the development site. The development includes 104.1 acres of land in 2 parcels (a smaller western parcel and a larger eastern parcel). Current land uses on the site include agricultural lands (irrigated hayfields (alfalfa/alfalfa grass mix), and rangeland/pasture (western parcel). The eastern parcel also includes an existing farmstead, outbuildings and corrals. Site photos of existing conditions are provided in Attachment A. Figure 1 (Site Inventory Map) shows site conditions and resources.

The Berthoud Land Use Code (Section 30-2-119) recommends that an Ecological Characterization Study be completed if the Town determines that the site likely includes areas with wildlife, plant life, and/or other natural characteristics in need of protection. This project area includes Dry Creek and the Little Thompson River both sites with important ecological values.

The Ecological Characterization study was completed by Mr. Eric Berg of Wildland Consultants, Inc. (WCI). Mr. Berg is a Certified Wildlife Biologist and Certified Senior Professional Wetland Scientist.

Figure 1. Site Inventory Map, Lewis Valley Site, Sheet 1. Overview of both eastern and western parcels.

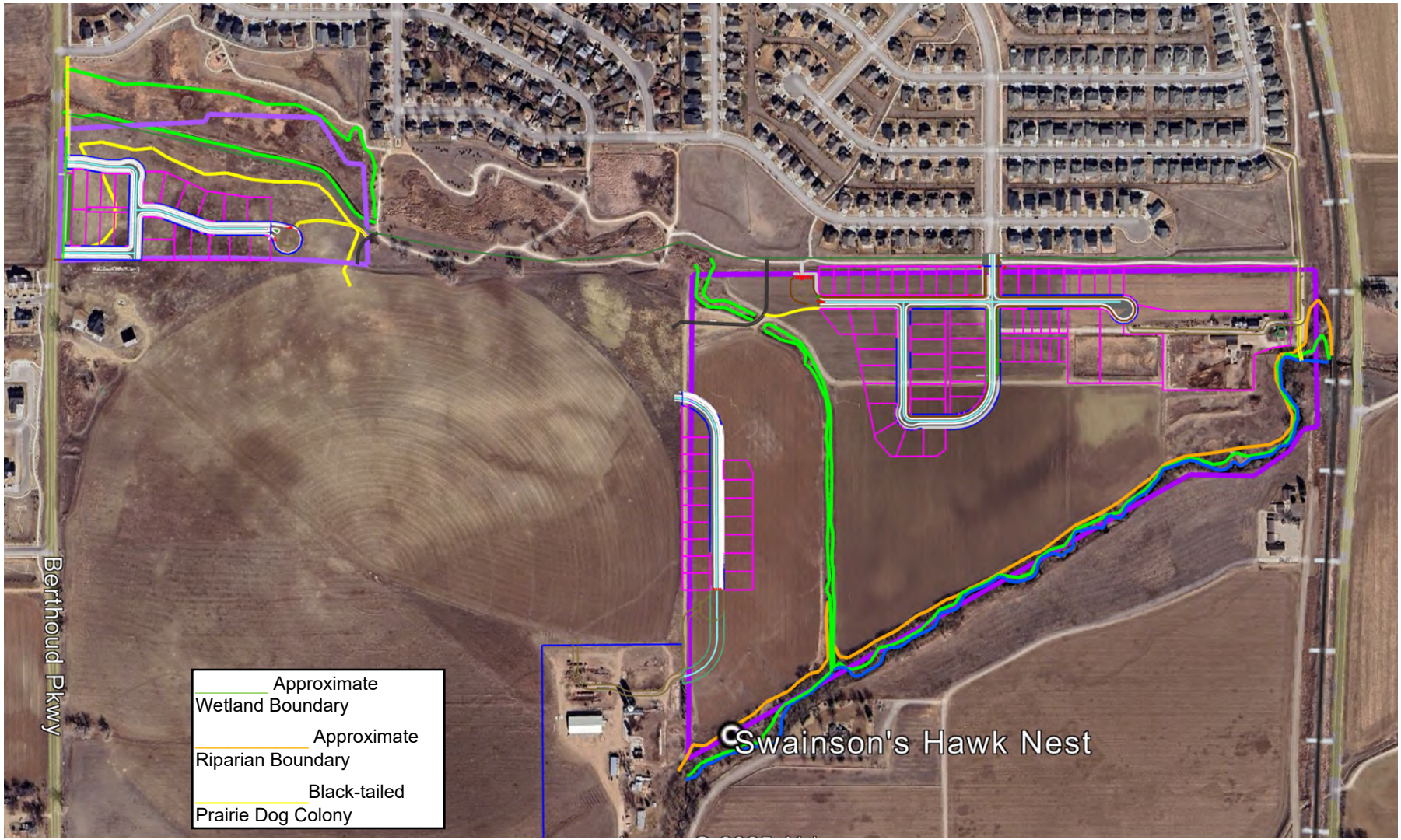


Figure 1. Site Inventory Map, Lewis Valley, Sheet 2. Details of the eastern parcel.

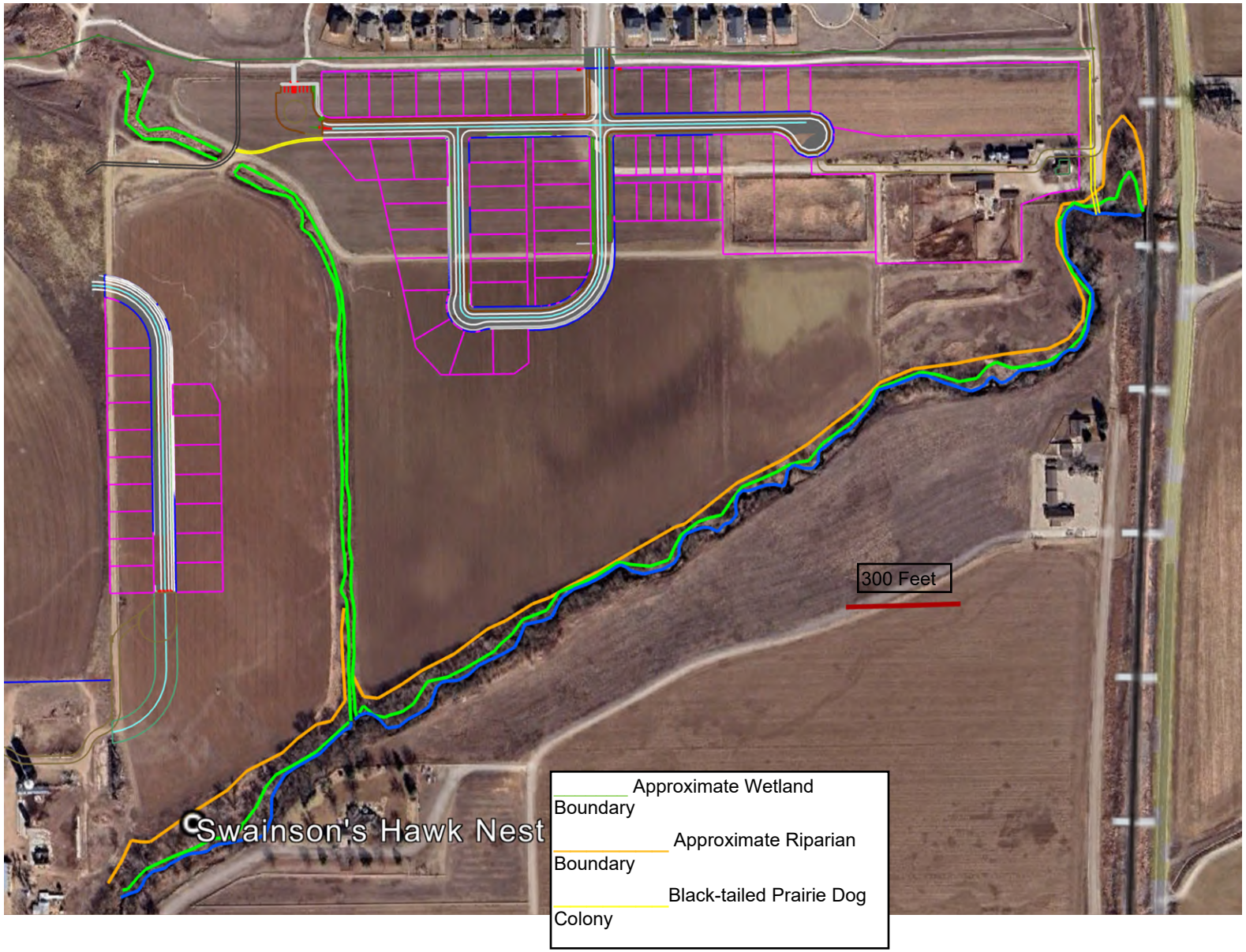
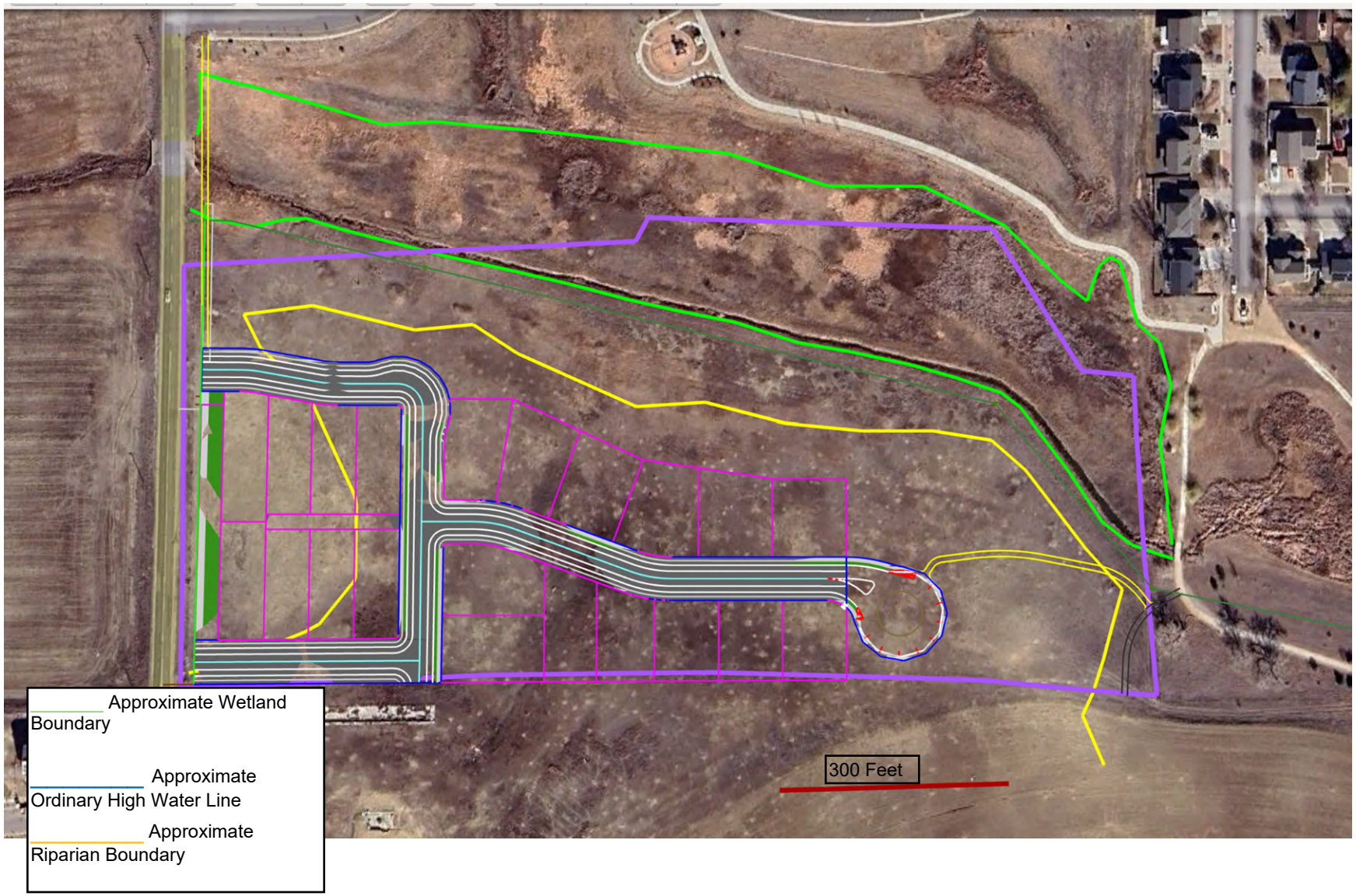


Figure 1. Site Inventory Map, Lewis Valley, Sheet 3. Details of the western parcel.



2.0 Plant Communities and Wetland Description

Vegetation on the site includes tilled agricultural areas (the majority of the eastern parcel), pasture/rangeland (the majority of the western parcel), weedy field margins, riparian and wetlands (discussed in Section 2.1) along the Little Thompson River, and wetlands along Dry Creek. Attachment A Site Photos show details of vegetation on and adjacent to the site.

The agricultural land area dominates the eastern parcel (Figure 1). This tilled area is currently planted into hayfields (alfalfa and grass)(Attachment A, Photos 1-5). Field margins support seeded grasses (smooth brome) and weedy plants (kochia, sunflower, Canada thistle, annual mustard and other species).

Riparian vegetation is present along the Little Thompson River and the very southern section of Dry Creek. Dominant species in the riparian zone include: plains cottonwood, peachleaf willow, crack willow, coyote willow, with an understory of smooth brome, western wheatgrass, and other species. WCI mapped the approximate boundaries of riparian vegetation on aerial photography (Figure 1). The riparian zone along the Little Thompson River is very narrow in places due to past farming activities (Attachment A, Photos 6-12).

The western parcel supports pastureland. This area has been heavily grazed by livestock and black-tailed prairie dogs (Attachment A, Photos 21,22) resulting in poor vegetation conditions. Dominant species include: cheatgrass, bindweed, and a few native grasses. A very small area of poor quality native grassland occurs in the eastern section of this parcel.

2.1 Wetlands and Waters of the United States

Regulatory Background:

Wetlands and waters of the United States are protected under the Section 404 of the Clean Water Act (CWA). Discharge of fill or dredged materials to wetlands is regulated by the CWA. A permit from the Army Corps of Engineers (ACOE) may be needed for any discharge of any fill materials into wetlands. To be considered jurisdictional by the ACOE a wetland needs to have a nexus or connection to other wetlands and waters. Only jurisdictional wetlands require permits for fill from the ACOE. NOTE: The State of Colorado has some new Wetland Rules designed to require permits for disturbance of all wetlands that are no longer jurisdictional under the Clean Water Act via the ACOE. Reg. 87 - Colorado Dredge and Fill Program Implementation (HB24-1379) | Colorado Department of Public Health and Environment. At the moment the State has a deadline of Dec. 31 2025 to come up with permitting and mitigation rules for this new rule/regulation (Colorado Dept. Health and Environment, Water Quality Control Division (CDPHE)). As of Jan. 1, 2025, any person seeking authorization to discharge dredged or fill material into state waters that are not subject to federal jurisdiction shall apply for a Temporary Authorization from the division. Temporary Authorizations recognize

Nationwide (NWP) and Regional General Permits (RGP) issued by the US Army Corps of Engineers as valid authorizations to discharge dredged or fill material into state waters. Note: these regulations also apply to isolated wetlands (wetlands with no connections to other wetlands or waters). The CDPHE is drafting the Isolated State Waters General Authorization (a general permit for fill of isolated wetlands less than 0.1 acres in size) and anticipates noticing the authorization for a 60-day public comment period in Spring 2025.

Projects with unavoidable adverse impacts exceeding 1/10th (0.1) of an acre of wetlands or 3/100th (0.03) of an acre of streambed are not eligible for coverage under the Isolated State Waters General Authorization. Projects with impacts above these thresholds require a different type of authorization (an individual permit or general authorization).

Site Conditions:

National Wetland Inventory (NWI) mapping shows a riverine wetland on the site associated with Dry Creek and the Little Thompson River (USFWS 2025). WCI completed a field review of the site and mapped approximate wetland boundaries, and ordinary high water line boundaries (Little Thompson River) onto aerial photography. Approximate wetland boundaries are shown on Figure 1. Note: WCI did not complete and official Wetland Delineation according to Army Corps of Engineers (ACOE) guidelines.

Wetland boundaries extend beyond the ordinary high water mark of Dry Creek (Figure 1). Dominant plants in the wetland area include: reed canarygrass, cattail, Baltic rush, curly dock, and coyote willow (Attachment A, Photos 13-16).

Dominant plants in the wetland fringe along the Little Thompson River include: plains cottonwood, coyote willow, peach leaf willow, reed canarygrass, and Baltic rush (Attachment A, Photos 6-12).

Because of downstream connections to other wetlands and waters both Dry Creek and the Little Thompson River should be considered ACOE jurisdictional wetlands. Any fill or disturbance of ACOE jurisdictional wetlands will require a permit from the ACOE.

3.0 Wildlife Description

3.1 Species and Habitat

The development site provides habitat to wildlife species adapted to agricultural lands, weedy field margins, wetlands, and riparian habitats.

Wildlife species likely to use the area periodically include: red fox, coyote, raccoon, striped skunk, beaver, white-tailed deer, elk, black bear; a variety of small mammals (deer mouse, meadow vole, house mouse, cottontail rabbit, black-tailed prairie dog); a variety of birds including waterbirds, waterfowl, wild turkey, several raptor species, and

neotropical migrants; a few reptiles and amphibians (western terrestrial garter snake, gopher snake, plains spadefoot toad, salamander)(Andrews and Righter 1992, Colorado Division of Wildlife 2011, Fitzgerald et al. 1994, Hammerson 1999).

Wildlife species or signs of species observed on the site during spring 2025 field reconnaissance included: English sparrow, white crowned sparrow, swamp sparrow, common flicker, black-capped chickadee, American robin, starling, magpie, mourning dove, yellow warbler, black-capped chickadee, American goldfinch, Bullocks oriole, red-tailed hawk, Swainson's hawk, great horned owl, killdeer, great blue heron, Wilson's snipe, mallard, blue-winged teal, Canada goose, wild turkey, house mouse, deer mouse, meadow vole, cottontail, raccoon, skunk, black-tailed prairie dog, beaver, white-tailed deer, elk, coyote, red fox, western terrestrial garter snake, gopher snake, plains spadefoot toad.

The wetlands and riparian habitats along Dry Creek and the Little Thompson River provide important wildlife habitat areas. The highest species numbers and diversity occur in these areas. Both areas provide important habitat to waterfowl and waterbirds. The most common nesting species along Dry Creek include: red-winged blackbird, swamp sparrow, Wilson's snipe, blue-winged teal, mallard. The Little Thompson River riparian zone provides important nesting areas for a variety of neotropical migrating birds. A Swainson's hawk nest is located in a large cottonwood tree along the Little Thompson River (Figure 1). A great horned owl pair and 2 owlets were observed in the very eastern riparian zone along the Little Thompson River; it is assumed that they are nesting in this area. Wild turkey use on the site is concentrated in the riparian zone along the river. The riparian zone provides good foraging and roosting habitat to several bat species.

There is an active black-tailed prairie dog colony on the western parcel. A formal burrowing owl survey was completed in October 2025 following Colorado Parks and Wildlife (CPW) guidelines. No burrowing owls were observed (Northern Colorado Pest and Wildlife Control 2025). The colony does provide raptor foraging habitat.

There are no Colorado Parks and Wildlife (CPW) high priority habitat areas mapped for the site.

3.2 Wildlife Corridors

The Little Thompson River provides an important regional wildlife movement corridor in the area. Wildlife species can move along the River from the foothills into the plains. Large species (white-tailed deer, elk, black bear) sensitive to human disturbance can be expected to use this corridor. The corridor is also used by a variety of nongame birds and mammals. Dry Creek provides a local wildlife movement corridor.

3.3 Sensitive and High Interest Species

WCI reviewed habitat conditions on the site to determine if the area provides potential habitat to any federally listed species that are protected under the Endangered Species Act (ESA). Species that are federally listed (formerly listed as Endangered or Threatened) are protected by the ESA. The U.S. Fish and Wildlife Service (USFWS) is the federal agency responsible for administering the ESA. The ACOE is required to consider impacts to federally listed species prior to issuing any 404 Permits. Based on a search of the USFWS database there are several listed species that have the potential to occur in the project area (USFWS 2025). WCI reviewed this list prior to completing the field review. Table 1 summarizes species that have been identified as potentially occurring in the vicinity of the proposed development (USFWS 2025). Table 1 also summarizes the likelihood for the species to occur on the site.

Table 1
Table 1. Federally-Listed and Proposed Threatened and Endangered Species Potentially Occurring on the Site (USFWS 2025)

Common Name Scientific Name	Status[1] Federal/State	Habitat	Potential to Occur on the Site, Project Effects Determination
Plants			
Ute Ladies'-tresses Spiranthes diluvialis	FT	Areas with seasonally wet soils and wet meadows nears springs, lakes, or perennial streams and their associated flood plains below 6,500 feet above sea level in the South Platte River Drainage	Potential habitat in wetlands along the Little Thompson River and Dry Creek. There are no known locations of this plant species in the area. Many negative surveys have been completed in the region.
Western Prairie Fringed Orchid Platanthera praeclara	FT	The species occurs in Iowa, Kansas, Minnesota, Missouri, Nebraska, North Dakota, and Oklahoma. Upstream depletions to the Platte River system in Colorado and Wyoming may affect the species in Nebraska.	Occurs in native mid and tall grass prairie habitat. No occurrence in Colorado. Any depletion of water that flows to the South Platte River system that results from project development could impact this species. This project would not require water depletions and would not impact this species
Fish			
Pallid Sturgeon Scaphirhynchus albus	FE	Riverine Zones, Platte River	No potential to occur on site. Any depletion of water that flows to the South Platte River system that results from project development could impact this species. This project would not require water depletions and would not impact this species
Birds			

Common Name Scientific Name	Status[1] Federal/State	Habitat	Potential to Occur on the Site, Project Effects Determination
Piping Plover Charadrius melodus	FT	Sandy beaches, shorelines, islands.	No potential habitat on the site. Any depletion of water that flows to the South Platte River system that results from project development could impact this species. This project would not require water depletions and would not impact this species
Whooping Crane Grus Americana	FE	Wetlands, lakes, agricultural fields, pastures	A vary rare migrant in the region. No potential habitat for the species on site. Any depletion of water that flows to the South Platte River system that results from project development could impact this species. This project would not require water depletions and would not impact this species
Eastern Black Rail Laterallus jamaicensis ssp. jamaicensis	FT	May be present in Larimer County. No documented sightings. Large cattail dominated wetlands preferred habitat	The narrow wetland fringe along the Little Thompson River does not provide potential habitat. The larger cattail dominated wetlands along Dry Creek provide potential habitat. Unlikely to be present.
Mammals			
Preble's Meadow Jumping Mouse Zapus hudsonius var preblei	FT	Thick shrubby and tree dominated riparian zones.	There have been 5 negative Preble's trapping efforts within 11 miles downstream and 1 negative effort 3 miles upstream of the site. There is potential habitat along the Little Thompson River
Insects			
Monarch Butterfly Danaus plexippus	PT	Wetlands, riparian zones, weedy areas, ditch banks, grassland. Adults feed on nector from a variety of flowering plants. Need milkweed plants for reproduction.	Could be present on the site foraging. There are milkweed plants along the Little Thompson River and Dry Creek that provide reproduction areas. Best potential habitat areas are proposed for open space.

Common Name Scientific Name	Status[1] Federal/State	Habitat	Potential to Occur on the Site, Project Effects Determination
Sucklees Cuckoo Bumblebee Bombus suckleyi	PE	Suckley's cuckoo bumble bee depends on other bumble bee hosts for its survival and raising of young. It has been found in various habitat types including prairies, grasslands, meadows, woodlands and agricultural and urban areas. The bee has a broad historical distribution across North America and has been documented in Arizona, California, Colorado, Idaho, Minnesota, Montana, Nebraska, Nevada, New Mexico, North Dakota, Oregon, South Dakota, Utah, Washington, Wyoming, and 11 Canadian territories and provinces. The last confirmed sighting in the United States was in 2016 in Oregon.	The site provides potential habitat for this species. The status of the species in Colorado is unknown. It is unlikely to be present. The best habitat areas (Dry Creek and Little Thompson River) are proposed for open space.

1. Regulatory Status:
FT = Federally-listed as threatened
FE = Federally-listed as endangered
PE =Proposed Endangered
PT =Proposed Threatened

Sources: USFWS 2025. IPac Trust Report for the Lewis Valley site.

Listed Plants-

One federally listed (Threatened) plant species, the Ute ladies' tresses orchid (*Spiranthes diluvialis*) has the potential to occur in the area. The Ute ladies'-tresses orchid has been documented in areas with seasonally wet soils and wet meadows nears springs, lakes, or perennial streams and their associated flood plains below 6,500 feet above sea level in the South Platte River Drainage (USFWS 1992a). Known populations of this species occur in Nevada, Utah, and eastern and western Colorado (USFWS 1992b). Several historically documented populations are known to occur along the Front Range in Colorado. There are no known locations near the site. The wetlands onsite provide marginal potential habitat to the Ute ladies tresses orchid. Past surveys for this species in the area have been negative. There are no known populations of the species within 15 miles of the site. Project construction is not expected to impact this species. All potential habitat areas are proposed for open space/greenway.

Listed Wildlife-

The only Federally listed wildlife species that have the potential to occur on the site are the Preble's meadow jumping mouse (*Zapus hudsonius preblei*) and eastern black-rail (USFWS 2025).

There have been eight negative trapping efforts along the Little Thompson River for the Preble's meadow jumping mouse from I-25 west to Berthoud. The nearest negative trapping efforts were 0.5 and 1.1 miles from the project (USFWS 2016). Two positive trapping efforts have been completed along the Little Thompson River just upstream of the Big Thompson River confluence (approximately 9 miles downstream of the site). Impacts to the Preble's meadow jumping mouse are not expected to occur with project construction. All potential habitat areas (riparian zone and floodplain) are proposed for open space/greenway.

The eastern black-rail may be present in Larimer County but its potential occurrence seems to be limited to large cattail dominated wetlands (CDPW 2016, 2021; USFWS 2020). The species is highly unlikely to be present on the site. Project construction is not expected to impact this species. All potential habitat areas are proposed for open space/greenway.

Proposed to be Listed Insects-

The site provides good potential habitat to the proposed to be listed (Threatened) Monarch butterfly (*Danaus plexippus*). The proposed open space areas along Dry Creek and the Little Thompson River provide the best foraging areas. These areas also supports milkweed plants (potential egg laying/reproduction areas). These areas are proposed for open space/greenway. Future use of the open space areas should encourage milkweed plants and other plant species important for pollinators.

The site provides potential habitat to the proposed to be listed (Endangered) Sucklee's Cuckoo Bumblebee (*Bombus suckleyi*). The wetland/drainage provides the best potential habitat. The status of the species is unknown in Colorado. The species is unlikely to be present.

4.0 Project Impacts

Project construction would result in conversion of 36 acres of agricultural and pasture land to urban uses. Wildlife species using these areas would be displaced. To help avoid impacts to the important Dry Creek and Little Thompson River corridors over 65% of the project (68.1 acres) will be dedicated to open space/greenway. Buffer zones from the Little Thompson River riparian zone to the edge of development would range from 300 to over 600 feet. Buffer zones from the approximate edge of Dry Creek wetlands to the edge of development would range from 145 to 345 feet (Figure 1).

Wetland and Riparian Areas-

There would be no loss of wetland or riparian vegetation. These important habitat areas are proposed for open space/greenway. Buffer zones from the Little Thompson River riparian zone to the edge of development would range from 300 to over 600 feet. Buffer zones from the approximate edge of Dry Creek wetlands to the edge of development would range from 145 to 345 feet (Figure 1).

Wildlife-

The approximate 9.1 acre black-tailed prairie dog colony would be removed by project construction. Prior to construction or site disturbance the prairie dog colony would be removed by a CPW approved contractor. If prairie dog removal is scheduled for the period of burrowing owl nesting (March 1 to October 31) a nesting survey for burrowing owls will be completed according to CPW guidelines. If any nesting owls are present appropriate mitigation will be completed (delaying construction until the nesting season

is over, buffering the nesting area from disturbance). Note: no burrowing owls were observed using the prairie dog colony during the October survey. Even with colony removal open space areas would continue to provide raptor foraging areas.

Project construction would not result in habitat changes or habitat losses to important riparian/wetland habitat areas along Dry Creek or the Little Thompson River. There would be no permanent encroachment into riparian/wetland habitat areas. Temporary disturbance of these areas would occur with utility crossings. The most important migratory bird nesting and foraging areas on the site (Dry Creek and the Little Thompson River) would be protected as permanent open space.

The wildlife corridors along Dry Creek and the Little Thompson River would remain intact after project construction as part of the large open space/greenway areas. The project was designed to protect the wildlife corridors.

Rare Species-

The project is not expected to impact any Federal listed or special status wildlife or plant species. The site provides potential habitat to the Federal listed Preble's meadow jumping mouse, Ute ladies' tresses orchid and marginal potential habitat to the eastern black-rail. The site provides good potential habitat for the Monarch butterfly and potential habitat for the Sucklee's Cuckoo Bumblebee. Proposed greenway/open space and buffer zones along Dry Creek and the Little Thompson River would protect these potential habitat areas.

5.0 Conclusion, Proposed Mitigation

Project construction would result in conversion of 36 acres of agricultural and pasture land to urban uses. Wildlife species using these areas would be displaced. To help avoid impacts to the important Dry Creek and Little Thompson River corridors over 65% of the project (68 acres) will be dedicated to open space/greenway. Buffer zones from the Little Thompson River riparian zone to the edge of development would range from 300 to over 600 feet. Buffer zones from the approximate edge of Dry Creek wetlands to the edge of lots would range from 145 to 345 feet (Figure 1). To protect the riparian corridors future use should be planned to minimize human disturbance in those areas.
Proposed mitigation and enhancement measures include:

- Lighting: To minimize light impacts into the adjacent natural areas all street lighting would be designed to be wildlife friendly.
- Black-tailed prairie dog control would be completed by CPW licensed contractor. Prior to any control or grading of the prairie dog colony a nesting burrowing owl survey will be completed if the work is proposed during the period of burrowing owl activity (March 1 to October 31).
- A nesting raptor survey will be completed prior to site grading or disturbance occurs during the raptor nesting period (February 1 to July 31). If any active

raptor nests are located consultation with the CPW will occur to determine appropriate mitigation measures to protect the nest(s).

- If any disturbance will result to the wetland areas along Dry Creek or the Little Thompson River (stormwater outfalls, utility crossings) a formal wetland delineation will be completed in these areas. Appropriate permits would be obtained from the ACOE and or CDPHE
- Proposed stormwater detention areas (within the greenway) would be seeded with an appropriate native grassland seed mix. Additional plantings of native shrubs and trees would be made in these areas (to be outlined in future Landscape Plan). These areas would not be mowed but would be allowed to develop into natural areas. Annual weed control would be completed according to the Weed Control Plan for the site. Note: weed control would not include any milkweed plants or other desirable species for butterflies/pollinators.
- The larger open space/greenway areas (68 acres) would be conveyed to the Town of Berthoud. The Town of Berthoud would be responsible for management, enhancement and use of these areas. WCI can provide guidance for management and enhancements of these areas.

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Attachment A- Site Photos

Photo 1. Northeast site corner view to the west, tilled pasture.



Photo 2. Northeast site corner view to the south, farmstead, Little Thompson River Riparian Area.



Photo 3. Southwest site corner view to the east, weedy area, riparian zone along Little Thompson River.



Photo 4. Southwest site corner view to the north, seeded alfalfa, weedy area.



Photo 5. Northwest site corner view to the south, weedy area and tilled field.



Photo 6. Little Thompson River, and riparian zone eastern site boundary view to west.



Photo 7. Little Thompson River, narrow riparian zone, center of site to east.



Photo 8. Little Thompson River, narrow riparian zone, view to west.



Photo 9. Little Thompson River, coyote willow stand, view to west.



Photo 10. Little Thompson River and riparian zone, view to west of beaver dam.



Photo 11. Little Thompson River and riparian zone, west end of site view to east.



Photo 12. Dry Creek confluence with the Little Thompson River.



Photo 13. Dry Creek and cattail dominated wetland, northwest corner of eastern site.



Photo 14. View to north along Dry Creek, eastern site. Narrow channel and wetland.



Photo 15. View to north along Dry Creek, eastern site, narrow incised channel with narrow wetland.



Photo 16. Western parcel, view to the east from the northwest site corner, Dry Creek and narrow wetland area south of the Creek.



Photo 17. Western Parcel, view to the south from the northwest site corner, weedy pasture.



Photo 18. Western Parcel, view to the east from the southwest site boundary, weedy pasture, black-tailed prairie dog colony.



Photo 19.Western parcel, southwest site corner, view to the north, weedy pasture, black-tailed prairie dog colony.



Photo 20. Western parcel, southeast site corner view to the north.



Photo 21. Western parcel, southeast site corner view to the west, weedy pasture, black-tailed prairie dog colony.



Photo 22. Western parcel, view to west across center of the site, black-tailed prairie dog colony.



Photo 23. Western parcel, view along Dry Creek from eastern site boundary to the west, narrow wetland on south side of creek, larger wetland on north side of creek.



UTILITY STUDY
FOR
LEWIS VALLEY
BERTHOUD, COLORADO

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1. GENERAL LOCATION AND DESCRIPTION

LOCATION

Lewis Valley is a residential development that is being developed in three phases: Lewis Valley West, Lewis Valley Central, and Lewis Valley East. The Lewis Valley developments are located in portions of Section 23 and Section 26, Township 4 North, Range 69 West of the Sixth Principal Meridian, Larimer County, Colorado. Lewis Valley West is bordered by Berthoud Parkway the west, the proposed Trails at Creek View development to the south, by Rose Farm subdivision to the north, and Hillsdale Park to the east. Lewis Valley Central and Lewis Vally East are bordered by the proposed Trails at Creek View development to the west, by the existing Heritage Ridge development to the north, by Little Thompson River to the south, and by S. County Road 15 and the BNSF railroad to the East. Two properties (Parcel No. 9426107501, and 9426005701) are the focus of this report showing the feasibility for Lewis Valley West, Lewis Valley Central, and Lewis Valley East.

DESCRIPTION OF PROPERTY

The Lewis Valley developments consists of 104.1 acres. The majority of the property is undeveloped farmland with the far east area containing an existing house and outbuildings used for agricultural purposes. The topography of the site generally slopes from south to north on the eastern 20 acres and from northwest to southeast on the western 84 acres. Dry Creek runs through the site and the Little Thompson River runs along the southeast boundary with native vegetation along the waterways.

The NRCS Soils Survey indicates onsite soils are predominantly Table Mountain loam and Nunn clay loam, and Kim Loam with smaller portions of Longmont clay, Loveland Clay, Fort Collins Loam, and Satanta Loam. The soils are considered Type B , Type C and Type D soils in the NRCS Hydrologic Soils Group.

2. WATER ANALYSIS

The proposed water improvements were evaluated for the Lewis Valley development.

PROJECT DESCRIPTION

This On-Site Water Study was created per requirements of the Town of Berthoud and has been developed to analyze the proposed water system, including proposed on-site public fire hydrants. The total site area is approximately 104.1 acres and has 109 lots proposed with a condition allowing for up to 150 dwelling units with the inclusion of multifamily lots. The project consists of SR - Suburban Residential and AG – Agricultural zoning.

Three connections to public mains are proposed. Lewis Valley West proposes a 8" water main extension from the 12" water main within Berthoud Parkway that was installed as a part of the Harvest Ridge development. Lewis Valley Central and Lewis Valley East propose an 8" water main connection to the existing 8" main in 5th street, and from the 12" water main extending through the Lewis Valley development area by the Trails at Creek View development. The mains will be utilized for ¾-inch domestic services, fire hydrants, and irrigation services. No reclaimed water mains are being proposed at this time.

WATER SYSTEM REQUIREMENTS AND ASSUMPTIONS

We have included the results of our water model in the Appendix to show the pressures are adequate to service this subdivision. The water model utilizes two pressure tests, one at an existing hydrant within the Harvest Ridge subdivision, and the other at an existing hydrant within the Heritage Ridge Subdivision. 109 lots were used for this analysis. The model will be updated to the revised dwelling unit count if multifamily product is selected along the north of Pasture Drive at the Preliminary Plat stage. The pressure tests results were shown in the Trails at Creekview potable water modeling analysis performed by Northern Engineering dated August 2, 2022.

Water demand calculations were performed for Average Day Demand, Maximum Day Demand and Peak Hour Demands. The Town of Berthoud's Water and Wastewater Master Plan, dated November 2023, provides guidance on criteria to be used for population, demand per capita as well as max day demand and peak hour factors. In order to be conservative, the following values were used, 2.6 capita/du, 400gpd/du, 2.5 max day demand factor, and 6.0 peak hour factor.

The demand assumptions for different uses were determined from Appendix B of the 2018 International Fire Code. The fire flow requirements are that a hydrant must provide 1500 gpm for 2 hours while remaining at 20 psi.

Hazen-William's friction coefficient "C" is equal to 130 for all PVC pipes. WaterCAD version V8i, a Bentley Systems, Inc. product, was used to model the water system for this project. WaterCAD uses a series of junctions with linked pipe runs to model water systems. Reservoirs are located at the water source. WaterCAD calculates the water pressure, velocity, head loss and hydraulic grade for each junction or pipe run.

WATER SYSTEM RESULTS

Results for this model can be found in the appendices. There are 6-inch fire hydrant laterals on the hydrants. The controlling element for the required fire flow was H-2 with the most pipe loss.

WATER SYSTEM DESIGN CONCLUSIONS

As seen in the results, the fire hydrants maintain 20 psi minimum pressure while providing 1,500 gpm. The hydrants that were modeled can be seen on the WaterCAD Layout Plan included in Appendix B.

The system conforms to 2018 international fire flow requirements; therefore, the proposed water system will adequately meet the Town's criteria.

3. SEWER ANALYSIS

The proposed sewer improvements were evaluated for the Lewis Valley development and also accounted for the development of Trails at Creek View development that will discharge from their proposed 12" main at the northwest end of Lewis Valley Central. The future development of the parcel to the southwest was also accounted for.

PROJECT DESCRIPTION

This On-Site Sanitary Sewer Study was created per criteria of the Town of Berthoud and has been developed to analyze the proposed sanitary sewer system for the Lewis Valley developments.

An existing 24" main runs parallel to Dry Creek to the north of Lewis Valley West and continues along the south end of Heritage Ridge. See Appendix C for sewer system layout.

The Town of Berthoud Water and Wastewater Master Plan Section 5.7 Proposed 20-Year Capital Improvement Plan WWC-2: Little Thompson Trunk Sewer identifies improvements downstream of the Dry Creek Sewer extension required to accommodate future developments currently planned. These improvements consist of upgrading a 24" and 30" diameter sewer to 30" and 42" respectively. These improvements extend over roughly 4,980 linear feet.

SANITARY SEWER SYSTEM REQUIREMENTS AND ASSUMPTIONS

The Town of Berthoud recommended sewer loading rates were used. The population per unit was assumed to be 2.6 based on the density and zoning of the proposed lots. 95 gpd was used as the per capita flow rate and 10% of the peak flow rate was used for infiltration. A peaking factor of 3 was used.

SANITARY SEWER SYSTEM RESULTS

Attached with this report in Appendix C is a spreadsheet identifying each section of pipe and its flow characteristics based on the amount of residential square footage, the type of usage, and infiltration contribution. Lewis Valley West will produce an average flow of 0.008 cfs and a peak flow of 0.024 cfs. The cumulative average flow from Lewis Valley Central, Lewis Valley East, The Trails at Creekview and the future development to the southwest was determined to be 0.277 cfs with a peak flow of 0.832 cfs.

Lewis Valley East, Lewis Valley West, Lewis Valley Central, Trails at Creekview and the future development to the southwest was determined to contribute 10.2% of flow to the capacity of the existing 24" pipe. We will continue to work with

town staff to ensure the required capital improvements are made at the Little Thompson Trunk Sewer to provide adequate capacity for the development.

4. REFERENCES

A. Denver Water Engineering Standards, Fourteenth Edition, Effective March 28, 2018

B. City and County of Denver Sanitary Sewer Design Technical Criteria Manual (Revised March 2008)

C. International Code Council 2018 International Fire Code (with Amendments from the Town of Berthoud)

APPENDICES

Appendix A

- Vicinity Map

Appendix B - Water System Results

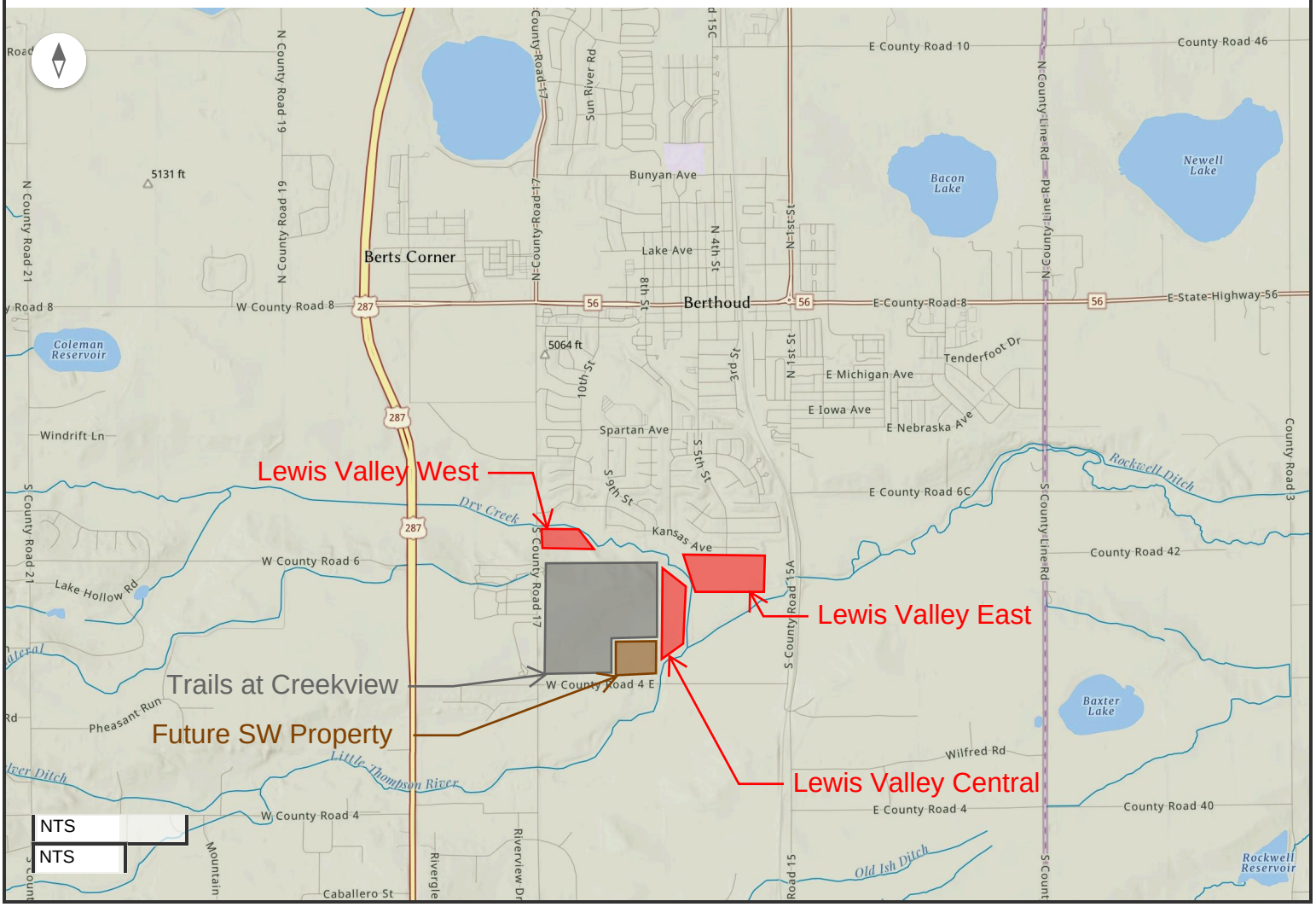
- Lewis Valley WaterCAD
- Trails at Creekview Potable Water Modeling Analysis Excerpt

Appendix C – Sewer System Summary

- Sanitary Sewer Flow Calculations
- Sewer Analysis Layout Plan

Appendix A

Vicinity Map - Lewis Valley



Appendix B

COMPUTED BY: AL
ON: 01/27/2026
SHEET 1 OF 1

Single Family Demand GPD/DU	400
Max Day Demand Factor	2.5
Peak Hour Demand Facotor	6

Water Demand Calculations

				Average Day Demand		Max Day Demand		Peak Hour Demand	
Hydrant	No. of Lots	Capita per unit	Population	GPD	GPM	GPD	GMP	GPD	GPM
1	10	2.6	26	4000	2.78	10000	6.94	24000	16.67
2	11	2.6	29	4400	3.06	11000	7.64	26400	18.33
3	12	2.6	31	4800	3.33	12000	8.33	28800	20.00
5	14	2.6	36	5600	3.89	14000	9.72	33600	23.33
6	14	2.6	36	5600	3.89	14000	9.72	33600	23.33
7	10	2.6	26	4000	2.78	10000	6.94	24000	16.67
8	8	2.6	21	3200	2.22	8000	5.56	19200	13.33
9	9	2.6	23	3600	2.50	9000	6.25	21600	15.00
11	6	2.6	16	2400	1.67	6000	4.17	14400	10.00
12	10	2.6	26	4000	2.78	10000	6.94	24000	16.67
13	5	2.6	13	2000	1.39	5000	3.47	12000	8.33

FIRE FLOW + MDD

FlexTable: Hydrant Table

ID	Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
117	H-1	4,966.50	1,507	5,020.77	23
118	H-2	4,965.50	8	5,030.07	28
119	H-3	4,967.00	8	5,042.29	33
121	H-5	4,968.70	10	5,043.56	32
122	H-6	4,968.50	10	5,043.48	32
123	H-7	4,970.50	7	5,047.73	33
124	H-8	4,971.20	6	5,050.58	34
125	H-9	4,969.40	6	5,050.58	35
168	H-11	5,017.00	4	5,224.08	90
212	H-12	4,992.00	7	5,224.08	100
214	H-13	4,992.00	3	5,224.08	100

FIRE FLOW + MDD

FlexTable: Hydrant Table

ID	Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
117	H-1	4,966.50	7	5,030.07	28
118	H-2	4,965.50	1,508	5,015.32	22
119	H-3	4,967.00	8	5,042.29	33
121	H-5	4,968.70	10	5,043.56	32
122	H-6	4,968.50	10	5,043.48	32
123	H-7	4,970.50	7	5,047.73	33
124	H-8	4,971.20	6	5,050.58	34
125	H-9	4,969.40	6	5,050.58	35
168	H-11	5,017.00	4	5,224.08	90
212	H-12	4,992.00	7	5,224.08	100
214	H-13	4,992.00	3	5,224.08	100

FIRE FLOW + MDD

FlexTable: Hydrant Table

ID	Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
117	H-1	4,966.50	7	5,042.76	33
118	H-2	4,965.50	8	5,042.76	33
119	H-3	4,967.00	1,508	5,027.31	26
121	H-5	4,968.70	10	5,040.80	31
122	H-6	4,968.50	10	5,043.48	32
123	H-7	4,970.50	7	5,047.38	33
124	H-8	4,971.20	6	5,050.49	34
125	H-9	4,969.40	6	5,050.49	35
168	H-11	5,017.00	4	5,224.08	90
212	H-12	4,992.00	7	5,224.08	100
214	H-13	4,992.00	3	5,224.08	100

FIRE FLOW + MDD

FlexTable: Hydrant Table

ID	Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
117	H-1	4,966.50	7	5,043.46	33
118	H-2	4,965.50	8	5,043.46	34
119	H-3	4,967.00	8	5,040.81	32
121	H-5	4,968.70	1,510	5,025.87	25
122	H-6	4,968.50	10	5,043.47	32
123	H-7	4,970.50	7	5,047.14	33
124	H-8	4,971.20	6	5,050.43	34
125	H-9	4,969.40	6	5,050.43	35
168	H-11	5,017.00	4	5,224.08	90
212	H-12	4,992.00	7	5,224.08	100
214	H-13	4,992.00	3	5,224.08	100

FIRE FLOW + MDD

FlexTable: Hydrant Table

ID	Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
117	H-1	4,966.50	7	5,043.40	33
118	H-2	4,965.50	8	5,043.40	34
119	H-3	4,967.00	8	5,043.42	33
121	H-5	4,968.70	10	5,043.46	32
122	H-6	4,968.50	1,510	5,031.76	27
123	H-7	4,970.50	7	5,047.16	33
124	H-8	4,971.20	6	5,050.44	34
125	H-9	4,969.40	6	5,050.44	35
168	H-11	5,017.00	4	5,224.08	90
212	H-12	4,992.00	7	5,224.08	100
214	H-13	4,992.00	3	5,224.08	100

FIRE FLOW + MDD

FlexTable: Hydrant Table

ID	Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
117	H-1	4,966.50	7	5,047.08	35
118	H-2	4,965.50	8	5,047.08	35
119	H-3	4,967.00	8	5,046.88	35
121	H-5	4,968.70	10	5,046.55	34
122	H-6	4,968.50	10	5,046.59	34
123	H-7	4,970.50	1,507	5,036.50	29
124	H-8	4,971.20	6	5,050.04	34
125	H-9	4,969.40	6	5,050.04	35
168	H-11	5,017.00	4	5,224.08	90
212	H-12	4,992.00	7	5,224.08	100
214	H-13	4,992.00	3	5,224.08	100

FIRE FLOW + MDD

FlexTable: Hydrant Table

ID	Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
117	H-1	4,966.50	7	5,050.09	36
118	H-2	4,965.50	8	5,050.09	37
119	H-3	4,967.00	8	5,050.03	36
121	H-5	4,968.70	10	5,049.92	35
122	H-6	4,968.50	10	5,049.94	35
123	H-7	4,970.50	7	5,049.66	34
124	H-8	4,971.20	1,506	5,032.53	27
125	H-9	4,969.40	6	5,043.82	32
168	H-11	5,017.00	4	5,224.08	90
212	H-12	4,992.00	7	5,224.08	100
214	H-13	4,992.00	3	5,224.08	100

FIRE FLOW + MDD

FlexTable: Hydrant Table

ID	Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
117	H-1	4,966.50	7	5,050.09	36
118	H-2	4,965.50	8	5,050.09	37
119	H-3	4,967.00	8	5,050.03	36
121	H-5	4,968.70	10	5,049.92	35
122	H-6	4,968.50	10	5,049.94	35
123	H-7	4,970.50	7	5,049.66	34
124	H-8	4,971.20	6	5,043.82	31
125	H-9	4,969.40	1,506	5,031.29	27
168	H-11	5,017.00	4	5,224.08	90
212	H-12	4,992.00	7	5,224.08	100
214	H-13	4,992.00	3	5,224.08	100

FIRE FLOW + MDD

FlexTable: Hydrant Table

ID	Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
117	H-1	4,966.50	7	5,220.96	110
118	H-2	4,965.50	8	5,220.96	111
119	H-3	4,967.00	8	5,220.96	110
121	H-5	4,968.70	10	5,220.96	109
122	H-6	4,968.50	10	5,220.96	109
123	H-7	4,970.50	7	5,220.96	108
124	H-8	4,971.20	6	5,220.97	108
125	H-9	4,969.40	6	5,220.97	109
168	H-11	5,017.00	1,504	5,101.53	37
212	H-12	4,992.00	7	5,112.60	52
214	H-13	4,992.00	3	5,114.16	53

FIRE FLOW + MDD

FlexTable: Hydrant Table

ID	Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
117	H-1	4,966.50	7	5,220.96	110
118	H-2	4,965.50	8	5,220.96	111
119	H-3	4,967.00	8	5,220.96	110
121	H-5	4,968.70	10	5,220.96	109
122	H-6	4,968.50	10	5,220.96	109
123	H-7	4,970.50	7	5,220.96	108
124	H-8	4,971.20	6	5,220.97	108
125	H-9	4,969.40	6	5,220.97	109
168	H-11	5,017.00	4	5,113.08	42
212	H-12	4,992.00	1,507	5,083.18	39
214	H-13	4,992.00	3	5,111.47	52

FIRE FLOW + MDD

FlexTable: Hydrant Table

ID	Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
117	H-1	4,966.50	7	5,220.96	110
118	H-2	4,965.50	8	5,220.96	111
119	H-3	4,967.00	8	5,220.96	110
121	H-5	4,968.70	10	5,220.96	109
122	H-6	4,968.50	10	5,220.96	109
123	H-7	4,970.50	7	5,220.96	108
124	H-8	4,971.20	6	5,220.97	108
125	H-9	4,969.40	6	5,220.97	109
168	H-11	5,017.00	4	5,114.47	42
212	H-12	4,992.00	7	5,111.47	52
214	H-13	4,992.00	1,503	5,104.56	49

PEAK HOUR

FlexTable: Hydrant Table

ID	Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
117	H-1	4,966.50	17	5,219.16	109
118	H-2	4,965.50	18	5,219.16	110
119	H-3	4,967.00	20	5,219.17	109
121	H-5	4,968.70	23	5,219.17	108
122	H-6	4,968.50	23	5,219.17	108
123	H-7	4,970.50	17	5,219.20	108
124	H-8	4,971.20	13	5,219.22	107
125	H-9	4,969.40	15	5,219.22	108
168	H-11	5,017.00	10	5,224.00	90
212	H-12	4,992.00	17	5,223.99	100
214	H-13	4,992.00	8	5,223.99	100

PEAK HOUR

FlexTable: Junction Table

ID	Label	Elevation (ft)	Hydraulic Grade (ft)	Pressure (psi)
35	J-1	4,969.50	5,219.68	108
37	J-2	4,969.50	5,219.57	108
39	J-3	4,969.50	5,219.54	108
41	J-4	4,968.00	5,219.46	109
43	J-5	4,969.00	5,219.26	108
45	J-6	4,969.50	5,219.24	108
47	J-7	4,965.00	5,219.20	110
49	J-8	4,961.00	5,219.19	112
51	J-9	4,960.70	5,219.18	112
53	J-10	4,959.50	5,219.17	112
61	J-14	4,960.50	5,219.17	112
63	J-15	4,960.00	5,219.17	112
65	J-16	4,960.60	5,219.17	112
67	J-17	4,961.00	5,219.17	112
69	J-18	4,961.00	5,219.17	112
71	J-19	4,962.50	5,219.17	111
73	J-20	4,962.60	5,219.18	111
75	J-21	4,961.50	5,219.18	111
80	J-23	4,963.50	5,219.20	111
82	J-24	4,965.00	5,219.23	110
84	J-25	4,965.00	5,219.23	110
86	J-26	4,964.20	5,219.22	110
88	J-27	4,962.40	5,219.22	111
90	J-28	4,962.10	5,219.22	111
96	J-31	4,975.00	5,219.23	106
137	J-41	4,969.50	5,219.59	108
140	J-42	4,969.50	5,219.23	108
162	J-43	5,019.00	5,224.00	89
164	J-44	5,009.00	5,224.00	93
166	J-45	5,001.00	5,224.00	96
176	J-46	4,969.14	5,219.24	108
179	J-47	4,968.50	5,219.24	108
180	J-48	4,966.38	5,219.24	109
181	J-49	4,964.12	5,219.23	110
182	J-50	4,964.29	5,219.23	110
193	J-51	4,959.10	5,219.17	113
195	J-52	4,995.00	5,223.99	99
197	J-53	4,985.00	5,223.99	103
199	J-54	4,985.00	5,223.99	103
201	J-55	4,985.00	5,223.99	103
203	J-56	4,983.00	5,223.99	104
205	J-57	4,981.00	5,223.99	105
207	J-58	4,985.00	5,223.99	103
209	J-59	4,993.00	5,224.00	100

PEAK HOUR

FlexTable: Pipe Table

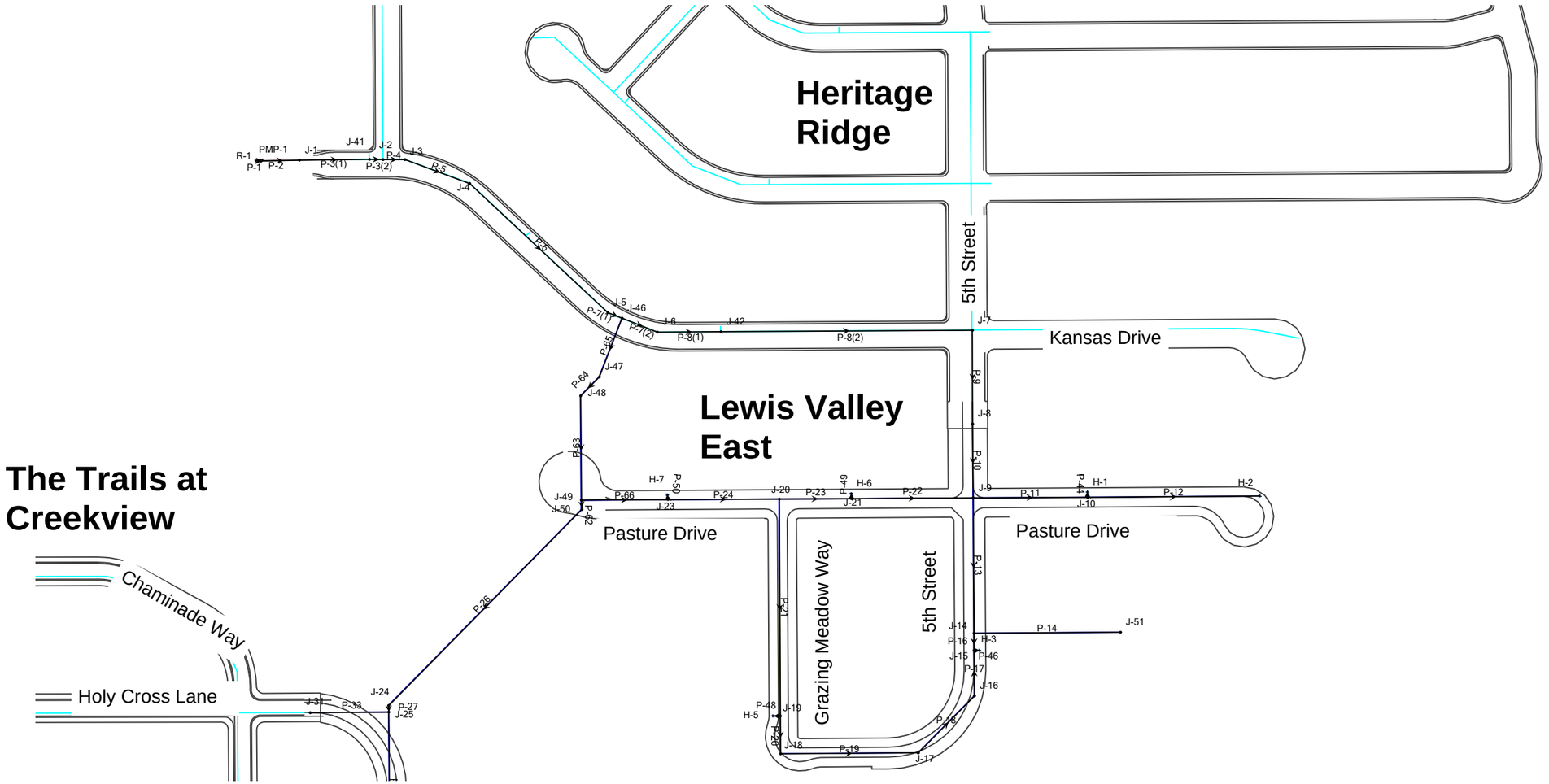
ID	Label	Length (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (Absolute) (gpm)	Velocity (ft/s)
34	P-1	1	48.0	Ductile Iron	140.0	147	0.03
36	P-2	78	8.0	PVC	130.0	147	0.94
40	P-4	44	8.0	PVC	130.0	147	0.94
42	P-5	140	8.0	PVC	130.0	147	0.94
44	P-6	384	8.0	PVC	130.0	147	0.94
50	P-9	191	8.0	PVC	130.0	46	0.30
52	P-10	150	8.0	PVC	130.0	46	0.30
54	P-11	232	8.0	PVC	130.0	35	0.22
64	P-16	35	8.0	PVC	130.0	19	0.12
66	P-17	92	8.0	PVC	130.0	1	0.01
68	P-18	163	8.0	PVC	130.0	1	0.01
70	P-19	280	8.0	PVC	130.0	1	0.01
72	P-20	77	8.0	PVC	130.0	1	0.01
74	P-21	441	8.0	PVC	130.0	25	0.16
76	P-22	248	8.0	PVC	130.0	7	0.05
77	P-23	147	8.0	PVC	130.0	31	0.20
85	P-27	13	12.0	PVC	130.0	28	0.08
87	P-28	311	12.0	PVC	130.0	28	0.08
89	P-29	472	12.0	PVC	130.0	15	0.04
91	P-30	30	8.0	PVC	130.0	0	0.00
97	P-33	160	12.0	PVC	130.0	0	0.00
127	P-44	11	6.0	PVC	130.0	17	0.19
129	P-46	11	6.0	PVC	130.0	20	0.23
131	P-48	15	6.0	PVC	130.0	23	0.26
132	P-49	11	6.0	PVC	130.0	23	0.26
133	P-50	9	6.0	PVC	130.0	17	0.19
134	P-51	24	6.0	PVC	130.0	13	0.15
135	P-52	14	6.0	PVC	130.0	15	0.17
138	P-3(1)	143	8.0	PVC	130.0	147	0.94
139	P-3(2)	28	8.0	PVC	130.0	147	0.94
141	P-8(1)	129	8.0	PVC	130.0	46	0.30
142	P-8(2)	511	8.0	PVC	130.0	46	0.30
161	P-55	1	48.0	Ductile Iron	140.0	35	0.01
163	P-56	195	8.0	PVC	130.0	35	0.22
165	P-57	208	8.0	PVC	130.0	21	0.13
167	P-58	136	8.0	PVC	130.0	11	0.07
171	P-60	14	6.0	PVC	130.0	10	0.11
177	P-7(1)	31	8.0	PVC	130.0	147	0.94
178	P-7(2)	77	8.0	PVC	130.0	46	0.30
184	P-26	559	12.0	PVC	130.0	28	0.08
185	P-62	19	12.0	PVC	130.0	28	0.08
186	P-63	212	12.0	PVC	130.0	100	0.28
187	P-64	54	12.0	PVC	130.0	100	0.28
188	P-65	128	12.0	PVC	130.0	100	0.28
189	P-66	176	8.0	PVC	130.0	72	0.46
190	P-24	227	8.0	PVC	130.0	55	0.35
191	P-12	350	8.0	PVC	130.0	18	0.12

PEAK HOUR

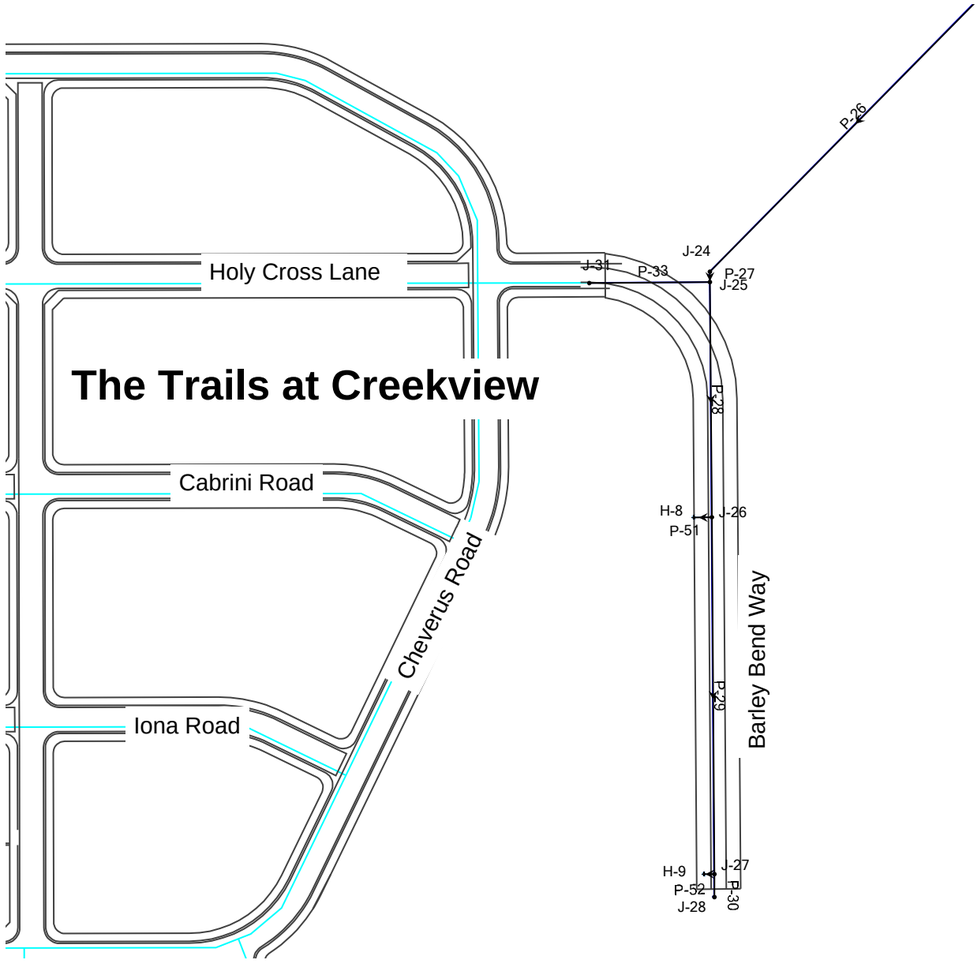
FlexTable: Pipe Table

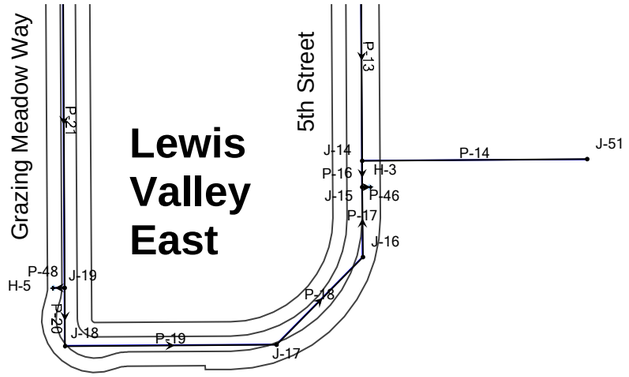
ID	Label	Length (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (Absolute) (gpm)	Velocity (ft/s)
192	P-13	275	8.0	PVC	130.0	19	0.12
194	P-14	298	8.0	PVC	130.0	0	0.00
196	P-71	167	8.0	PVC	130.0	11	0.07
198	P-72	121	8.0	PVC	130.0	17	0.11
200	P-73	196	8.0	PVC	130.0	17	0.11
202	P-74	11	8.0	PVC	130.0	0	0.00
204	P-75	264	8.0	PVC	130.0	0	0.00
206	P-76	202	8.0	PVC	130.0	6	0.04
208	P-77	138	8.0	PVC	130.0	6	0.04
210	P-78	209	8.0	PVC	130.0	14	0.09
211	P-79	369	8.0	PVC	130.0	14	0.09
213	P-80	15	6.0	PVC	130.0	17	0.19
215	P-81	23	6.0	PVC	130.0	8	0.09

Lewis Valley East

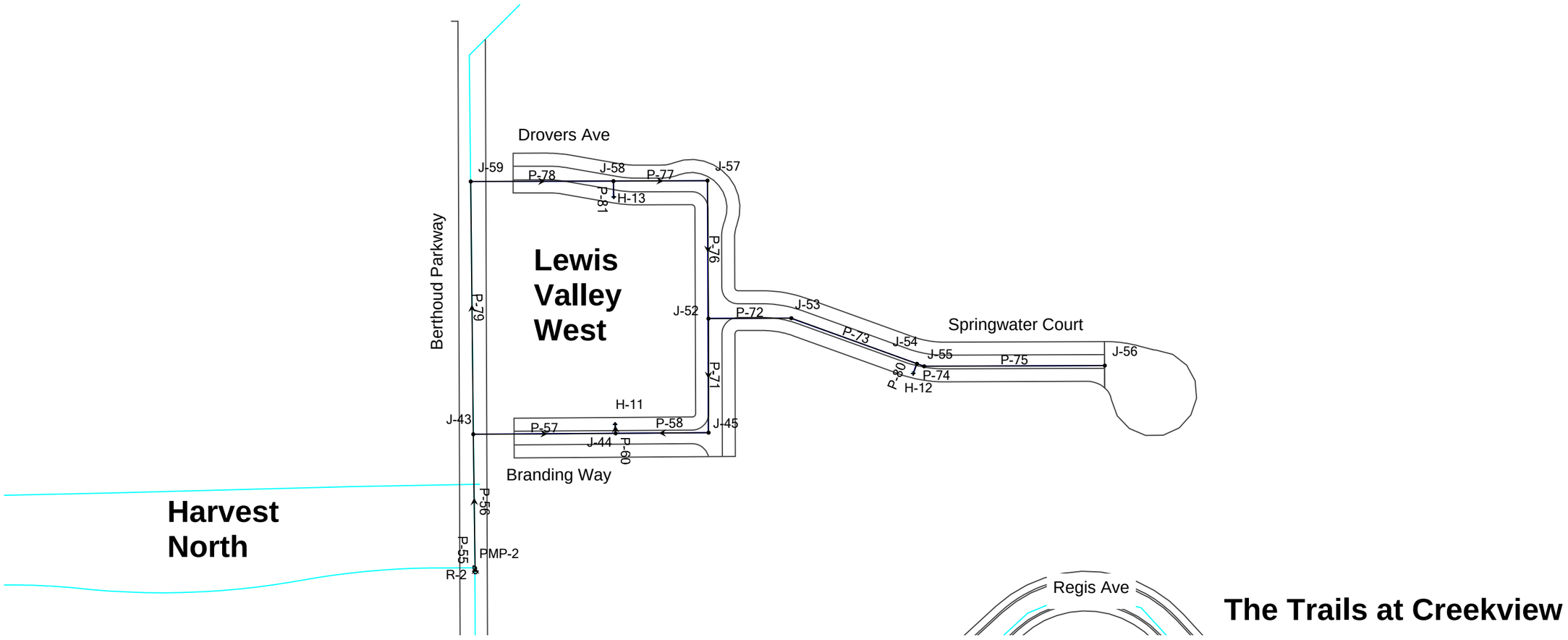


Lewis Valley Central





Lewis Valley West



POTABLE WATER MODELING ANALYSIS FOR

ARBOR CAPITAL LLC
TRAILS AT CREEKVIEW

August 2, 2022

NORTHERNENGINEERING.COM
970.221.4158
FORT COLLINS
GREELEY

This Report is consciously provided as a PDF. Please consider the environment before printing this document in its entirety. When a hard copy is necessary, we recommend double-sided printing.

August 2, 2022
Town of Berthoud
Community Development/Engineering
807 Mountain Avenue
Berthoud, CO 80513

RE: POTABLE WATER SYSTEM MODELLING
TRAILS AT CREEKVIEW

Dear City Staff:

Trails at Creekview is a proposed 480 residential subdivision with a community pool and two parks at the south end of Berthoud. The project site is south of Dry Creek, west of Berthoud Parkway, and north of Larimer County Road 4E. The attached water modelling analysis of the potable water system for Trails at Creekview are in general conformance with the *Town of Berthoud Engineering and Infrastructure Design Standards and Construction Specifications* (DSCS).

The water model for Trails at Creekview is intended to document the methodologies and assumptions used in the water model design. This model addresses the following:

- Water Distribution System Design and Demand Criteria
- Existing Water Infrastructure and Proposed Water Network
- Water Model Steady-State and Fire Flow Analysis Results

The following assumptions and design criteria were used in the potable water system analysis.

- Existing potable water lines will connect to Berthoud's water system at Berthoud Parkway near Harvest Ridge Subdivision and at the intersection of Kansas Avenue and Canyonlands Street. The Town of Berthoud provided hydrant pressures at the northeast corner of Harvest Ridge, along Berthoud Parkway, and at the intersection of Kansas Avenue and Greenwood Drive.
- Hazen-Williams Friction Coefficient of 130 per Town of Berthoud DSCS.
- Maximum velocity in pipe shall be less than 10 feet per second (ft/s)
- Residential Fire Flow of 1,500 gallons per minute (gpm) with 20 psi residual pressure per hydrant.
- The potable water distribution system in all areas shall be designed for a maximum pressure of 110 psi and a minimum pressure of 45 psi for normal conditions.

The Town of Berthoud DSCS do not provide any water demand criteria per use or zoning. Therefore, an average daily demand of 400 gpd was assumed for single-family units and 350 gpd for multifamily units. These demands, along with maximum day and peak hour factors, are from the *City of Loveland Water and Wastewater Development Standards*. The average day demand assumes irrigation. Open space and park irrigation demands are assumed to be 24.0 gpm peak hour demand per the *City of Greeley Design Criteria and Construction Specifications*. Any additional demands are per the 2000 edition of the *American Water Works Association Distribution Systems Handbook*.

H20 Net was utilized to model the waterline network for Trails at Creekview. Provided below is a list of general model assumptions used in this analysis.

- Junction elevations are modeled 5-feet below the proposed ground surface.
- Demand for each unit is modeled at the nearest node on the main servicing the home. When applicable, demands for multiple units were accumulated along a single block.
- For each of the proposed connection points to the existing watermains, a reservoir with fixed head (based on the respective pressure zone) was utilized as source water. The modeled system connections to each respective reservoir use a 30-inch pipe to minimize any friction loss that would not actually exist. As such,

any 30-inch pipes shown in the model output files should be disregarded as any part of the design. A demand, equivalent to the tested flow rate, was assigned at the nearest node to account for flows within the existing water system.

The hydraulic model of the Trails at Creekview water system was analyzed using H2O Net under the two (2) flow scenarios using the calculated water demands. A model performance synopsis for each scenario is provided below. The complete model output files are provided in the Appendix.

- Peak Hour Demand (PHD)
  The water model was analyzed for a steady state condition using Peak Hour Demands. The pressures, velocities, and head losses shown within this scenario are within the acceptable range per the Town of Berthoud DSCS except along the 12-inch transmission line between Kansas Avenue and Node J98 and along Chevrus Road within the southeast corner of the property. While the static pressure is greater than the Town's operating pressure of 100 psi, they are within the same range as the existing test pressure of 107 psi at the intersection of Kansas Avenue and Greenwood Drive. The highest pressure of 109 psi is at the Dry Creek crossing on the 12-inch transmission line. Furthermore, C900 DR18 PVC pipe is rated for a maximum pressure of 235 psi with a 2.5:1 safety factor.

- Peak Hour Demand (PHD) + Fire Flow
  H2O Net simulated a fire flow demand at each hydrant with minimum residual pressure of 20 psi. Most of the hydrants were modeled at 1,500 gpm fire flow with peak hour demands on the system except for the hydrants around the multifamily units. The hydrants surrounding the multifamily units were modeled at 2,250 gpm with peak hour demands on the system. The system can provide a fire demand with no significant reduction in residual pressure throughout the system.

The proposed water system for Trails at Creekview are in general compliance with the Town of Berthoud standards and will provide a fire flow demand greater than 1,500 gpm throughout the project. The static pressure for most of the site is between 45 and 100 psi except along Chevrus Road and at the connection to the existing Town system in Kansas Avenue. However, the proposed static pressures is equivalent to the existing tested pressure at the intersection of Kansas Avenue and Greenwood Drive.

Sincerely,

NORTHERN ENGINEERING SERVICES, INC.

Frederick S. Wegert, PE
Project Engineer

Attachments:

- Water Demand Calculations
- Water Model Results (Nodes)
- Water Model Results (Pipes)
- Fire Flow Analysis Results
- Water Model Exhibit

ATTACHMENTS

WATER SYSTEM EXHIBIT AND
MODEL RESULTS

NORTHERN ENGINEERING

TRAILS AT CREEKVIEW CURRENT LAND USE SUMMARY & POTABLE WATER DEMANDS

Project Number:	998-007	**Date:**	August 2, 2022
Project Name:	Trails at Creekview	**Client:**	Arbor Capital, LLC
Project Location:	Berthoud, Colorado	**Calc. By:**	F. Wegert

Residential Demands[1]			
Average Daily Demand		**Occupancy**	
Single-Family:	400 gpd/unit	Single-Family:	2.7 cap./unit
Multifamily:	350 gpd/unit	Multifamily:	1.7 cap./unit
Peaking Factor			
Max. Day Demand	2.5 x ADD		
Peak Hour Demand	6.0 x ADD		

Irrigation Demands[2]		**Swimming Pools Demands[3]**	
Peak Hour Demand		**Average Daily Demand**	
Irrigation:	24.0 gpm/acre	Swimming Pool	14 gpcd

Notes:
1) The *Town of Berthoud Design Standards and Construction Specifications* do not provide any water demand criteria per use or zoning. Therefore, residential demands and peaking factors are per the *City of Loveland Water and Wastewater Development Standards*. Residential flows assume irrigation.

2) The *Town of Berthoud Design Standards and Construction Specifications* do not provide any water demand criteria per use or zoning. Therefore, irrigation demands are per the *City of Greeley Design Criteria and Construction Specifications*.

3) The *Town of Berthoud Design Standards and Construction Specifications* do not provide any water demand criteria per use or zoning. Therefore, swimming pool demands are per the *American Water Works Association Water Distribution Systems Handbook*, Mays, Larry, 2000. Assumed the swimming pool's capacity is limited to 100 people. Irrigation assumed to be included as part of the park.

CALCULATED RESIDENTIAL & COMMERICAL WATER DEMANDS

Land Use				Population			Demand per Unit (gpm/unit)	Average Daily Demand		Max. Day Demand		Peak Hour Demand	
Description	Landuse	Area (sq. ft.)	Area (acres)	Lots	Capita per Unit	Population		GPD	GPM	GPD	GPM	GPD	GPM
Cabrini Road - John Carroll to Cristo Rey	Single-Family	39,385	0.9	12	2.7	32	400.0	4,800	3.3	12,000	8.3	72,000	50.0
Cabrini Road - John Carroll to Cristo Rey	Multifamily	17,358	0.4	6	1.7	10	350.0	2,100	1.5	5,250	3.6	31,500	21.9
Cabrini Road - Cristo Rey to Gonzaga	Single-Family	30,019	0.7	4	2.7	11	400.0	1,600	1.1	4,000	2.8	24,000	16.7
Cabrini Road - Gonzaga to St. Peter	Single-Family	68,529	1.6	9	2.7	24	400.0	3,600	2.5	9,000	6.3	54,000	37.5
Cabrini Road - Community Pool	Commercial	26,952	0.6	1	100.0	100		1,400	1.0	3,500	2.4	21,000	14.6
Cabrini Road - St. Peter to Le Moyne	Single-Family	70,583	1.6	9	2.7	24	400.0	3,600	2.5	9,000	6.3	54,000	37.5
Cabrini Road - Le Moyne to Chevrus	Single-Family	118,763	2.7	16	2.7	43	400.0	6,400	4.4	16,000	11.1	96,000	66.7
Canisus Lane	Single-Family	9,244	0.2	1	2.7	3	400.0	400	0.3	1,000	0.7	6,000	4.2
Chaminade Way - John Carroll to Gonzaga	Single-Family	79,812	1.8	11	2.7	30	400.0	4,400	3.1	11,000	7.6	66,000	45.8
Chaminade Way - Gonzaga to St. Peter	Single-Family	128,593	3.0	18	2.7	49	400.0	7,200	5.0	18,000	12.5	108,000	75.0
Chaminade Way @ Holy Cross	Single-Family	109,246	2.5	16	2.7	43	400.0	6,400	4.4	16,000	11.1	96,000	66.7
Chaminade Way @ Le Moyne Ave.	Single-Family	68,775	1.6	10	2.7	27	400.0	4,000	2.8	10,000	6.9	60,000	41.7
Chaminade Way - East	Single-Family	27,856	0.6	4	2.7	11	400.0	1,600	1.1	4,000	2.8	24,000	16.7
Chevrus Road - North	Single-Family	15,611	0.4	2	2.7	5	400.0	800	0.6	2,000	1.4	12,000	8.3
Chevrus Road - Holy Cross to Cabrini	Single-Family	40,786	0.9	6	2.7	16	400.0	2,400	1.7	6,000	4.2	36,000	25.0
Chevrus Road - Iona to Cabrini	Single-Family	30,250	0.7	5	2.7	14	400.0	2,000	1.4	5,000	3.5	30,000	20.8
Chevrus Road - South	Single-Family	25,217	0.6	4	2.7	11	400.0	1,600	1.1	4,000	2.8	24,000	16.7
Cristo Rey Drive - North	Multifamily	30,338	0.7	10	1.7	17	350.0	3,500	2.4	8,750	6.1	52,500	36.5
Cristo Rey Drive - South	Multifamily	15,252	0.4	5	1.7	9	350.0	1,750	1.2	4,375	3.0	26,250	18.2
Holy Cross Lane - East Half	Single-Family	107,575	2.5	15	2.7	41	400.0	6,000	4.2	15,000	10.4	90,000	62.5
Holy Cross Lane - West Half	Single-Family	96,298	2.2	13	2.7	35	400.0	5,200	3.6	13,000	9.0	78,000	54.2
Iona Road - East Half	Single-Family	85,484	2.0	12	2.7	32	400.0	4,800	3.3	12,000	8.3	72,000	50.0
Iona Road - West Half	Single-Family	57,022	1.3	12	2.7	32	400.0	4,800	3.3	12,000	8.3	72,000	50.0
John Carroll Road - Chaminade to Rockhurst	Single-Family	23,100	0.5	4	2.7	11	400.0	1,600	1.1	4,000	2.8	24,000	16.7
John Carroll Road - Rockhurst to Cabrini	Single-Family	27,885	0.6	5	2.7	14	400.0	2,000	1.4	5,000	3.5	30,000	20.8
John Carroll Road - Cabrini to Wheeling	Single-Family	20,160	0.5	7	2.7	19	400.0	2,800	1.9	7,000	4.9	42,000	29.2
John Carroll Road - Cabrini to Wheeling	Multifamily	25,721	0.6	8	1.7	14	350.0	2,800	1.9	7,000	4.9	42,000	29.2
John Carroll Road - Wheeling to Xavier	Single-Family	25,920	0.6	9	2.7	24	400.0	3,600	2.5	9,000	6.3	54,000	37.5
John Carroll Road - Wheeling to Xavier	Multifamily	15,252	0.4	5	1.7	9	350.0	1,750	1.2	4,375	3.0	26,250	18.2
John Carroll Road - South	Single-Family	30,346	0.7	5	2.7	14	400.0	2,000	1.4	5,000	3.5	30,000	20.8
Internal Multifamily - North	Multifamily	25,884	0.6	7	1.7	12	350.0	2,450	1.7	6,125	4.3	36,750	25.5

NORTHERN ENGINEERING

TRAILS AT CREEKVIEW CURRENT LAND USE SUMMARY & POTABLE WATER DEMANDS

Project Number:	998-007	**Date:**	August 2, 2022
Project Name:	Trails at Creekview	**Client:**	Arbor Capital, LLC
Project Location:	Berthoud, Colorado	**Calc. By:**	F. Wegert

Residential Demands[1]			
Average Daily Demand		**Occupancy**	
Single-Family:	400 gpd/unit	Single-Family:	2.7 cap./unit
Multifamily:	350 gpd/unit	Multifamily:	1.7 cap./unit
Peaking Factor			
Max. Day Demand	2.5 x ADD		
Peak Hour Demand	6.0 x ADD		

Irrigation Demands[2]		**Swimming Pools Demands[3]**	
Peak Hour Demand		**Average Daily Demand**	
Irrigation:	24.0 gpm/acre	Swimming Pool	14 gpcd

Notes:
1) The *Town of Berthoud Design Standards and Construction Specifications* do not provide any water demand criteria per use or zoning. Therefore, residential demands and peaking factors are per the *City of Loveland Water and Wastewater Development Standards*. Residential flows assume irrigation.

2) The *Town of Berthoud Design Standards and Construction Specifications* do not provide any water demand criteria per use or zoning. Therefore, irrigation demands are per the *City of Greeley Design Criteria and Construction Specifications*.

3) The *Town of Berthoud Design Standards and Construction Specifications* do not provide any water demand criteria per use or zoning. Therefore, swimming pool demands are per the *American Water Works Association Water Distribution Systems Handbook*, Mays, Larry, 2000. Assumed the swimming pool's capacity is limited to 100 people. Irrigation assumed to be included as part of the park.

CALCULATED RESIDENTIAL & COMMERICAL WATER DEMANDS

Land Use				**Population**			**Demand per Unit (gpm/unit)**	**Average Daily Demand**		**Max. Day Demand**		**Peak Hour Demand**	
Description	**Landuse**	**Area (sq. ft.)**	**Area (acres)**	**Lots**	**Capita per Unit**	**Population**		**GPD**	**GPM**	**GPD**	**GPM**	**GPD**	**GPM**
Internal Multifamily - Southwest	Multifamily	14,786	0.3	5	1.7	9	350.0	1,750	1.2	4,375	3.0	26,250	18.2
Internal Multifamily - Southeast	Multifamily	14,710	0.3	5	1.7	9	350.0	1,750	1.2	4,375	3.0	26,250	18.2
Regis Avenue - East Half	Single-Family	57,243	1.3	9	2.7	24	400.0	3,600	2.5	9,000	6.3	54,000	37.5
Regis Avenue - West Half	Single-Family	133,127	3.1	18	2.7	49	400.0	7,200	5.0	18,000	12.5	108,000	75.0
Rockhurst Street - East Half	Single-Family	133,775	3.1	18	2.7	49	400.0	7,200	5.0	18,000	12.5	108,000	75.0
Rockhurst Street - West Half	Single-Family	119,407	2.7	23	2.7	62	400.0	9,200	6.4	23,000	16.0	138,000	95.8
Scranton Drive - East Half	Single-Family	151,411	3.5	21	2.7	57	400.0	8,400	5.8	21,000	14.6	126,000	87.5
Scranton Drive - Cristo Rey to Bellamine	Single-Family	188,605	4.3	27	2.7	73	400.0	10,800	7.5	27,000	18.8	162,000	112.5
Scranton Drive - West Half	Single-Family	109,548	2.5	17	2.7	46	400.0	6,800	4.7	17,000	11.8	102,000	70.8
Wheeling Avenue - Cristo Rey to Bellamine	Single-Family	101,178	2.3	20	2.7	54	400.0	8,000	5.6	20,000	13.9	120,000	83.3
Wheeling Avenue - Bellarmine to St. Peter	Single-Family	74,376	1.7	10	2.7	27	400.0	4,000	2.8	10,000	6.9	60,000	41.7
Wheeling Avenue @ Le Moyne Ave.	Single-Family	64,395	1.5	13	2.7	35	400.0	5,200	3.6	13,000	9.0	78,000	54.2
Xavier Street - East Half	Single-Family	68,038	1.6	10	2.7	27	400.0	4,000	2.8	10,000	6.9	60,000	41.7
Xavier Street - Cristo Rey to Bellamine	Single-Family	145,137	3.3	27	2.7	73	400.0	10,800	7.5	27,000	18.8	162,000	112.5
Xavier Street - West Half	Single-Family	47,801	1.1	7	2.7	19	400.0	2,800	1.9	7,000	4.9	42,000	29.2
Total Residential & Commercial Demand		**2,916,753**	**67.0**	**481**		**1,245**		**190,850**	**132.5**	**477,125**	**331.3**	**2,862,750**	**1,988.0**

NORTHERN ENGINEERING

TRAILS AT CREEKVIEW CURRENT LAND USE SUMMARY & POTABLE WATER DEMANDS

Project Number:	998-007	**Date:**	August 2, 2022
Project Name:	Trails at Creekview	**Client:**	Arbor Capital, LLC
Project Location:	Berthoud, Colorado	**Calc. By:**	F. Wegert

Residential Demands[1]			
Average Daily Demand		**Occupancy**	
Single-Family:	400 gpd/unit	Single-Family:	2.7 cap./unit
Multifamily:	350 gpd/unit	Multifamily:	1.7 cap./unit
Peaking Factor			
Max. Day Demand	2.5 x ADD		
Peak Hour Demand	6.0 x ADD		

Irrigation Demands[2]		**Swimming Pools Demands[3]**	
Peak Hour Demand		**Average Daily Demand**	
Irrigation:	24.0 gpm/acre	Swimming Pool	14 gpcd

Notes:
1) The *Town of Berthoud Design Standards and Construction Specifications* do not provide any water demand criteria per use or zoning. Therefore, residential demands and peaking factors are per the *City of Loveland Water and Wastewater Development Standards*. Residential flows assume irrigation.

2) The *Town of Berthoud Design Standards and Construction Specifications* do not provide any water demand criteria per use or zoning. Therefore, irrigation demands are per the *City of Greeley Design Criteria and Construction Specifications*.

3) The *Town of Berthoud Design Standards and Construction Specifications* do not provide any water demand criteria per use or zoning. Therefore, swimming pool demands are per the *American Water Works Association Water Distribution Systems Handbook*, Mays, Larry, 2000. Assumed the swimming pool's capacity is limited to 100 people. Irrigation assumed to be included as part of the park.

CALCULATED IRRIGATION WATER DEMANDS

Land Use				**Not Used**	**Average Daily Demand**		**Max. Day Demand**		**Peak Hour Demand**	
Description	**Landuse**	**Area (sq. ft.)**	**Area (acres)**		**GPD**	**GPM**	**GPD**	**GPM**	**GPD**	**GPM**
Cabrini Road - Park	Irrigation Only	225,196	5.2		29,778	20.7	74,445	51.7	178,668	124.1
Cabrini Road - Open Space	Irrigation Only	37,232	0.9		4,923	3.4	12,308	8.5	29,540	20.5
Chaminade Way - Open Space	Irrigation Only	194,618	4.5		25,735	17.9	64,337	44.7	154,408	107.2
Chaminade Way - East Pocket Open Space	Irrigation Only	27,801	0.6		3,676	2.6	9,190	6.4	22,057	15.3
Chaminade Way / Gonzaga Drive - Open Space	Irrigation Only	66,475	1.5		8,790	6.1	21,975	15.3	52,740	36.6
Cheverus Road - Open Space	Irrigation Only	160,863	3.7		21,271	14.8	53,178	36.9	127,627	88.6
Cheverus Road - North Pocket Open Space	Irrigation Only	18,581	0.4		2,457	1.7	6,142	4.3	14,742	10.2
Cheverus Road - South Pocket Open Space	Irrigation Only	12,714	0.3		1,681	1.2	4,203	2.9	10,087	7.0
Cristo Rey Drive- Open Space	Irrigation Only	46,658	1.1		6,170	4.3	15,424	10.7	37,018	25.7
Holy Cross Lane - Upper Pocket Open Space	Irrigation Only	10,653	0.2		1,409	1.0	3,522	2.4	8,452	5.9
John Carroll Road - North Open Space	Irrigation Only	37,811	0.9		5,000	3.5	12,499	8.7	29,999	20.8
John Carroll Road - South Open Space	Irrigation Only	40,160	0.9		5,310	3.7	13,276	9.2	31,863	22.1
Northeast Corner of Site - Open Space	Irrigation Only	100,835	2.3		13,334	9.3	33,334	23.1	80,001	55.6
Regis Avenue - Open Space	Irrigation Only	107,226	2.5		14,179	9.8	35,446	24.6	85,072	59.1
Saint Peter Lane - Open Space	Irrigation Only	22,188	0.5		2,934	2.0	7,335	5.1	17,604	12.2
Saint Peter Lane / Iona Road - Open Space	Irrigation Only	7,817	0.2		1,034	0.7	2,584	1.8	6,202	4.3
Southeast Corner - Open Space	Irrigation Only	408,817	9.4		54,058	37.5	135,146	93.9	324,350	225.2
Southwest Corner - Open Space	Irrigation Only	78,416	1.8		10,369	7.2	25,923	18.0	62,214	43.2
Xavier Street - Park	Irrigation Only	50,230	1.2		6,642	4.6	16,605	11.5	39,852	27.7
Xavier Street - Open Space	Irrigation Only	29,046	0.7		3,841	2.7	9,602	6.7	23,045	16.0
Total Irrigation Demand		**1,683,337**	**38.6**		**222,590**	**154.6**	**556,475**	**386.4**	**1,335,540**	**927.5**

RESULTS OF WATER SYSTEM MODEL (NODES)

Project Number:	998-007	**Date:**	August 2, 2022
Project Name:	Trails at Creekview	**Client:**	Arbor Capital, LLC
Project Location:	Berthoud, Colorado	**Calc. By:**	F. Wegert

ID	Description	Phase	Demand (gpm)	Elevation (ft)	Head (ft)	Pressure (psi)
J10	Tee	1	1,215.00	5,031.52	5,224.91	83.79
J12	Tee	1	-	5,038.14	5,217.79	77.84
J14	Tee	1	-	5,038.39	5,215.45	76.72
J16	Tee	1	-	5,037.28	5,214.62	76.84
J18	Tee	1	-	5,033.04	5,213.78	78.32
J20	Intermediate Node	1	-	5,026.04	5,213.54	81.25
J22	Tee	1	-	5,022.51	5,213.31	82.67
J24	Intermediate Node	1	-	5,016.04	5,213.30	85.47
J26	Fire Hydrant	1	43.20	5,004.69	5,213.30	90.39
J28	Fire Hydrant	1	-	5,037.07	5,214.21	76.75
J30	Bend	1	-	5,035.50	5,213.97	77.33
J32	Bend	1	75.00	5,035.13	5,213.90	77.46
J34	Fire Hydrant	1	-	5,029.08	5,213.79	80.03
J36	Fire Hydrant	1	96.60	5,012.57	5,213.59	87.10
J38	Bend	1	-	5,010.90	5,213.58	87.82
J40	Bend	1	-	5,009.94	5,213.56	88.23
J42	Cross	1	-	5,037.67	5,214.26	76.52
J44	Bend	1	-	5,032.13	5,214.09	78.84
J46	Bend	1	-	5,025.43	5,213.95	81.68
J48	Intermediate Node	1	-	5,016.33	5,213.74	85.54
J50	Cross	1	-	5,008.86	5,213.54	88.69
J52	Bend	1	-	5,008.11	5,213.54	89.01
J54	Intermediate Node	1	-	5,006.60	5,213.53	89.66
J56	Intermediate Node	1	-	4,998.43	5,213.52	93.20
J58	Bend	1	-	4,989.06	5,213.51	97.25
J60	Bend	1	-	4,997.87	5,213.51	93.44
J62	Bend	1	-	4,982.14	5,213.50	100.25
J64	Tee	1	-	5,037.55	5,214.22	76.55
J66	Demand Node	1	45.80	5,032.02	5,213.91	78.81
J68	Bend	1	36.60	5,025.32	5,213.73	81.64
J70	Fire Hydrant	1	-	5,023.64	5,213.70	82.35
J72	Demand Node	1	75.00	5,016.22	5,213.57	85.51
J74	Fire Hydrant	1	-	5,008.93	5,213.53	88.65
J76	Cross	1	-	5,008.75	5,213.52	88.73
J78	Bend	1	-	5,007.99	5,213.39	89.00
J80	Tee	1	66.70	5,006.52	5,213.18	89.54
J82	Fire Hydrant	1	-	5,006.24	5,213.18	89.67
J84	Fire Hydrant	1	148.90	4,997.17	5,213.17	93.59
J86	Bend	1	-	4,988.95	5,213.31	97.22
J88	Bend	1	16.70	4,997.76	5,213.33	93.41
J90	Fire Hydrant	1	15.30	4,982.93	5,213.43	99.87
J92	Tee	1	-	4,981.12	5,213.47	100.68
J94	Tee	1	-	5,008.75	5,213.50	88.72
J96	Vertical Bend	1	55.60	4,976.00	5,213.59	102.95
J98	Bend	1	-	4,968.15	5,213.72	106.41
J100	Creek Crossing	1	-	4,962.00	5,213.87	109.14

RESULTS OF WATER SYSTEM MODEL (NODES)

Project Number:	998-007	**Date:**	August 2, 2022
Project Name:	Trails at Creekview	**Client:**	Arbor Capital, LLC
Project Location:	Berthoud, Colorado	**Calc. By:**	F. Wegert

ID	Description	Phase	Demand (gpm)	Elevation (ft)	Head (ft)	Pressure (psi)
J102	Creek Crossing	1	-	4,964.36	5,213.94	108.14
J104	Bend	1	-	4,966.72	5,213.98	107.14
J106	Bend	1	-	4,967.44	5,214.24	106.94
J108	Tee	1	-	4,969.08	5,214.32	106.26
J110	Tee	1	-	4,969.12	5,215.20	106.63
J112	Tee	1	1,330.00	4,969.50	5,216.67	107.10
J114	Bend	1	-	5,009.82	5,213.12	88.09
J116	Bend	1	60.10	5,010.97	5,213.07	87.57
J118	Bend	1	-	5,009.33	5,213.06	88.28
J120	Fire Hydrant	1	-	5,004.08	5,213.04	90.54
J122	Fire Hydrant	1	62.50	4,987.65	5,212.98	97.64
J124	Tee	1	-	4,979.29	5,212.98	101.26
J126	Fire Hydrant	1	-	4,974.16	5,212.98	103.48
J128	Bend	1	8.30	4,979.86	5,213.23	101.12
J130	End of Phase	1	25.00	4,978.52	5,212.59	101.42
J132	Fire Hydrant	2	-	4,977.54	5,212.16	101.66
J134	Tee	2	-	4,977.19	5,212.00	101.74
J136	Bend	2	-	4,980.14	5,211.96	100.45
J138	Fire Hydrant	2	66.70	4,985.82	5,211.92	97.97
J140	Fire Hydrant	2	37.50	4,995.05	5,211.90	93.96
J142	Bend	2	-	4,998.23	5,211.90	92.58
J144	Demand Node	2	31.00	4,976.15	5,211.75	102.08
J146	Tee	2	-	4,975.12	5,211.55	102.44
J148	Fire Hydrant	2	-	4,975.58	5,211.55	102.24
J150	Bend	2	50.00	4,978.70	5,211.55	100.89
J152	Fire Hydrant	2	50.00	4,986.42	5,211.55	97.55
J154	Bend	2	112.30	4,974.17	5,211.36	102.77
J156	Tee	2	-	4,975.31	5,211.35	102.27
J158	Fire Hydrant	2	4.20	4,971.56	5,211.34	103.90
J160	Fire Hydrant	2	-	4,979.93	5,211.32	100.26
J162	Tee	2	54.20	4,983.78	5,211.29	98.58
J164	Cross	2	-	4,988.70	5,211.46	96.52
J166	Fire Hydrant	2	-	4,990.58	5,211.59	95.76
J168	Tee	2	4.30	4,991.36	5,211.60	95.43
J170	Cross	2	-	4,999.37	5,211.90	92.09
J172	Bend	2	-	5,002.20	5,212.12	90.96
J174	Fire Hydrant	2	12.20	5,008.57	5,212.64	88.42
J176	Tee	2	-	5,009.75	5,212.77	87.97
J178	End of Phase	1	-	5,009.53	5,213.21	88.25
J180	End of Phase	2	-	5,009.91	5,212.77	87.90
J182	Fire Hydrant	3	75.00	5,014.56	5,212.78	85.89
J184	Intermediate Node	3	-	5,017.43	5,212.81	84.66
J186	Fire Hydrant	3	95.80	5,022.81	5,212.86	82.35
J188	Tee	3	20.80	5,031.45	5,213.12	78.72
J190	End of Phase	1	16.70	5,034.79	5,213.74	77.54
J192	End of Phase	2	-	5,000.04	5,211.89	91.80

RESULTS OF WATER SYSTEM MODEL (NODES)

Project Number:	998-007	**Date:**	August 2, 2022
Project Name:	Trails at Creekview	**Client:**	Arbor Capital, LLC
Project Location:	Berthoud, Colorado	**Calc. By:**	F. Wegert

ID	Description	Phase	Demand (gpm)	Elevation (ft)	Head (ft)	Pressure (psi)
J194	Fire Hydrant	3	52.10	5,003.86	5,211.86	90.13
J196	Fire Hydrant	3	161.30	5,009.26	5,211.82	87.77
J198	Tee	3	-	5,013.21	5,211.92	86.10
J200	Fire Hydrant	3	71.90	5,016.86	5,212.09	84.59
J202	Cross	3	-	5,026.80	5,212.84	80.61
J204	End of Phase	1	-	5,031.33	5,213.52	78.94
J206	Fire Hydrant	3	20.80	5,029.56	5,213.02	79.49
J208	End of Phase	2	-	4,989.21	5,211.47	96.30
J210	Bend	3	-	4,990.60	5,211.47	95.70
J212	Bend	3	41.70	4,992.18	5,211.47	95.02
J214	Fire Hydrant	3	83.30	4,996.08	5,211.51	93.35
J216	Bend	3	-	4,999.92	5,211.66	91.75
J218	Cross	3	-	5,002.99	5,211.78	90.47
J220	Tee	3	-	5,009.26	5,211.87	87.79
J222	Demand Node	3	25.50	5,011.66	5,211.96	86.79
J224	Tee	3	-	5,014.07	5,212.06	85.79
J226	Fire Hydrant	3	18.20	5,014.53	5,212.06	85.59
J228	Fire Hydrant	3	18.20	5,009.16	5,211.87	87.83
J230	Demand Node	3	58.40	5,022.75	5,212.49	82.22
J232	Tee	3	22.10	5,019.58	5,212.25	83.48
J234	Fire Hydrant	3	-	5,019.30	5,212.25	83.60
J236	Demand Node	3	55.70	5,017.13	5,212.24	84.54
J238	Demand Node	3	36.50	5,006.70	5,211.82	88.88
J240	Fire Hydrant	3	-	5,003.49	5,211.79	90.25
J242	Demand Node	3	18.20	4,998.74	5,211.73	92.29
J244	End of Phase	2	-	4,988.35	5,211.46	96.68
J246	End of Phase	3	-	4,987.39	5,211.46	97.09
J248	Fire Hydrant	1	57.70	4,985.99	5,211.46	97.70
J250	Fire Hydrant	4	112.50	4,989.57	5,211.48	96.15
J252	Bend	4	-	4,990.73	5,211.53	95.67
J256	Cross	3	-	4,994.45	5,211.70	94.13
J258	Fire Hydrant	3	56.90	4,999.49	5,211.81	92.00
J260	Cross	3	-	5,015.76	5,212.25	85.14
J262	End of Phase	1	-	5,021.16	5,213.08	83.16
J254	End of Phase	3	-	4,993.79	5,211.66	94.41
J264	Fire Hydrant	3	20.80	5,009.30	5,212.01	87.83
J266	Bend	4	-	5,005.71	5,211.92	89.35
J268	Bend	4	70.80	5,003.18	5,211.86	90.42
J270	Fire Hydrant	4	-	4,987.07	5,211.66	97.32
J272	End of Phase	4	25.70	4,989.97	5,211.65	96.05
J274	Cross	4	-	4,985.20	5,211.61	98.10
J276	Fire Hydrant	4	-	4,978.70	5,211.61	100.92
J278	Fire Hydrant	4	112.50	4,982.23	5,211.10	99.17
J280	Fire Hydrant	4	225.20	4,978.94	5,210.90	100.51
J282	Fire Hydrant	4	87.50	4,981.32	5,211.02	99.53
J284	End of Phase	2	-	4,983.36	5,211.24	98.74

RESULTS OF WATER SYSTEM MODEL (PIPES)

Project Number:	998-007	**Date:**	August 2, 2022
Project Name:	Trails at Creekview	**Client:**	Arbor Capital, LLC
Project Location:	Berthoud, Colorado	**Calc. By:**	F. Wegert

ID	From Node	To Node	Length (ft)	Dia. (in)	Roughness	Flow (gpm)	Velocity (ft/s)	Headloss (ft)	HL/1000 (ft/k-ft)	Status
P101	J100	J102	81.32	12	130	-524.73	1.49	0.06	0.77	Open
P103	J102	J104	55.15	12	130	-524.73	1.49	0.04	0.77	Open
P105	J104	J106	336.22	12	130	-524.73	1.49	0.26	0.77	Open
P107	J106	J108	106.97	12	130	-524.73	1.49	0.08	0.77	Open
P109	J108	J110	159.41	8	130	-524.73	3.35	0.88	5.53	Open
P11	J10	J12	559.22	12	130	2390.77	6.78	7.12	12.73	Open
P111	J110	J112	265.30	8	130	-524.73	3.35	1.47	5.53	Open
P113	J80	J114	139.83	8	130	126.75	0.81	0.06	0.40	Open
P115	J114	J116	117.05	8	130	126.75	0.81	0.05	0.40	Open
P117	J116	J118	118.32	8	130	66.65	0.43	0.01	0.12	Open
P119	J118	J120	176.74	8	130	66.65	0.43	0.02	0.12	Open
P121	J120	J122	448.00	8	130	66.65	0.43	0.05	0.12	Open
P123	J122	J124	247.87	8	130	4.15	0.03	0.00	0.00	Open
P125	J124	J126	149.00	8	130	0.00	0.00	0.00	0.00	Open
P127	J124	J128	83.03	8	130	-377.71	2.41	0.25	3.01	Open
P128	J128	J92	75.93	8	130	-386.01	2.46	0.24	3.13	Open
P129	J124	J130	128.90	8	130	381.86	2.44	0.40	3.07	Open
P13	J12	J14	183.16	12	130	2390.77	6.78	2.33	12.73	Open
P131	J130	J132	159.12	8	130	356.86	2.28	0.43	2.71	Open
P133	J132	J134	58.26	8	130	356.86	2.28	0.16	2.71	Open
P135	J134	J136	144.88	8	130	100.56	0.64	0.04	0.26	Open
P137	J136	J138	177.11	8	130	100.56	0.64	0.05	0.26	Open
P139	J138	J140	364.00	8	130	33.86	0.22	0.01	0.03	Open
P141	J140	J142	183.54	8	130	-3.64	0.02	0.00	0.00	Open
P142	J142	J170	100.85	8	130	-3.64	0.02	0.00	0.00	Open
P143	J134	J144	172.07	8	130	256.30	1.64	0.25	1.47	Open
P145	J144	J146	172.07	8	130	225.30	1.44	0.20	1.15	Open
P147	J146	J148	34.00	8	130	21.67	0.14	0.00	0.01	Open
P149	J148	J150	113.63	8	130	21.67	0.14	0.00	0.01	Open
P15	J14	J16	320.18	12	130	1011.18	2.87	0.83	2.59	Open
P151	J150	J152	323.75	8	130	-28.33	0.18	0.01	0.02	Open
P152	J152	J168	277.83	8	130	-78.33	0.50	0.05	0.16	Open
P153	J146	J154	195.08	8	130	203.63	1.30	0.19	0.96	Open
P155	J154	J156	70.77	8	130	91.33	0.58	0.02	0.21	Open
P157	J156	J158	156.29	8	130	4.20	0.03	0.00	0.00	Open
P159	J156	J160	131.63	8	130	87.13	0.56	0.03	0.20	Open
P161	J160	J162	154.00	8	130	87.13	0.56	0.03	0.20	Open
P163	J162	J164	307.99	8	130	-153.87	0.98	0.18	0.57	Open
P164	J164	J208	34.00	8	130	-34.08	0.22	0.00	0.04	Open
P165	J164	J166	265.18	8	130	-137.15	0.88	0.12	0.46	Open
P167	J166	J168	27.00	8	130	-137.15	0.88	0.01	0.45	Open
P169	J168	J170	275.56	8	130	-219.79	1.40	0.30	1.10	Open
P17	J16	J18	325.27	12	130	1011.18	2.87	0.84	2.59	Open
P171	J170	J172	93.31	8	130	-328.00	2.09	0.22	2.32	Open
P173	J172	J174	224.97	8	130	-328.00	2.09	0.52	2.32	Open
P175	J174	J176	54.19	8	130	-340.20	2.17	0.13	2.48	Open
P177	J176	J178	179.06	8	130	-335.83	2.14	0.43	2.42	Open

RESULTS OF WATER SYSTEM MODEL (PIPES)

Project Number:	998-007	**Date:**	August 2, 2022
Project Name:	Trails at Creekview	**Client:**	Arbor Capital, LLC
Project Location:	Berthoud, Colorado	**Calc. By:**	F. Wegert

ID	From Node	To Node	Length (ft)	Dia. (in)	Roughness	Flow (gpm)	Velocity (ft/s)	Headloss (ft)	HL/1000 (ft/k-ft)	Status
P178	J178	J76	129.17	8	130	-335.83	2.14	0.31	2.42	Open
P179	J176	J180	34.36	8	130	-4.36	0.03	0.00	0.00	Open
P181	J180	J182	392.48	8	130	-4.36	0.03	0.00	0.00	Open
P183	J182	J184	230.14	8	130	-79.36	0.51	0.04	0.17	Open
P185	J184	J186	250.66	8	130	-79.36	0.51	0.04	0.17	Open
P187	J186	J188	366.41	8	130	-175.16	1.12	0.27	0.72	Open
P189	J188	J190	179.00	8	130	-406.82	2.60	0.62	3.45	Open
P19	J18	J20	293.37	12	130	541.85	1.54	0.24	0.82	Open
P190	J190	J64	129.00	8	130	-423.52	2.70	0.48	3.72	Open
P191	J170	J192	35.38	8	130	104.58	0.67	0.01	0.28	Open
P193	J192	J194	126.37	8	130	104.58	0.67	0.04	0.28	Open
P195	J194	J196	502.91	8	130	52.48	0.33	0.04	0.08	Open
P197	J196	J198	344.93	8	130	-108.82	0.69	0.10	0.30	Open
P199	J198	J200	122.87	8	130	-249.83	1.59	0.17	1.40	Open
P201	J200	J202	333.59	8	130	-321.73	2.05	0.75	2.24	Open
P203	J202	J204	151.62	8	130	-469.33	3.00	0.68	4.50	Open
P205	J204	J18	58.00	8	130	-469.33	3.00	0.26	4.50	Open
P206	J202	J206	211.00	8	130	-190.06	1.21	0.18	0.84	Open
P207	J206	J188	101.00	8	130	-210.86	1.35	0.10	1.02	Open
P209	J208	J210	93.39	8	130	-34.08	0.22	0.00	0.03	Open
P21	J20	J22	293.37	12	130	541.85	1.54	0.24	0.81	Open
P211	J210	J212	109.98	8	130	-34.08	0.22	0.00	0.04	Open
P213	J212	J214	261.44	8	130	-75.78	0.48	0.04	0.15	Open
P215	J214	J216	243.94	8	130	-159.08	1.02	0.15	0.61	Open
P217	J216	J218	197.97	8	130	-159.08	1.02	0.12	0.61	Open
P219	J218	J220	141.50	8	130	-166.11	1.06	0.09	0.66	Open
P221	J220	J222	104.68	8	130	-184.31	1.18	0.08	0.80	Open
P223	J222	J224	104.68	8	130	-209.81	1.34	0.11	1.01	Open
P225	J224	J232	157.00	8	130	-228.01	1.46	0.19	1.18	Open
P226	J224	J226	163.00	8	130	18.20	0.12	0.00	0.01	Open
P227	J220	J228	163.00	8	130	18.20	0.12	0.00	0.01	Open
P229	J202	J230	142.00	8	130	337.66	2.16	0.35	2.44	Open
P23	J22	J24	241.87	12	130	43.20	0.12	0.00	0.01	Open
P231	J230	J232	142.00	8	130	279.26	1.78	0.24	1.72	Open
P233	J232	J234	19.00	8	130	29.16	0.19	0.00	0.03	Open
P235	J234	J236	144.50	8	130	29.16	0.19	0.00	0.03	Open
P236	J236	J260	144.50	8	130	-26.54	0.17	0.00	0.02	Open
P237	J198	J238	215.27	8	130	141.00	0.90	0.10	0.49	Open
P239	J238	J240	115.48	8	130	104.50	0.67	0.03	0.28	Open
P240	J240	J218	18.00	8	130	104.50	0.67	0.00	0.27	Open
P241	J218	J242	154.00	8	130	111.52	0.71	0.05	0.32	Open
P242	J242	J256	154.00	8	130	93.32	0.60	0.03	0.23	Open
P243	J164	J244	54.00	8	130	17.37	0.11	0.00	0.01	Open
P245	J244	J246	103.18	8	130	17.37	0.11	0.00	0.01	Open
P247	J246	J248	192.57	8	130	17.37	0.11	0.00	0.01	Open
P249	J248	J250	472.49	8	130	-40.33	0.26	0.02	0.05	Open
P25	J24	J26	241.87	12	130	43.20	0.12	0.00	0.01	Open

RESULTS OF WATER SYSTEM MODEL (PIPES)

Project Number:	998-007	**Date:**	August 2, 2022
Project Name:	Trails at Creekview	**Client:**	Arbor Capital, LLC
Project Location:	Berthoud, Colorado	**Calc. By:**	F. Wegert

ID	From Node	To Node	Length (ft)	Dia. (in)	Roughness	Flow (gpm)	Velocity (ft/s)	Headloss (ft)	HL/1000 (ft/k-ft)	Status
P251	J250	J252	81.40	8	130	-152.83	0.98	0.05	0.56	Open
P253	J252	J254	240.44	8	130	-152.83	0.98	0.14	0.56	Open
P255	J254	J256	58.67	8	130	-152.83	0.98	0.03	0.56	Open
P257	J256	J258	153.87	8	130	-176.52	1.13	0.11	0.74	Open
P259	J258	J260	354.00	8	130	-233.42	1.49	0.44	1.23	Open
P260	J260	J264	188.17	8	130	238.69	1.52	0.24	1.29	Open
P261	J260	J262	164.62	8	130	-498.65	3.18	0.83	5.03	Open
P263	J262	J22	45.51	8	130	-498.65	3.18	0.23	5.04	Open
P265	J264	J266	79.91	8	130	217.89	1.39	0.09	1.09	Open
P267	J266	J268	56.45	8	130	217.89	1.39	0.06	1.08	Open
P269	J268	J270	374.08	8	130	147.09	0.94	0.20	0.52	Open
P27	J42	J28	45.16	8	130	228.98	1.46	0.05	1.19	Open
P270	J270	J274	93.87	8	130	147.09	0.94	0.05	0.53	Open
P271	J256	J272	149.00	8	130	117.01	0.75	0.05	0.34	Open
P273	J272	J274	159.00	8	130	91.31	0.58	0.03	0.21	Open
P275	J274	J276	230.71	8	130	0.00	0.00	0.00	0.00	Open
P277	J274	J278	395.06	8	130	238.40	1.52	0.51	1.28	Open
P279	J278	J280	508.26	8	130	125.90	0.80	0.20	0.39	Open
P281	J280	J282	448.44	8	130	-99.30	0.63	0.11	0.25	Open
P283	J282	J284	276.41	8	130	-186.80	1.19	0.23	0.82	Open
P285	J284	J162	54.00	8	130	-186.80	1.19	0.04	0.81	Open
P29	J28	J30	202.68	8	130	228.98	1.46	0.24	1.19	Open
P31	J30	J32	56.47	8	130	228.98	1.46	0.07	1.19	Open
P33	J32	J34	194.17	8	130	153.98	0.98	0.11	0.57	Open
P35	J34	J36	349.90	8	130	153.98	0.98	0.20	0.57	Open
P37	J36	J38	123.01	8	130	57.38	0.37	0.01	0.09	Open
P39	J38	J40	173.92	8	130	57.38	0.37	0.02	0.09	Open
P41	J40	J50	196.85	8	130	57.38	0.37	0.02	0.09	Open
P42	J14	J42	259.12	12	130	1379.59	3.91	1.19	4.60	Open
P43	J42	J44	246.51	12	130	492.97	1.40	0.17	0.68	Open
P45	J44	J46	216.01	12	130	492.97	1.40	0.15	0.68	Open
P47	J46	J48	294.12	12	130	492.97	1.40	0.20	0.68	Open
P49	J48	J50	294.12	12	130	492.97	1.40	0.20	0.68	Open
P51	J50	J52	136.88	12	130	88.71	0.25	0.00	0.03	Open
P53	J52	J54	236.38	12	130	88.71	0.25	0.01	0.03	Open
P55	J54	J56	445.74	12	130	88.71	0.25	0.01	0.03	Open
P57	J56	J58	327.05	12	130	88.71	0.25	0.01	0.03	Open
P59	J58	J60	40.49	12	130	88.71	0.25	0.00	0.02	Open
P600	RES-HR	J10	10.00	30	130	3605.77	1.64	0.00	0.34	Open
P602	RES-GW	J112	10.00	30	130	1854.73	0.84	0.00	0.10	Open
P61	J60	J62	200.05	12	130	88.71	0.25	0.01	0.03	Open
P63	J62	J94	30.35	12	130	88.71	0.25	0.00	0.03	Open
P64	J42	J64	5.00	8	130	657.64	4.20	0.04	8.40	Open
P65	J64	J66	247.98	8	130	234.12	1.49	0.31	1.24	Open
P67	J66	J68	217.85	8	130	188.32	1.20	0.18	0.83	Open
P69	J68	J70	54.70	8	130	151.72	0.97	0.03	0.55	Open
P71	J70	J72	239.79	8	130	151.72	0.97	0.13	0.56	Open

RESULTS OF WATER SYSTEM MODEL (PIPES)

Project Number:	998-007	**Date:**	August 2, 2022
Project Name:	Trails at Creekview	**Client:**	Arbor Capital, LLC
Project Location:	Berthoud, Colorado	**Calc. By:**	F. Wegert

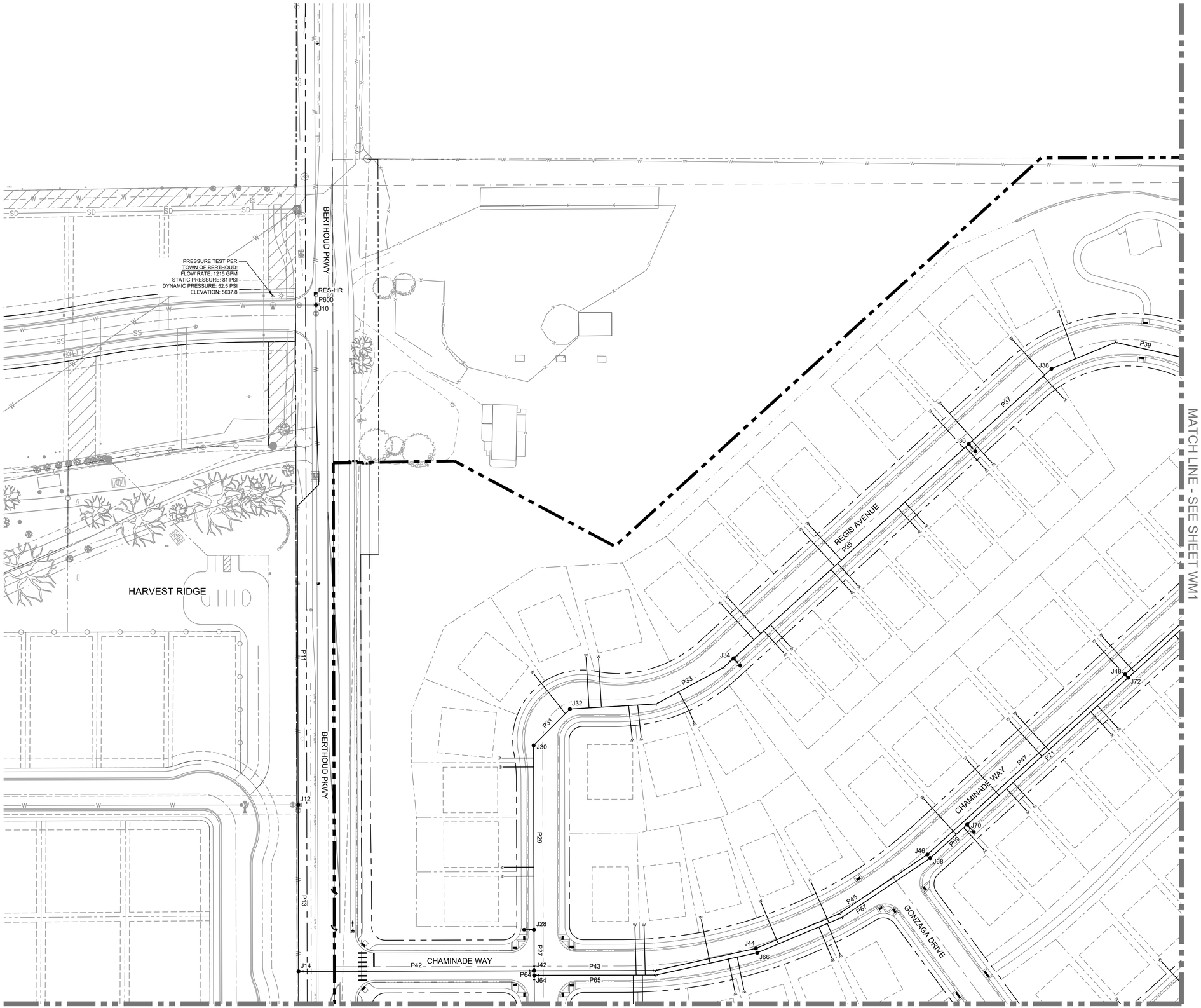
ID	From Node	To Node	Length (ft)	Dia. (in)	Roughness	Flow (gpm)	Velocity (ft/s)	Headloss (ft)	HL/1000 (ft/k-ft)	Status
P73	J72	J74	263.96	8	130	76.72	0.49	0.04	0.16	Open
P75	J74	J76	30.16	8	130	76.72	0.49	0.00	0.16	Open
P76	J76	J50	5.00	8	130	-461.64	2.95	0.02	4.39	Open
P77	J76	J78	134.02	8	130	202.53	1.29	0.13	0.95	Open
P79	J78	J80	229.40	8	130	202.53	1.29	0.22	0.95	Open
P81	J80	J82	46.30	8	130	9.07	0.06	0.00	0.00	Open
P83	J82	J84	445.70	8	130	9.07	0.06	0.00	0.00	Open
P85	J84	J86	286.24	8	130	-139.83	0.89	0.14	0.48	Open
P87	J86	J88	39.22	8	130	-139.83	0.89	0.02	0.49	Open
P89	J88	J90	166.17	8	130	-156.53	1.00	0.10	0.59	Open
P91	J90	J92	61.99	8	130	-171.83	1.10	0.04	0.70	Open
P93	J92	J94	5.00	8	130	-557.84	3.56	0.03	6.15	Open
P95	J94	J96	134.24	12	130	-469.13	1.33	0.08	0.63	Open
P97	J96	J98	175.02	12	130	-524.73	1.49	0.13	0.77	Open
P99	J98	J100	199.85	12	130	-524.73	1.49	0.15	0.77	Open

Notes:
1) A negative flow rate means the flows are traveling in the opposite direction as the pipe was layed out in the model.

RESULTS OF FIRE FLOW ANALYSIS

Project Number:	998-007	**Date:**	August 2, 2022
Project Name:	Trails at Creekview	**Client:**	Arbor Capital, LLC
Project Location:	Berthoud, Colorado	**Calc. By:**	F. Wegert

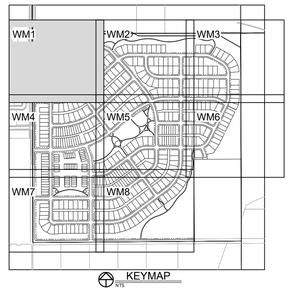
Node	Static Demand (psi)	Static Pressure (psi)	Static Head (ft)	Fire Flow Demand (gpm)	Residual Pressure (psi)	Hydrant Available Flow (gpm)	Hydrant Pressure at Avail. Fire Flow (psi)	Availage Fire Demand?
J120	0.00	90.54	5,213.04	1,500.00	82.26	5,869.91	20.00	Yes
J122	62.50	97.64	5,212.98	1,500.00	90.23	6,950.61	20.00	Yes
J126	0.00	103.48	5,212.98	1,500.00	95.35	6,530.03	20.00	Yes
J132	0.00	101.66	5,212.16	1,500.00	94.99	8,169.27	20.00	Yes
J138	66.70	97.97	5,211.92	1,500.00	89.64	6,591.84	20.00	Yes
J140	37.50	93.96	5,211.90	1,500.00	85.84	6,502.55	20.00	Yes
J148	0.00	102.24	5,211.55	1,500.00	94.45	7,394.66	20.00	Yes
J152	50.00	97.55	5,211.55	1,500.00	89.04	6,564.60	20.00	Yes
J158	4.20	103.90	5,211.34	1,500.00	92.66	5,372.67	20.00	Yes
J160	0.00	100.26	5,211.32	1,500.00	91.67	6,753.95	20.00	Yes
J166	0.00	95.76	5,211.59	1,500.00	88.57	7,570.75	20.00	Yes
J174	12.20	88.42	5,212.64	1,500.00	82.24	7,750.44	20.00	Yes
J182	75.00	85.89	5,212.78	1,500.00	77.62	5,850.07	20.00	Yes
J186	95.80	82.35	5,212.86	1,500.00	74.29	5,797.20	20.00	Yes
J194	52.10	90.13	5,211.86	1,500.00	82.51	6,734.95	20.00	Yes
J196	161.30	87.77	5,211.82	1,500.00	79.12	6,049.83	20.00	Yes
J200	71.90	84.59	5,212.09	2,250.00	72.35	6,835.82	20.00	Yes
J206	20.80	79.49	5,213.02	1,500.00	73.55	7,377.09	20.00	Yes
J214	83.30	93.35	5,211.51	1,500.00	84.56	6,206.68	20.00	Yes
J226	18.20	85.59	5,212.06	2,250.00	67.21	4,980.19	20.00	Yes
J228	18.20	87.84	5,211.87	2,250.00	69.50	5,098.35	20.00	Yes
J234	0.00	83.60	5,212.25	2,250.00	72.37	7,296.29	20.00	Yes
J240	0.00	90.25	5,211.79	2,250.00	78.89	7,766.96	20.00	Yes
J248	57.70	97.70	5,211.46	1,500.00	88.42	6,145.47	20.00	Yes
J250	112.50	96.15	5,211.48	1,500.00	86.79	6,086.11	20.00	Yes
J258	56.90	92.00	5,211.81	1,500.00	84.50	7,051.78	20.00	Yes
J26	43.20	90.39	5,213.30	1,500.00	83.18	7,001.05	20.00	Yes
J264	20.80	87.83	5,212.01	1,500.00	79.82	6,383.32	20.00	Yes
J270	0.00	97.32	5,211.66	1,500.00	88.85	6,631.78	20.00	Yes
J276	0.00	100.92	5,211.61	1,500.00	88.91	4,973.46	20.00	Yes
J278	112.50	99.17	5,211.10	1,500.00	88.05	5,581.50	20.00	Yes
J28	0.00	76.75	5,214.21	1,500.00	71.89	8,431.24	20.00	Yes
J280	225.20	100.51	5,210.90	1,500.00	88.20	5,385.17	20.00	Yes
J282	87.50	99.53	5,211.02	1,500.00	88.69	5,700.91	20.00	Yes
J34	0.00	80.03	5,213.79	1,500.00	72.60	5,709.41	20.00	Yes
J36	96.60	87.10	5,213.59	1,500.00	79.60	6,179.58	20.00	Yes
J70	0.00	82.35	5,213.70	1,500.00	75.48	6,230.06	20.00	Yes
J74	0.00	88.65	5,213.53	1,500.00	83.78	9,561.02	20.00	Yes
J82	0.00	89.67	5,213.18	1,500.00	82.99	7,110.53	20.00	Yes
J84	148.90	93.59	5,213.17	1,500.00	85.72	6,531.69	20.00	Yes
J90	15.30	99.87	5,213.43	1,500.00	94.37	9,304.99	20.00	Yes



NORTH

50 0 50 100 150

(IN FEET)
1 INCH = 50 FEET



KEYMAP

LEGEND:

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED WATER SERVICE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- PLAT FILING BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED ROW
- EXISTING ROW
- EASEMENT LINE
- PROPOSED STORM INLET

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. ALL WATER CONSTRUCTION SHALL BE PER BERTHOUD ENGINEERING STANDARD, LATEST EDITION, EXCEPT FOR THE STANDARDS RELATED TO THE WATER SERVICES, WHICH SHALL BE PER BERTHOUD STANDARDS, EXCEPT THAT NO MECHANICAL JOINT RESTRAINTS ARE REQUIRED BETWEEN FITTINGS UNLESS SPECIFICALLY SHOWN ON THE PLAN OR AS REQUIRED FOR ABNORMAL DEFLECTIONS.
3. SEE CIVIL PLANS FOR WATER LINE CONSTRUCTION DETAILS
4. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
5. UNLESS SPECIFIED, ASSUMED REQUIRED FIRE FLOW IS 1,500 GPM FOR 2 HOURS WITH A RESIDUAL PRESSURE OF 20 PSI.
6. TOWN OF BERTHOUD STANDARD OPERATING PRESSURE IS BETWEEN 45 PSI TO 100 PSI.

Revisions:

No.	Date:
REVIEW SET NOT FOR CONSTRUCTION	8/2/2022

These drawings are instruments of service prepared by Northern Engineering Services, Inc. and are not to be used for any work or purpose except unless signed and sealed by a Professional Engineer in the employ of Northern Engineering Services, Inc.

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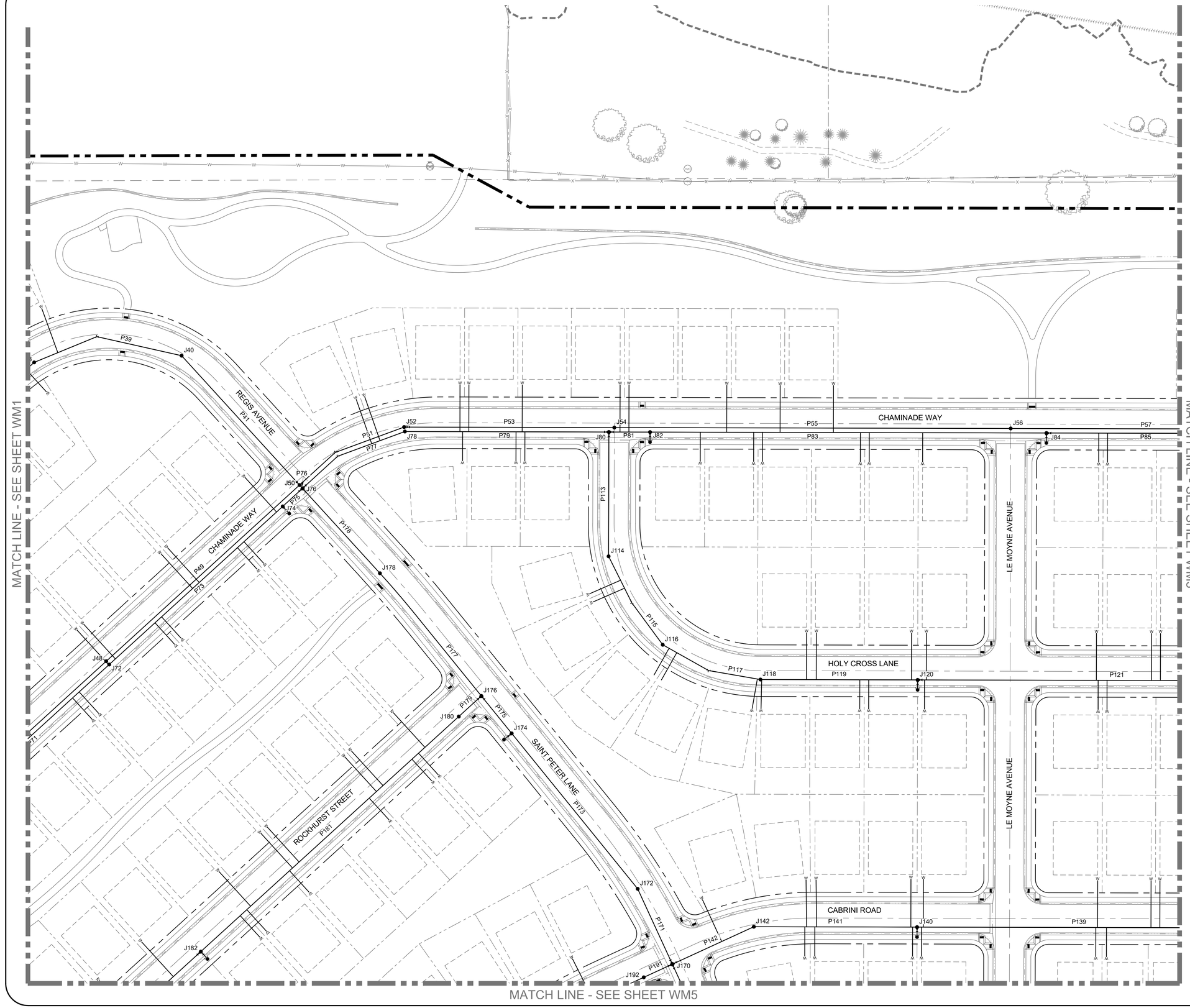
DATE: AUG 8, 2022
SCALE: 1" = 50'
P. MANAGER: R. LAUER
PROJECT: 957-009
DESIGNED BY: F. Wegert
DRAWN BY: F. Wegert

TRAILS AT CREEKVIEW

WATER MODEL EXHIBIT

Sheet
WM1
1 of 8

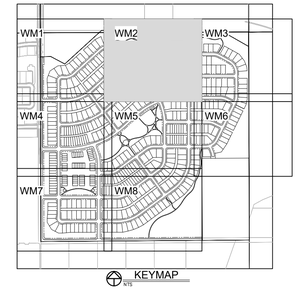
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NORTH

50 0 50 100 150

(IN FEET)
1 INCH = 50 FEET



KEYMAP

LEGEND:

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- EXISTING WATER MAIN
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Revisions:

No.	Date:
	REVIEW SET NOT FOR CONSTRUCTION 8/2/2022

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PROJECT: 987-009	DATE: AUG. 8, 2022	P. MANAGER: R. LAUER
DESIGNED BY: F. Weigert	SCALE: 1" = 50'	
DRAWN BY: F. Weigert		

TRAILS AT CREEKVIEW

WATER MODEL EXHIBIT

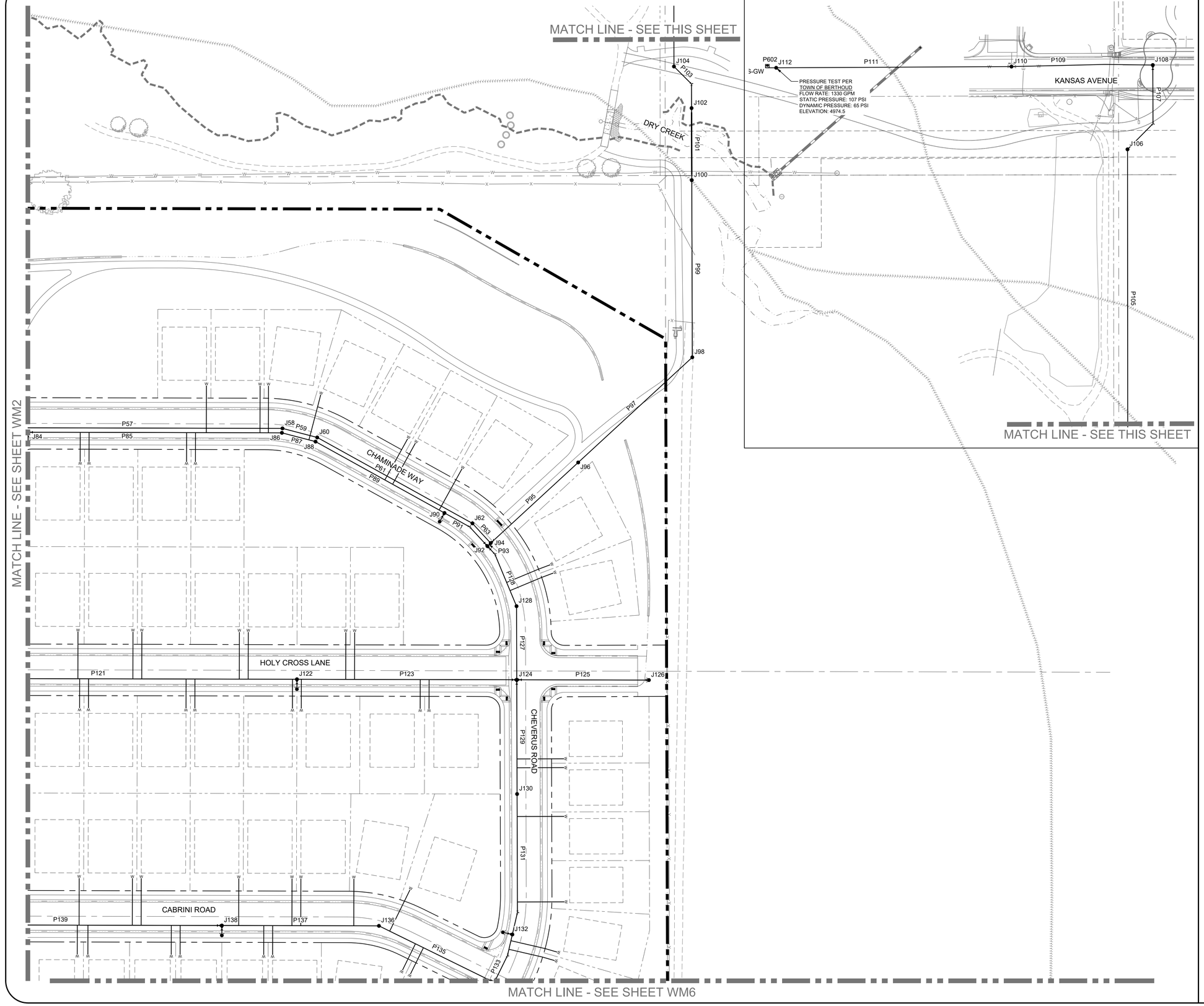
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WM2
2 of 8

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MATCH LINE - SEE THIS SHEET

MATCH LINE - SEE SHEET WM2

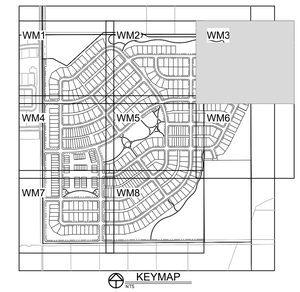
MATCH LINE - SEE SHEET WM6



NORTH

50 0 50 100 150

(IN FEET)
1 INCH = 50 FEET



KEYMAP

LEGEND:

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
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5. UNLESS SPECIFIED, ASSUMED REQUIRED FIRE FLOW IS 1,500 GPM FOR 2 HOURS WITH A RESIDUAL PRESSURE OF 20 PSI.
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Revisions:

No.	Date:
	REVIEW SET NOT FOR CONSTRUCTION 8/2/2022

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PROJECT: 987-009	DESIGNED BY: F. Weigert	DRAWN BY: F. Weigert
DATE: AUG. 8, 2022	SCALE: 1" = 50'	P. MANAGER: R. LAUER

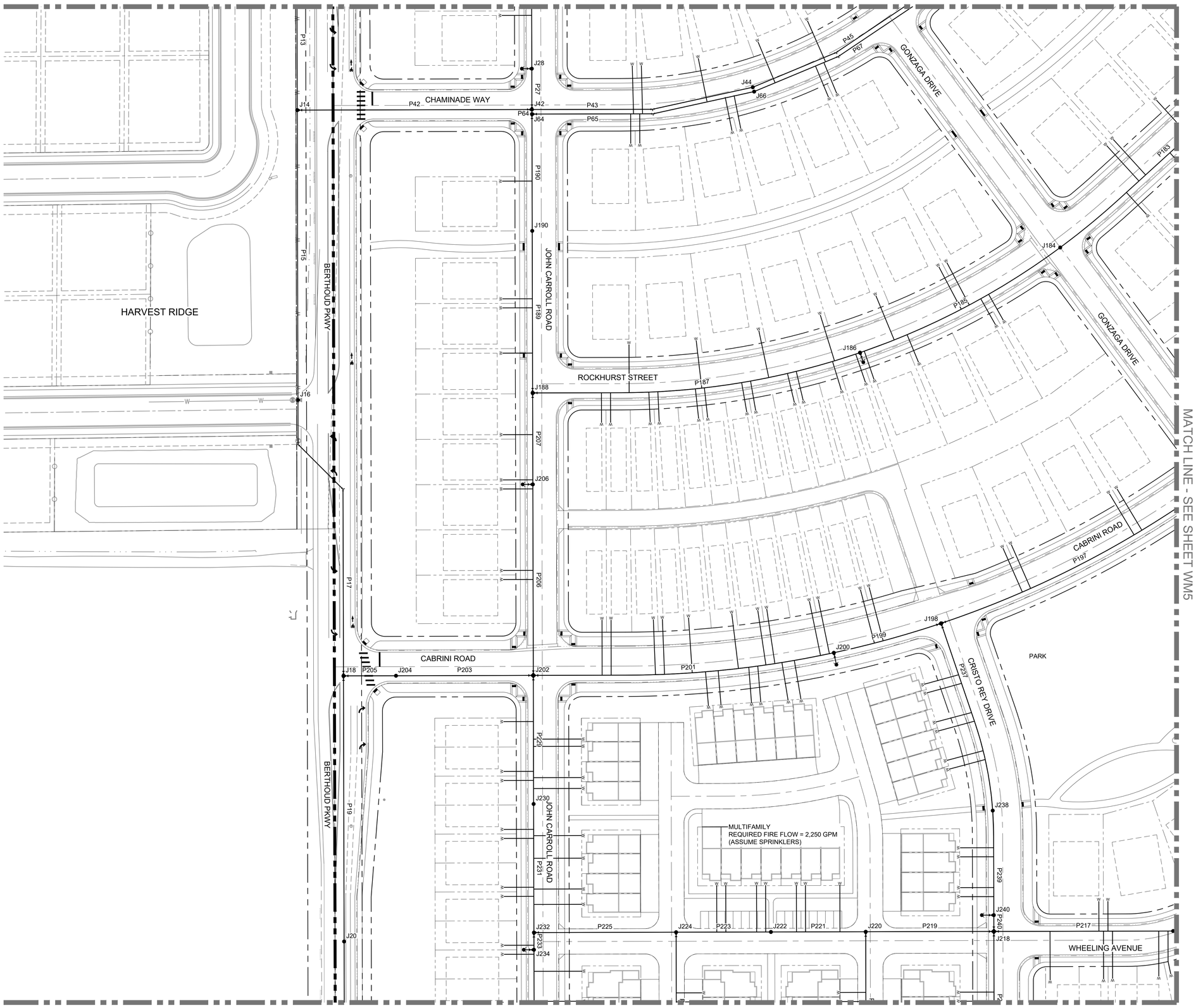
TRAILS AT CREEKVIEW

WATER MODEL EXHIBIT

Sheet
WM3
3 of 8

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MATCH LINE - SEE SHEET WM1



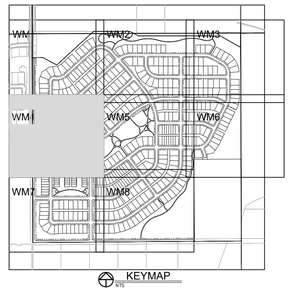
MATCH LINE - SEE SHEET WM5

MATCH LINE - SEE SHEET WM7

NORTH

50 0 50 100 150

(IN FEET)
1 INCH = 50 FEET



KEYMAP

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4. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
5. UNLESS SPECIFIED, ASSUMED REQUIRED FIRE FLOW IS 1,500 GPM FOR 2 HOURS WITH A RESIDUAL PRESSURE OF 20 PSI.
6. TOWN OF BERTHOUD STANDARD OPERATING PRESSURE IS BETWEEN 45 PSI TO 100 PSI.

Date:
Revisions:
No.

REVIEW SET
NOT FOR CONSTRUCTION
8/2/2022

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NORTHERN ENGINEERING
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FORT COLLINS | GREELEY 970.221.4158 NORTHERNENGINEERING.COM

DATE: AUG 8, 2022
SCALE: 1" = 50'
P. MANAGER: R. LAUER
PROJECT: 987-009
DESIGNED BY: F. Wegert
DRAWN BY: F. Wegert

TRAILS AT CREEKVIEW

WATER MODEL EXHIBIT

Sheet
WM4
4 of 8

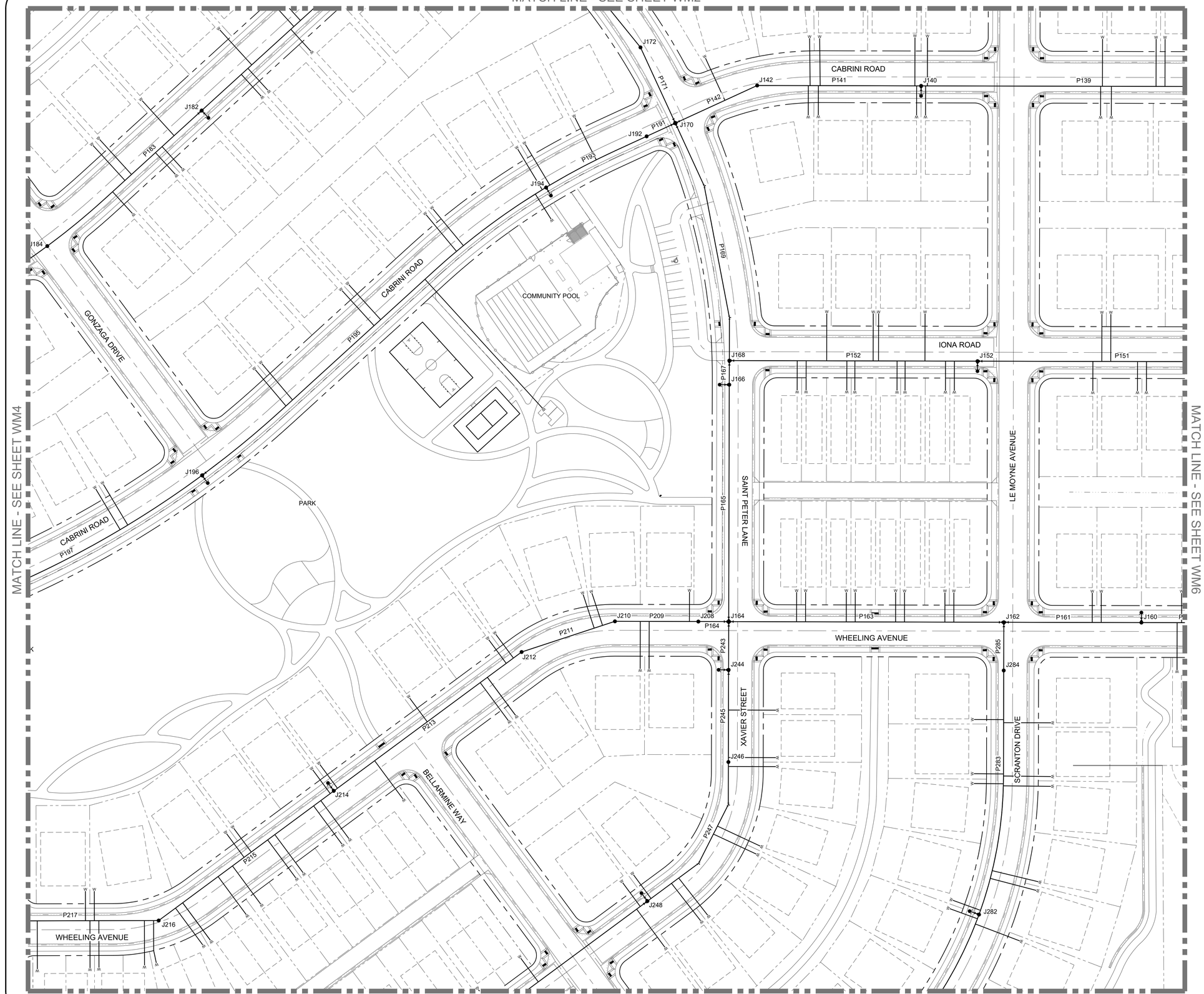
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MATCH LINE - SEE SHEET WM2

MATCH LINE - SEE SHEET WM4

MATCH LINE - SEE SHEET WM6

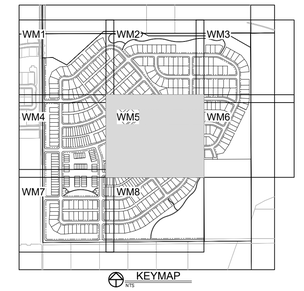
MATCH LINE - SEE SHEET UT8



NORTH

50 0 50 100 150

(IN FEET)
1 INCH = 50 FEET



KEYMAP

LEGEND:

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED WATER SERVICE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- PLAT FILING BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED ROW
- EXISTING ROW
- EASEMENT LINE
- PROPOSED STORM INLET

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Revisions:

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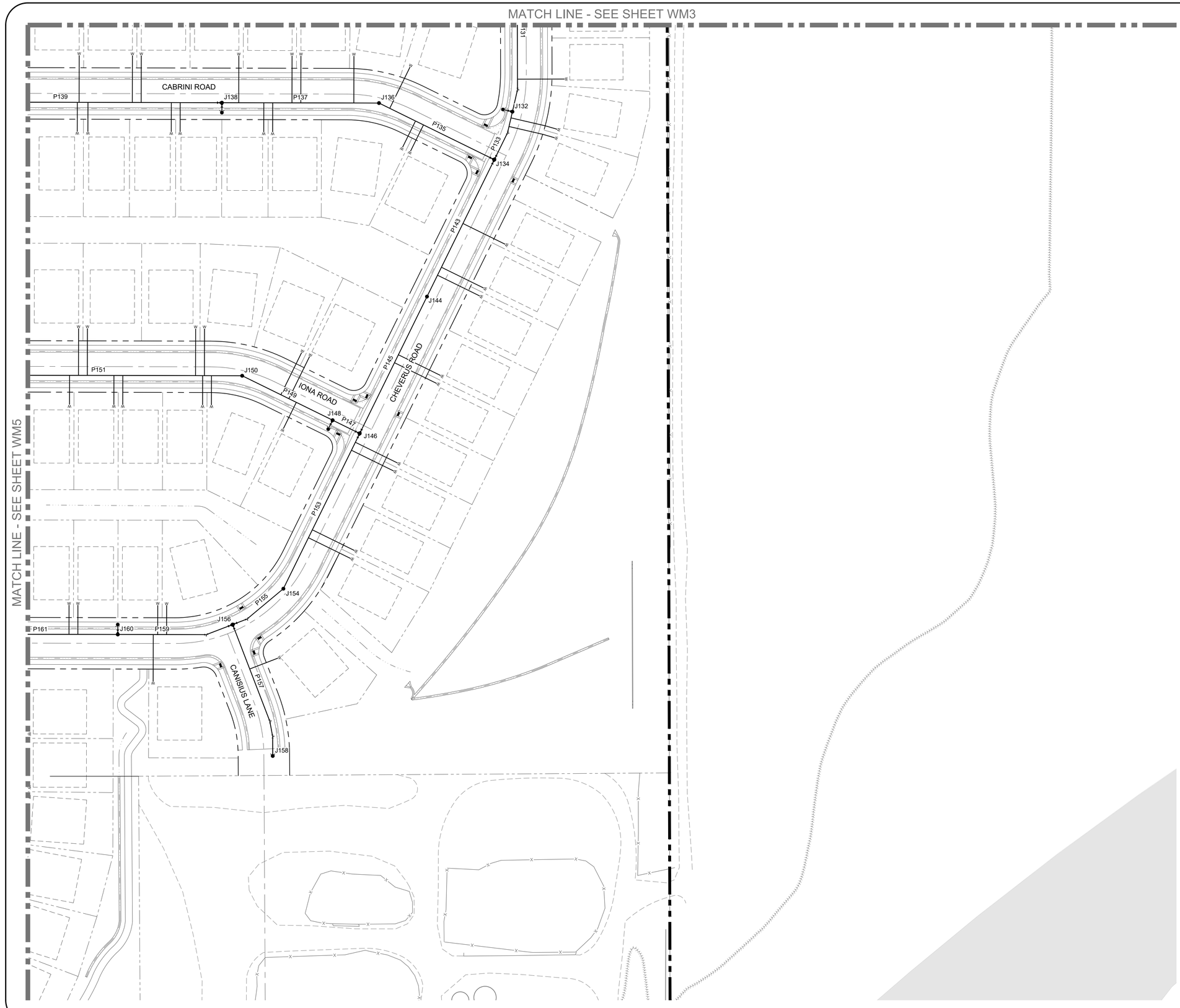
PROJECT: 987-009	DATE: AUG 8, 2022
DESIGNED BY: F. Wegert	SCALE: 1" = 50'
DRAWN BY: F. Wegert	P. MANAGER: R. LAUER

TRAILS AT CREEKVIEW

WATER MODEL EXHIBIT

Sheet
WM5
5 of 8

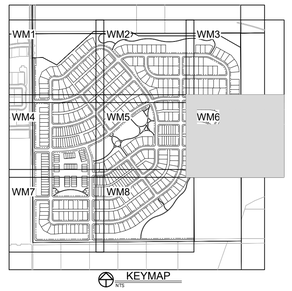
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NORTH

50 0 50 100 150

(IN FEET)
1 INCH = 50 FEET



KEYMAP

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FORT COLLINS | GREELEY 970.221.4158 NORTHERNENGINEERING.COM

PROJECT: 987-009	DESIGNED BY: F. Weigert	DRAWN BY: F. Weigert
DATE: AUG. 8, 2022	SCALE: 1" = 50'	P. MANAGER: R. LAUER

TRAILS AT CREEKVIEW

WATER MODEL EXHIBIT

Sheet
WM6
6 of 8

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MATCH LINE - SEE SHEET WM6

MATCH LINE - SEE SHEET WM8

BERTHOUD PKWY

WHEELING AVENUE

CRISTO REY DRIVE

XAVIER STREET

JOHN CARROLL ROAD

SCRANTON DRIVE

W COUNTY RD 4E

MULTIFAMILY
REQUIRED FIRE FLOW = 2,250 GPM
(ASSUME SPRINKLERS)

PARK

NORTH

50 0 50 100 150

(IN FEET)
1 INCH = 50 FEET

KEYMAP

WM1 WM2 WM3
WM4 WM5 WM6
WM7 WM8

LEGEND:

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED WATER SERVICE
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FORT COLLINS | GREELEY 970.221.4158 NORTHERNENGINEERING.COM

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SCALE: 1" = 50'
P. MANAGER: R. LAUER
PROJECT: 987-009
DESIGNED BY: F. Wegert
DRAWN BY: F. Wegert

TRAILS AT CREEKVIEW

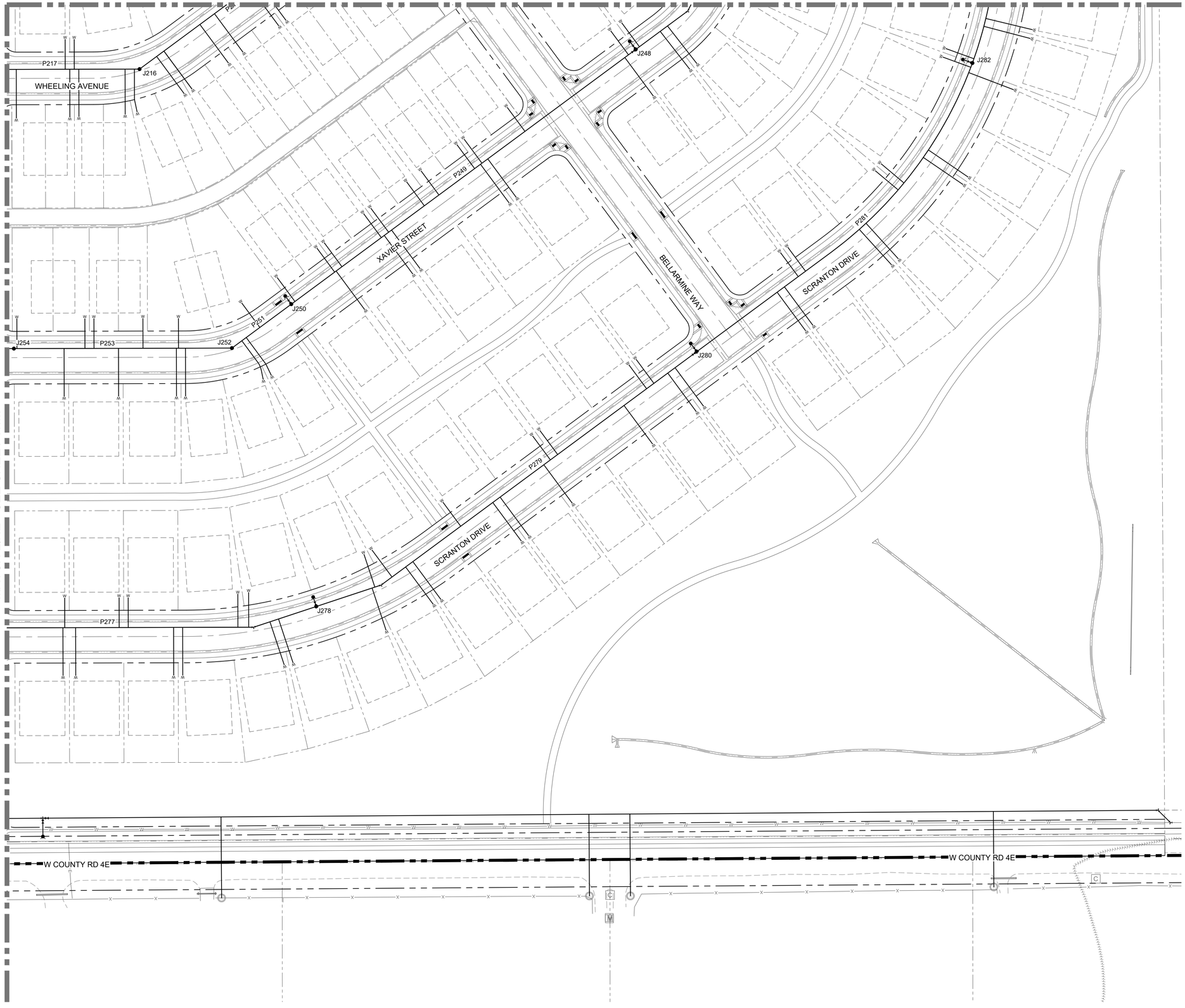
WATER MODEL EXHIBIT

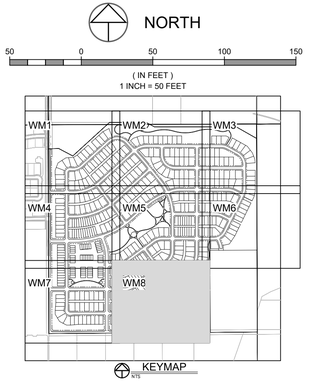
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WM7
7 of 8

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MATCH LINE - SEE SHEET WM5

MATCH LINE - SEE SHEET WM7





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- EXISTING WATER MAIN
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TRAILS AT CREEKVIEW

WATER MODEL EXHIBIT

Sheet
WM8
8 of 8

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Appendix C

PROJECT: Lewis Valley

SANITARY SEWER

COMPUTATION SHEET

COMPUTED BY: GG
ON: 01/23/2026

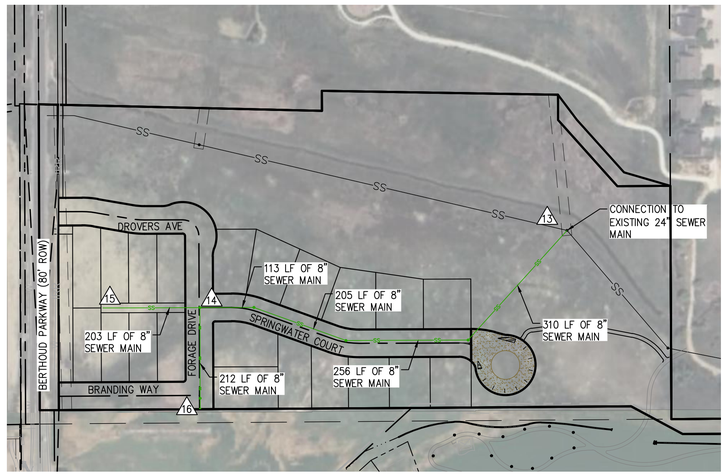
Line Number			PROJECTED FLOW DETERMINATION													SEWER DESIGN					
Design Point Location	Design Point		RESIDENTIAL																		
						Population															
	From	To	Zoning	No. of Units	Density[1] Popul/Unit	Incremental	Running Total	Flow Factor[2] GPAD	Average Flow cfs	Cumulative Average Flow cfs	Total Average Flow cfs	Peak Flow Factor[3]	Peak Flow cfs	Infiltration cfs	Cumulative Infiltration cfs	Total Peak Sewage Flow cfs	Pipe Size in	Pipe Slope (ft/ft)	Capacity cfs	Percent Full %	Length ft
LEWIS VALLEY WEST	15	14	R1	8	2.6	20.8	20.8	95	0.003	0.003		3.000	0.009	0.0009	0.0009	0.01	8	0.0040	0.76	1.3	203
	16	14	R1	2	2.6	5.2	26.0	95	0.001	0.001		3.000	0.002	0.0002	0.0002	0.00	8	0.0040	0.76	0.3	212
	14	13	R1	11	2.6	28.6	54.6	95	0.004	0.008	0.008	3.000	0.024	0.0024	0.0036	0.03	8	0.0040	0.76	3.6	884
FUTURE SW PROPERTY		7	R1	114	2.6	296.4	296.4	95	0.044	0.044		3.000	0.131	0.0131	0.0131	0.14	8	0.0040	0.76	19.0	
LEWIS VALLEY CENTRAL	7	5	R1	17	2.6	44.2	340.6	95	0.007	0.050		3.000	0.150	0.0150	0.0281	0.18	8	0.0040	0.76	23.5	800
TRAILS AT CREEK VIEW	6	5	R1	481	2.6	1250.6	1250.6	95	0.184	0.184		3.000	0.552	0.0552	0.0552	0.61	8	0.0040	0.76	80.0	162
	5	4	R1	0	2.6	0.0	1591.2	95	0.000	0.234		3.000	0.703	0.0703	0.1537	0.86	15	0.0015	2.49	34.4	576
LEWIS VALLEY EAST	8	3	R1	9	2.6	23.4	23.4	95	0.003	0.003		3.000	0.010	0.0010	0.0010	0.01	8	0.0040	0.76	1.5	400
	10	9	R1	8	2.6	20.8	20.8	95	0.003	0.003		3.000	0.009	0.0009	0.0009	0.01	8	0.0040	0.76	1.3	426
	11	9	R1	7	2.6	18.2	39.0	95	0.003	0.003		3.000	0.008	0.0008	0.0008	0.01	8	0.0040	0.76	1.2	299
	9	2	R1	2	2.6	5.2	44.2	95	0.001	0.007		3.000	0.020	0.0020	0.0037	0.02	8	0.0040	0.76	3.1	275
	12	2	R1	39	2.6	101.4	101.4	95	0.015	0.015		3.000	0.045	0.0045	0.0045	0.05	8	0.0040	0.76	6.5	596
	4	3	R1	21	2.6	54.6	54.6	95	0.008	0.242		3.000	0.727	0.0727	0.2264	0.95	15	0.0015	2.49	38.3	390
	3	2	R1	26	2.6	67.6	122.2	95	0.010	0.256		3.000	0.767	0.0767	0.3041	1.07	15	0.0015	2.49	43.1	371
	2	1	R1	0	2.6	0	122.2	95	0.000	0.277	0.277	3.000	0.832	0.0832	0.3954	1.23	15	0.0015	2.49	49.3	188
																1.25	24	0.003	12.31716	10.2	

[1] Density Per Town of Berthoud Design and Construction Standards section 402.6

[2] Residential Per Town of Berthoud Design and Construction Standards section 402.6

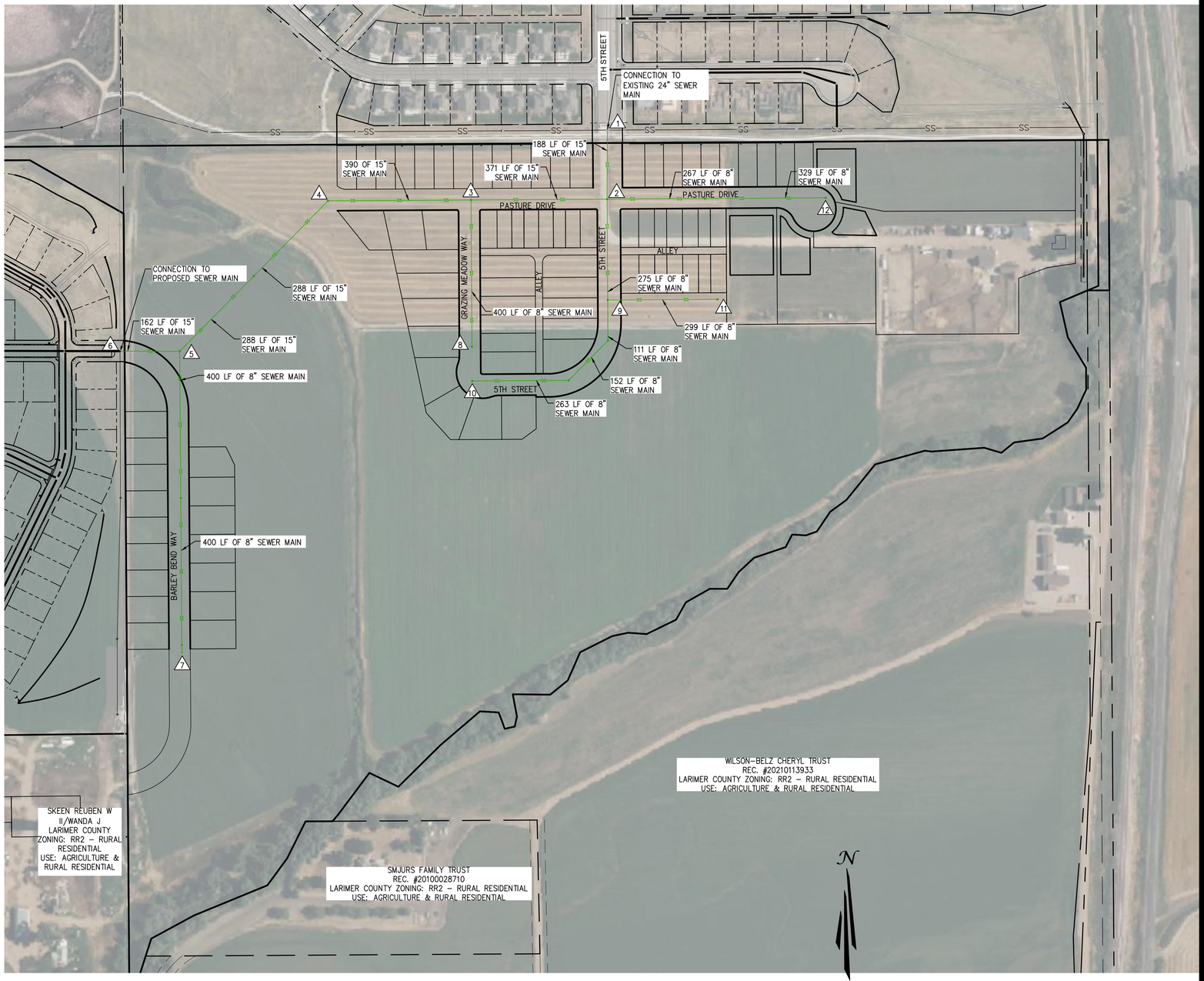
[3] A Peaking Factor of 3.0 was used per The Town of Berthoud Master Water and Wasterwater Report.

[4] Infiltration Inflow is 10% of peak flow per Town of Berthoud Design and Construction Standards section 402.6



LEWIS VALLEY (WEST)

SCALE: 1"=150'

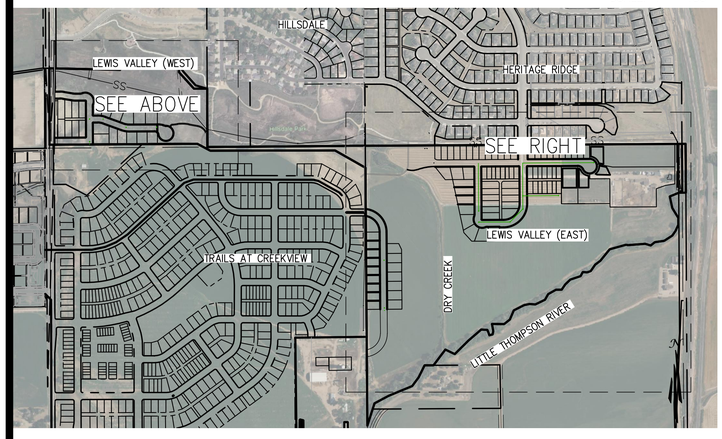


LEWIS VALLEY (EAST)

SCALE: 1"=150'

0 150' 300'

SCALE: 1" = 150'



VICINITY MAP

NOT TO SCALE

SITE LEGEND:

- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING TOWNSHIP SECTION
- PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED ROAD CENTERLINE
- PAVEMENT

NO.	DESCRIPTION	REVISIONS	BY	DATE

TAIT & ASSOCIATES
ENGINEERING ENVIRONMENTAL BUILDING LAND
Since 1964
Sacramento Denver
Santa Ana Dallas
San Luis Obispo Riverside Boise
320 North Lincoln Avenue
Loveland, CO 80537
p: 970.613.1447
www.tait.com

SANITARY SEWER LAYOUT

LEWIS VALLEY NEIGHBORHOOD MASTER PLAN

PART OF THE SW QUARTER OF SECTION 23 AND PART OF THE NE QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO

HT LAND PARTNERS

DRAWN: AL
DATE: 1/23/2026
CHECKED: AH
DATE: 1/23/2026
REVISION #:
DATE:
JOB NO: CO1478

1 OF 1

1/23/2026 NEIGHBORHOOD MASTER PLAN

Jan 23, 2026 - 12:06pm by gglaspy K:\Drawings\CO\CO14780 - Wilson Property - Berthoud, CO\ENG\Exhibit\Overall\Utilities\CO14780_Sanitary Sewer.dwg

January 26, 2026

Town of Berthoud
807 Mountain Avenue
Berthoud, CO 80513
970.532.2643

Lewis Valley Subdivision – Written Statement for Amendment to Zoning Map

The proposed single-family residential project spans two zoning designations, each representing the intent and goals set by the Town's Future Land Use Map and Comprehensive Plan. The site includes areas zoned **SR (Suburban Residential)** and **AG (Agricultural)**. We have taken a contextual and environmentally sensitive approach in shaping the proposed land use to align with both the physical characteristics of the site and the Town's adopted Future Land Use Map.

- **SR – Suburban Residential – Lewis Valley Central, Lewis Valley West and a portion of Lewis Valley East:**
  The SR-zoned area of the site is consistent with the Town's Future Land Use Map, which envisions traditional single-family residential development. Our proposed plan aligns with this vision and supports the expected density and character of SR development.

- **AG – Agricultural – Portion of Lewis Valley East:**
  This section of the AG-zoned area is approximately 9.4 acres. The site is consistent with the Town's Future Land Use Map, which envisions traditional single-family residential development on the north of this area and allows the open area of the agricultural lots to abut the Town's future Greenway. We are proposing to utilize this area for four agricultural lots, maintaining the rural character along County Road 15. Our proposed plan aligns with this vision and supports the expected density and character of AG development.

- **AG – Agricultural – Lewis Valley Greenway**
  HT Land is working with the Town of Berthoud to have them acquire 68 of the 104 acres within this subdivision to support the expansion of the Town's regional greenway and open space network. This effort reflects Berthoud's ongoing commitment to preserving its agricultural roots while enhancing public access to nature and outdoor recreation.

  This area will serve as a vital greenway connection between town-adjacent neighborhoods and future trail systems that are planned to extend to Interstate 25, while also contributing to long-term land conservation goals. As recently highlighted in local media and supported by the Town's broader vision for managed growth and open space preservation, this project represents a meaningful investment in Berthoud's future. We are proud to support this initiative and look forward to seeing the land become a lasting amenity for the community.

Present and future impacts on the existing adjacent zone districts, uses, and physical character of the surrounding area – The proposed zoning is consistent with the Town's Comprehensive Plan and will have similar characteristics to the existing and proposed developments on the adjacent properties.

Impact of the proposed zone on area accesses and traffic patterns – Access will be served from 5th Street for Lewis Valley East. A future connection through Trails at Creekview as well as an anticipated future connection through the adjacent property will serve Lewis Valley Central. For Lewis Valley West, two access points are proposed to Berthoud Parkway. A traffic study was performed for the project and further discusses the traffic impacts.

Availability of utilities for any potential development – Utilities within 5th Street, along Dry Creek, and within Berthoud Parkway are all directly adjacent to the proposed development areas.

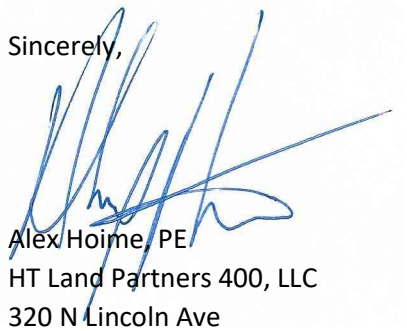
Present and future impacts on public facilities and services, including but not limited to fire, police, water, sanitation, roadways, parks, schools, and transit – The proposed development is not anticipated to create a significant increased demand on the aforementioned public facilities and services. Impact fees associated with the development will offset the increased demand and applicable standards and specifications from the Town, Fire Department, and other referral agencies will be adhered to. We will continue to work with Town staff to ensure adequate downstream capacity of the sanitary sewer.

Relationship between the proposal and the Comprehensive Plan – The proposed development is consistent with the Town Comprehensive Plan throughout the Lewis Valley East and Lewis Valley Central areas. These areas are within the Suburban Residential Character District which promotes low to medium density housing. Lewis Valley West is depicted as Open Space or Environmentally Sensitive Area in the Future Land Use Plan Map. Per the Ecology Report that was prepared as a part of this submittal, no Colorado Parks and Wildlife (CPW) high priority habitat areas are mapped for the site. This area has not entered into a conservation land easement or related process. The total area being rezoned is roughly 104 acres. The Comprehensive Plan shows 34 acres of the overall area being used for Suburban Residential and the remaining 70 acres used for Open Space/Environmentally Sensitive Area. The zoning being put in place includes has over 77 acres of Agricultural and Greenway area with the remaining 27 acres allocated for Suburban Residential use.

Public benefits arising from the proposal include increased housing options for current and future residents as well as a community park, greenway conservation and additional amenities such as ample Open Space.

We appreciate your time in reviewing this. Please feel free to contact me at 970-612-5440 with any questions.

Sincerely,



Alex Hoime, PE
HT Land Partners 400, LLC
320 N Lincoln Ave
Loveland, CO 80537

ZONING MAP
FOR LEWIS VALLEY ANNEXATION
PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 23, THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 26 TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO

ZONING DESCRIPTION:

LOT 1, OLD BERTHOUD HOMESTEAD M.L.D., BEING A REPLAT OF LOT 1, JURS M.R.D. 94 EX0580, LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARIMER COUNTY, COLORADO, RECORDED OCTOBER 4, 2006 AT RECEPTION NO. 2006-0075409, COUNTY OF LARIMER, STATE OF COLORADO.

TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, THE NORTHWEST QUARTER OF SECTION 25, THE NORTHEAST QUARTER OF SECTION 26 AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARIMER COUNTY, COLORADO.

SAID LAND BEING ALTOGETHER MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF NORTHEAST QUARTER OF SECTION 26 AS BEARING NORTH 89° 39' 05" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPLE MERIDIAN, SAID POINT BEING THE SOUTH LINE OF DAVIS/SCHLEIGER ANNEXATION , RECORDED JANUARY 25, 2001, AT RECEPTION NO.2001005472;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26 AND THE SOUTHERLY LINE OF SAID DAVIS/SCHLEIGER ANNEXATION NORTH 89° 39' 05" EAST 2654.82 FEET TO THE NORTHEAST CORNER OF SAID SECTION 26, SAID POINT BEING ALSO ON THE CENTERLINE OF LARIMER COUNTY ROAD 15A; THENCE NORTH 88°58'49" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 25 A DISTANCE OF 30.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 15A; THENCE SOUTH 00°22'48" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 15A AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 26 A DISTANCE OF 410.14 FEET; THENCE SOUTH 89°37'12" WEST A DISTANCE OF 60.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 15A AND THE SOUTH END OF THE EAST LINE OF LOT 1, BERTHOUD HOMESTEAD M.L.D.; THENCE ALONG THE SOUTHERLY LINE OF LOT 1 THE FOLLOWING FORTY-NINE (49) COURSES:

1. SOUTH 67° 06' 14" WEST 81.35 FEET;
2. SOUTH 12° 38' 05" EAST 98.92 FEET;
3. SOUTH 31° 01' 28" EAST 96.44 FEET;
4. SOUTH 00° 22' 48" EAST 59.06 FEET;
5. SOUTH 24° 45' 41" WEST 57.47 FEET;
6. SOUTH 34° 51' 31" WEST 45.84 FEET;
7. SOUTH 57° 24' 02" WEST 81.37 FEET;
8. SOUTH 82° 06' 00" WEST 78.53 FEET;
9. SOUTH 50° 52' 53" WEST 44.56 FEET;
10. NORTH 73° 34' 27" WEST 48.54 FEET;
11. SOUTH 85° 54' 51" WEST 143.58 FEET;
12. NORTH 83° 23' 07" WEST 18.86 FEET;
13. SOUTH 74° 36' 29" WEST 140.37 FEET;
14. SOUTH 39° 01' 07" WEST 124.45 FEET;
15. SOUTH 53° 34' 10" WEST 55.08 FEET;
16. SOUTH 34° 09' 05" WEST 64.69 FEET;
17. SOUTH 70° 34' 39" WEST 31.57 FEET;
18. NORTH 86° 50' 15" WEST 37.65 FEET;
19. SOUTH 27° 23' 15" WEST 38.50 FEET;
20. SOUTH 71° 20' 25" WEST 90.60 FEET;
21. SOUTH 47° 07' 40" WEST 58.04 FEET;
22. SOUTH 33° 58' 57" WEST 54.64 FEET;
23. NORTH 89° 35' 28" WEST 47.70 FEET;
24. SOUTH 60° 29' 07" WEST 75.03 FEET;
25. SOUTH 29° 12' 42" WEST 54.17 FEET;
26. SOUTH 63° 58' 50" WEST 89.56 FEET;
27. NORTH 85° 51' 27" WEST 50.24 FEET;
28. SOUTH 78° 13' 10" WEST 44.78 FEET;
29. SOUTH 63° 12' 31" WEST 97.52 FEET;
30. SOUTH 23° 40' 51" WEST 84.01 FEET;
31. SOUTH 51° 08' 40" WEST 61.47 FEET;
32. NORTH 89° 28' 50" WEST 101.87 FEET;
33. SOUTH 10° 20' 07" EAST 61.70 FEET;
34. SOUTH 11° 56' 19" WEST 27.68 FEET;
35. SOUTH 76° 23' 58" WEST 28.15 FEET;
36. NORTH 19° 12' 39" WEST 25.05 FEET;
37. NORTH 21° 55' 31" WEST 22.83 FEET;
38. NORTH 86° 29' 58" WEST 50.84 FEET;
39. SOUTH 49° 27' 55" WEST 141.32 FEET;
40. SOUTH 45° 14' 20" WEST 161.68 FEET;
41. NORTH 64° 24' 30" WEST 87.64 FEET;
42. SOUTH 36° 47' 32" WEST 141.25 FEET;
43. SOUTH 39° 56' 59" WEST 24.48 FEET;
44. SOUTH 89° 39' 44" WEST 73.83 FEET;
45. SOUTH 26° 26' 16" WEST 112.43 FEET;
46. SOUTH 36° 07' 41" WEST 90.80 FEET;
47. SOUTH 67° 39' 17" WEST 216.43 FEET;
48. SOUTH 61° 34' 41" WEST 132.25 FEET;
49. SOUTH 17° 46' 16" WEST 195.38 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 26;

THENCE ALONG SAID WEST LINE NORTH 00° 25' 23" WEST A DISTANCE OF 2162.06 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED DECEMBER 17, 2021 AT RECEPTION NO. 20210113932, SAID PARCEL, BEING THE SAME LAND DESCRIBED AS LOT 1 OF LARIMER COUNTY BOUNDARY LINE ADJUSTMENT RECORDED MARCH 31, 1989 AT RECEPTION NO.89013644, SAID POINT BEING ALSO THE NORTHEASTERLY CORNER OF SCHELL-HICKS ANNEXATION MAP NO.4 RECORDED SEPTEMBER 21, 2007 AT RECEPTION NO.20070072337;

(LEGAL DESCRIPTION CONTINUES TO THE RIGHT)

(LEGAL DESCRIPTION CONTINUED)

THENCE DEPARTING SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 26, ALONG THE SOUTHERLY LINE OF THE ABOVE-DESCRIBED PARCEL OF LAND DESCRIBED IN RECEPTION NO.20210113932 AND PARTIALLY ALONG THE NORTHERLY LINE OF SAID SCHELL-HICKS ANNEXATION MAP NO.4 THE FOLLOWING FIVE (5) COURSES:

1. NORTH 60° 23' 46" WEST 293.89 FEET;
2. SOUTH 89° 52' 37" WEST 1045.83 FEET;
3. NORTH 61° 49' 26" WEST 122.63 FEET;
4. SOUTH 89° 35' 15" WEST 460.00 FEET ALONG THE NORTHERLY LINE OF SAID SCHELL-HICKS ANNEXATION MAP NO.4;
5. SOUTH 89° 38' 25" WEST 739.11 FEET ALONG THE NORTHERLY LINE OF PK BERTHOUD ANNEXATION NO.1, RECORDED MARCH 31, 2021 AT RECEPTION NO. 20210032744, OFFICIAL RECORDS OF SAID COUNTY TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LARIMER COUNTY ROAD 17, 40-FEET HALF WIDTH, SAID POINT BEING ALSO ON THE EASTERLY LINE OF SHELL-HICKS ANNEXATION NO.3 RECORDED SEPTEMBER 21, 2007 AT RECEPTION NO. 20070072336;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG SAID EASTERLY LINE OF SAID SHELL-HICKS ANNEXATION NO.3 AND THE EASTERLY LINE OF SHELL-HICKS ANNEXATION NO.1 TO THE TOWN OF BERTHOUD, RECORDED SEPTEMBER 21, 2027 AT RECEPTION NO. 20070072334, NORTH 00° 12' 52" WEST 640.25 FEET TO A POINT ON THE SOUTHERLY LINE OF SCHMIDT FARM ANNEXATION, RECORDED DECEMBER 14, 1998, AT RECEPTION NO. 19980109443;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, ALONG THE SOUTHERLY LINE OF SAID SCHMIDT FARM ANNEXATION, THE FOLLOWING SIX(6) COURSES:

1. SOUTH 88° 40' 40" EAST 553.87 FEET;
2. NORTH 00° 26' 41" WEST 42.00 FEET;
3. SOUTH 89° 03' 20" EAST 495.00 FEET;
4. SOUTH 00° 13' 28" EAST 53.00 FEET;
5. SOUTH 41° 51' 15" EAST 186.23 FEET;
6. NORTH 89° 43' 29" EAST 110.98 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER SAID SECTION 23, SAID POINT BEING ON THE WEST LINE OF LEWIS SECOND ADDITION TO THE TOWN OF BERTHOUD, RECORDED MARCH 27, 1986 AT RECEPTION NO. 19860015338;

THENCE ALONG EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 23 AND THE WEST LINE OF LEWIS SECOND ADDITION SOUTH 00° 15' 53" EAST 489.00 FEET TO THE SOUTHWEST CORNER OF SAID LEWIS SECOND ADDITION , SAID POINT BEING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23;

THENCE ALONG LAST SAID SOUTH LINE AND THE SOUTH LINE OF LEWIS SECOND ADDITION NORTH 89° 33' 20" EAST 1323.57 FEET TO THE POINT OF BEGINNING;

CONTAINING 4,547,549 SQUARE FEET OR 104.40 ACRES, MORE OR LESS.

GENERAL NOTES:

1. BEARINGS BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, ASSUMED AS BEARING OF NORTH 89°39'05" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

2. LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER FC25217788-7, COMMITMENT DATE NOVEMBER 14, 2025 WAS RELIED UPON FOR RECORD DATA REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS ZONING MAP.

3. THE TOTAL AREA OF THE PROPERTY IS 104.40 ACRES.

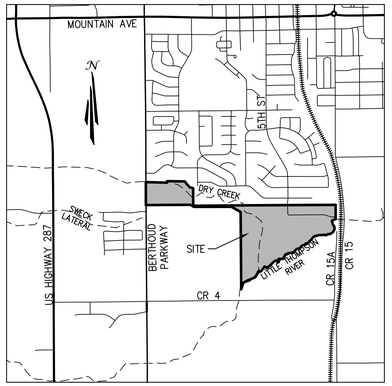
4. THIS MAP IS NOT A LAND SURVEY PLAT.

5. THE MINERAL RIGHTS ASSOCIATED WITH THE PROPERTY BEING ANNEXED ARE NOT OWNED BY THE PROPERTY OWNER. MINERAL RIGHTS RESIDE WITH THE PRIOR OWNERS OF EACH PARCEL.

6. THE CURRENT ZONING OF THE SUBJECT PROPERTY IN UNINCORPORATED LARIMER COUNTY IS RR-2, RURAL RESIDENTIAL. THE PROPOSED ZONING IN THE TOWN OF BERTHOUD IS SR, SUBURBAN RESIDENTIAL AND AG-AGRICULTURAL.

7. PROPERTY ADDRESS: 733 SOUTH COUNTY ROAD 15A, BERTHOUD, COLORADO 80513

8. THE SUBJECT PROPERTY LIES WITHIN ZONE X, AREAS OUTSIDE OF 0.2% ANNUAL FLOODING CHANCE, ZONE X (SHADED), AREAS BETWEEN THE LIMITS OF THE 100-YEAR FLOOD AND 0.2% ANNUAL CHANCE FLOODING CHANCE AND WITHIN ZONE A AND ZONE AE DESIGNATED AS AREAS OF 1% ANNUAL CHANCE OF FLOODING (100-YEAR FLOOD PLAIN) PER FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08069C1387H, EFFECTIVE DATE JANUARY 15, 2021. FLOOD PLAINS SHOWN HEREON ARE BASED ON CURRENT FEMA DATA AND ARE SUBJECT TO PERIODIC CHANGES.



VICINITY MAP
1" - 2000'

CERTIFICATE OF APPROVAL BY TOWN OF BERTHOUD:

THIS IS TO CERTIFY THAT THE REZONING OF THE ABOVE DESCRIBED PROPERTY WAS APPROVED BY ORDINANCE NO. _____ OF THE TOWN OF BERTHOUD, PASSED AND ADOPTED ON THE _____ DAY OF _____, A.D., _____ AND THAT THE MAYOR OF THE TOWN OF BERTHOUD AS AUTHORIZED BY SAID ORDINANCE OF BEHALF OF THE TOWN HEREBY FOR ALL ACKNOWLEDGES AND ADOPTS THE SAID ZONING AMENDMENT UPON WHICH THE CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED HEREON.

APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD, COLORADO THIS _____ DAY OF _____, A.D., _____.

_____
MAYOR

APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF BERTHOUD, COLORADO, THIS _____ DAY OF _____ A.D., 2025.

_____
CHAIRPERSON

THE FOREGOING MAP IS APPROVED FOR FILING AND ACCEPTED BY THE TOWN OF BERTHOUD, COLORADO, THIS _____ DAY OF _____ A.D., ____.

ATTEST:

_____
TOWN CLERK

OWNERS CERTIFICATE:

HT LAND PARTNERS 400 LLC

_____
ALEX HOIME, MANAGER FOR
HT LAND PARTNERS 400 LLC

STATE OF COLORADO)
SS)
COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____, 20____,
BY ALEX HOIME, MANAGER FOR HT LAND PARTNERS 400 LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC

SURVEYORS CERTIFICATE:

I, VLADISLAV SKREJEV, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT REZONING MAP SHOWN HEREON WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION. THE MAP WAS COMPILED USING EXISTING PLATS, DEEDS, AND LEGAL DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

DATED THIS _____ DAY OF _____, 20___.

_____
VLADISLAV SKREJEV, PLS 38705

NO.	DESCRIPTION	REVISIONS	BY	DATE

TAIT & ASSOCIATES
Since 1964
320 North Lincoln Avenue
Loveland, CO 80537
p: 970.613.1447
www.tait.com
ENGINEERING ENVIRONMENTAL BUILDING LAND
Santa Ana Sacramento Denver
San Luis Obispo Riverside Boise
Dallas

ZONING AMENDMENT MAP

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO

DRAWN: KR
DATE: 06/24/2025
CHECKED: VS
DATE:
REVISION #:
DATE:
JOB NO: CO14780

ZONING MAP
FOR LEWIS VALLEY ANNEXATION

PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 23, THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 26 TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO

LEGEND:
- SECTION LINE
- PROPERTY LINE
- EASEMENT LINE
- ADJACENT BOUNDARY LINE
- RIGHT-OF-WAY LINE
- FLOOD PLAIN ZONES
- SECTION MONUMENT AS NOTED
- FOUND PROPERTY CORNER AS NOTED

N

0 200' 400'

SCALE: 1" = 200'
LINEAL UNITS ARE US SURVEY FEET

W1/4 COR SEC23, T4N, R69W FOUND 2" ALUMINUM CAP, PLS 12374

S 0°12'52" E 2652.83'

ROSE FARM ACRES
ROSE FARM ACRES HOMEOWNERS ASSOCIATION INC
REC. #20210007483
ZONING: R1-SINGLE FAMILY DISTRICT
USE: RESIDENTIAL

ZONE A

NO. 4 REBAR
NAIL & TAG, ILLEGIBLE

S 88°40'40" E 553.87' — L55 — S 89°03'20" E 495.00' — L56

20' SEWER EASEMENT REC. NO.20170049612 & REC. NO.20170051802

LOT 1 BLA, REC NO. 8003644

20' SEWER EASEMENT REC. NO.20170049612 & REC. NO.20170051802

ILLEGIBLE CAP

L57 — L58

HILLSDALE SUNDIVISION 4TH
TOWN OF BERTHOUD
REC. #19940032407
ZONING: R2- LIMITED MULTIFAMILY DISTRICT
USE: OPEN SPACE AND RECREATION

40' ROW

195.25'

C5 C6 C7 C8 L72 L73 L74 L75 L76

S 65°26'39" E S 81°52'53" E 176.54'

445.00'

20'

EXISTING ZONING: (LARIMER COUNTY) RR2-RURAL RESIDENTIAL
EXISTING USE: FARMING
PROPOSED ZONING: SR-SUBURBAN RESIDENTIAL
7.11 ACRES

20' EXCLUSIVE IRRIGATION EASEMENT REC. NO 20210007031

LARIMER CO. RD. 17
BERTHOUD PARKWAY

N 0°12'52" W 640.25'

S 0°12'52" E 269.41'

S 0°15'53" E 489.00'

HILLSDALE SUNDIVISION 5TH
TOWN OF BERTHOUD
REC. #2000005145
ZONING: R2-LIMITED MULTIFAMILY DISTRICT
USE: OPEN SPACE & RECREATION

W1/16 COR SEC26, T4N, R69W
2.5" ALUMINUM CAP, LS 12374

TRACT D
HERITAGE RIDGE SUBDIVISION 6TH
HERITAGE RIDGE METROPOLITAN DISTRICT
REC. #20190028858
ZONING: PUD – PLANNED UNIT DEVELOPMENT
USE: RESIDENTIAL

TRACT E
HERITAGE RIDGE METROPOLITAN DISTRICT
REC. #20190028858
ZONING: PUD – PLANNED UNIT DEVELOPMENT
USE; RESIDENTIAL

S 5TH STREET

TRACT A
HERITAGE RIDGE SUBDIVISION 6TH
HERITAGE RIDGE METROPOLITAN DISTRICT
REC. #20200017898
ZONING: PUD – PLANNED UNIT DEVELOPMENT
USE: RESIDENTIAL

UNPLATTED
RIVER TRAILS, LLC
REC. #20240024718
LARIMER COUNTY ZONING RR2 – RURAL RESIDENTIAL
USE: AGRICULTURAL & RURAL RESIDENTIAL

ZONE X (0.2%)

NE COR SEC26, T4N, R69W
FOUND 3.25" ALUMINUM CAP, PLS 24305

(BASIS OF BEARINGS) N 89°39'05" E 2654.82'

S 89°38'25" W 739.11'

125.25' 334.75' 1346.67' 764.83'

S 89°35'15" W 460.00'

S 89°52'37" W 1045.83'

N 89°33'20" E 1323.57'

NO. 4 REBAR WITH BLUE PLASTIC CAP

NO.4 REBAR WITH YELLOW CAP S 12°45'49" E 0.61' FROM PROPERTY CORNER, ILLEGIBLE

NO. 4 REBAR WITH YELLOW PLASTIC CAP

NO.4 REBAR WITH YELLOW PLASTIC CAP, LS 16145

NO.4 REBAR WITH YELLOW PLASTIC CAP, ILLEGIBLE

L52 L53 L54

543.32'

POINT OF BEGINNING
N1/4 COR SEC26, T4N, R69W
FOUND 2.5" ALUMINUM CAP, LS37987

NO.4 REBAR WITH YELLOW PLASTIC CAP, ILLEGIBLE

N 0°20'55" W 168.00'

L59 L60 C2 C1

S 0°20'55" E 226.00'

S 89°39'05" W 288.00'

L61

EXISTING ZONING: (LARIMER COUNTY) RR2-RURAL RESIDENTIAL
EXISTING USE: FARMING
PROPOSED ZONING: SR-SUBURBAN RESIDENTIAL
14.79 ACRES

15' DRAINAGE EASEMENT REC. NO.20180009345 & 20190009346

30' 60'

S 0°22'48" E 410.14'

L1 L2 L3 L4 L5 L6 L7 L8

NW COR SEC26, T4N, R69W FOUND 2.5" ALUMINUM CAP, LS 12374

HICKS MRD S-9-89
STEVEN P. & CLAIRE J. SCHLAMP
REC. #20210012019
ZONING: R1- SINGLE FAMILY RESIDENTIAL
USE: RESIDENTIAL

PORTION OF LOT 2 HICKS MRD S-9-89 BERTHOUD 160 LLC
REC. #20180070836
ZONING: R1/R2 – RESIDENTIAL
USE: AGRICULTURE & RURAL RESIDENTIAL

347.02'

L67 L68

N 11°56'30" W 454.24'

EXISTING ZONING: (LARIMER COUNTY) RR2-RURAL RESIDENTIAL
EXISTING USE: FARMING
PROPOSED ZONING: AG-AGRICULTURAL
77.77 ACRES

ZONE X (0.2%)

ZONE AE (REGULATORY FLOODWAY)

C4 C3 L62 L63 L66 L65 L64

ZONE X L70 L69 L71

ZONE AE

LOT 1 OLD BERTHOUD HOMESTEAD M.L.D.

UNPLATTED
TOWN OF BERTHOUD
REC. #20240026177
LARIMER COUNTY ZONING: RR2-RURAL RESIDENTIAL
USE: AGRICULTURE & RURAL RESIDENTIAL

APPROXIMATE CENTERLINE OF LITTLE THOMPSON RIVER

L9 L10 L11 L12 L13 L14 L15 L16 L17 L18 L19 L20 L21 L22 L23 L24 L25 L26 L27 L28 L29 L30 L31 L32 L33 L34 L35 L36 L37 L38 L39 L40 L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51

60' LARIMER COUNTY ROAD 15A (60' RIGHT-OF-WAY)

LARIMER CO. RD. 15A

N 0°22'48" W 2628.00'

ZONE X (0.2%)

EXISTING ZONING: (LARIMER COUNTY) RR2-RURAL RESIDENTIAL
EXISTING USE: FARMING
PROPOSED ZONING: SR-SUBURBAN RESIDENTIAL
4.72 ACRES

N 0°25'23" W 2642.90'
N 0°25'23" W 2162.06'
840.87'
S 0°25'23" E 500.26'

2.5 ALUMINUM CAP, LS 17662
S 88°22'44" E 2.85' FROM SECTION CORNER

S 89°34'37" W 297.55'

N1/16 COR. SEC. 26, T4N, R69W FOUND 2.5" ALUMINUM CAP, 2001

974.17'

LOT 2
OLD BERTHOUD HOMESTEAD M.L.D.
WILSON-BELZ CHERYL TRUST
REC. #20210113933
LARIMER COUNTY ZONING: RR2-RURAL RESIDENTIAL
USE: AGRICULTURE & RURAL RESIDENTIAL

JURS M.R.D. 94-EX0580
SMJURS FAMILY TRUST TRUST
REC. #20100028710
LARIMER COUNTY ZONING: RR2-RURAL RESIDENTIAL
USE:RURAL RESIDENTIAL

PORTION OF LOT 2
HICKS MRD S--9--89
BERTHOUD 160, LLC
REC. #20240051332
ZONING: R1- SINGLE FAMILY RESIDENTIAL
USE RESIDENTIAL

296.54'

S 0°23'38" E 2653.02'

N 89°20'11" E 2648.51'

W1/4 COR SEC26, T4N, R69W
FOUND 2.5" ALUMINUM CAP, LS 12374

C1/4 COR SEC26, T4N, R69W
FOUND 3.25" ALUMINUM CAP, LS 34995

1326.51'

C-E1/16 COR SEC26, T4N, R69W
FOUND 2.5" ALUMINUM CAP, LS 17662

S 89°19'46" W 2652.88'

1326.37'

E1/4 COR SEC26, T4N, R69W
FOUND 2.5" ALUMINUM CAP, LS17662

LARIMER CO. RD. 4E

LINE TABLE		
NUMBER	BEARING	LENGTH
L1	S88° 58' 49"W	30.00
L2	N89° 37' 12"E	60.00
L3	S67° 06' 14"W	81.35
L4	S12° 38' 05"E	98.92
L5	S31° 01' 28"E	96.44
L6	S0° 22' 48"E	59.06
L7	S24° 45' 41"W	57.47
L8	S34° 51' 31"W	45.84
L9	S57° 24' 02"W	81.37
L10	S82° 06' 00"W	78.53
L11	S50° 52' 53"W	44.56
L12	N73° 34' 27"W	48.54
L13	S85° 54' 51"W	143.58
L14	N83° 23' 07"W	18.86
L15	S74° 36' 29"W	140.37
L16	S39° 01' 07"W	124.45
L17	S53° 34' 10"W	55.08
L18	S34° 09' 05"W	64.69
L19	S70° 34' 39"W	31.57
L20	N86° 50' 15"W	37.65
L21	S27° 23' 15"W	38.50
L22	S71° 20' 25"W	90.60
L23	S47° 07' 40"W	58.04
L24	S33° 58' 57"W	54.64
L25	N89° 35' 28"W	47.70
L26	S60° 29' 07"W	75.03

LINE TABLE		
NUMBER	BEARING	LENGTH
L27	S29° 12' 42"W	54.17
L28	S63° 58' 50"W	89.56
L29	N85° 51' 27"W	50.24
L30	S78° 13' 10"W	44.78
L31	S63° 12' 31"W	97.52
L32	S23° 40' 51"W	84.01
L33	S51° 08' 40"W	61.47
L34	N89° 28' 50"W	101.87
L35	S10° 20' 07"E	61.70
L36	S11° 56' 19"W	27.68
L37	S76° 23' 58"W	28.15
L38	N19° 12' 39"W	25.05
L39	N21° 55' 31"W	22.83
L40	N86° 29' 58"W	50.84
L41	S49° 27' 55"W	141.32
L42	S45° 14' 20"W	161.68
L43	N64° 24' 30"W	87.64
L44	S36° 47' 32"W	141.25
L45	S39° 56' 59"W	24.48
L46	S89° 39' 44"W	73.83
L47	S26° 26' 16"W	112.43
L48	S36° 07' 41"W	90.80
L49	S67° 39' 17"W	216.43
L50	S61° 34' 41"W	132.25
L51	S17° 46' 16"W	195.38
L52	N0° 25' 23"W	184.30

LINE TABLE		
NUMBER	BEARING	LENGTH
L53	N60° 23' 46"W	293.89
L54	N61° 49' 26"W	122.63
L55	N0° 26' 41"W	42.00
L56	S0° 13' 28"E	53.00
L57	S41° 51' 15"E	186.23
L58	N89° 43' 29"E	110.98
L59	S0° 20' 53"E	122.00
L60	S89° 39' 05"W	137.91
L61	S0° 20' 55"E	84.84
L62	S89° 39' 05"W	34.03
L63	S0° 22' 07"E	86.93
L64	S53° 54' 59"W	48.06
L65	S89° 39' 05"W	194.43
L66	N42° 16' 32"W	98.22
L67	S89° 39' 05"W	61.98
L68	N38° 45' 46"W	137.84
L69	S0° 25' 23"E	97.66
L70	N89° 36' 27"E	100.84
L71	S25° 38' 57"E	55.28
L72	N89° 47' 08"E	50.00
L73	S80° 12' 52"E	74.79
L74	N89° 47' 08"E	36.55
L75	N89° 47' 08"E	84.87
L76	N89° 47' 08"E	99.68

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	244° 56' 55"	260.79	61.00	S32° 07' 33"W	102.92
C2	64° 56' 57"	56.68	50.00	N57° 52' 27"W	53.69
C3	90° 19' 51"	313.75	199.01	N44° 29' 07"E	282.25
C4	83° 49' 37"	283.83	194.00	S42° 20' 12"E	259.19
C5	9° 26' 16"	33.85	205.53	S85° 12' 52"E	33.82
C6	10° 49' 43"	23.73	125.55	S85° 12' 41"E	23.69
C7	20° 57' 05"	18.28	50.00	N79° 18' 36"E	18.18
C8	99° 38' 08"	123.47	71.00	S61° 20' 53"E	108.49

VLADISLAV SKREJEV, FOR AND ON BEHALF OF TAIT & ASSOCIATES
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR (PLS) 38705

NO.	DESCRIPTION	REVISIONS	BY	DATE

TAIT & ASSOCIATES
320 North Lincoln Avenue
Loveland, CO 80537
p: 970.613.1447
www.tait.com
ENGINEERING ENVIRONMENTAL BUILDING LAND
Santa Ana Sacramento Denver
San Luis Obispo Riverside Boise
Dallas
Since 1964

ZONING AMENDMENT MAP

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO

DRAWN: KR
DATE: 06/24/2025
CHECKED: VS
DATE:
REVISION #:
DATE:
JOB NO. CO14780

DATE: March 9, 2026

TO: Anne Best Johnson, Community Development Director, Berthoud, Colo.

FROM: Carie Dann, Fire Marshal, Berthoud Fire Protection District

RE: Lewis Valley Zoning, Annexation, NMP and Minor Subdivision – 3rd Submittal

BERTHOUD FIRE COMMENTS

The Berthoud Fire Protection District's (BFPD) Fire Prevention Division has completed a review of above project, which pertains to two parcels of 109 total acres, located east of South Berthoud Parkway and one-half mile south of West Larimer County Road 4E. Each parcel proposes 97 single-family lots of various configurations (street access, alley loaded, etc.).

Currently, the Fire District has the following comments and requirements from the 2021 International Fire Code.

While these comments may appear general in nature, they apply specifically to this project.

All fire department comments contained in this document and any future reviews, shall remain active until acknowledged by the applicant and resolved with BFPD.

CONSTRUCTION DEVELOPMENT & PROCEDURES GUIDE

1. Most of the requirements in this plan review letter, as well as additional requirements, can be found in the BFPD Construction Development & Procedures Guide, which can be found at this link: https://www.berthoudfire.org/files/342e955f4/BFPD-Construction-Procedures-Guide.pdf NOTED

INTERNATIONAL CODE REQUIREMENTS

2. The requirements of the Fire Code, Building Code (with regard to fire and life safety issues), and NFPA standards adopted at the time of building construction must be met. NOTED

FEES

3. Fees will be required for the BFPD Planning review and approval, building permit review and approval (if applicable), and impact fees. BFPD impact fees will be due at the time of building permit. The applicant, if interested in knowing these fees is advance, is responsible to research these fees at the following link: https://www.berthoudfire.org/fee-schedule-payment-information NOTED

PERMITTING PROCESS

4. A building permit is required for all new commercial structures, additions, alterations, and changes in occupancy; Berthoud Fire Protection District will be a reviewing department for all buildings permits that are multi-family or commercial buildings. Permits must be obtained prior to commencement of construction. Plans for structures are required to be prepared and stamped/sealed by a Colorado Licensed Architect and Colorado Registered Engineers (structural, mechanical, electric, etc.). After the permit review and approval, and any construction changes are completed, BFPD will do an inspection prior to issuance of a Certificate of Occupancy. NOTED

5. A construction permit issued by BFPD is required prior to installation of any fire protection system (automatic fire sprinkler, automatic fire alarm, kitchen hood suppression system, etc.). Review time is approximately 15 working days. All plans are required to be stamped by a NICET Level 3 or 4 designer. NOTED

EMERGENCY VEHICLE ACCESS

6. Approved fire apparatus access roads shall be required for every facility, building or portion of a building constructed within BFPD. A minimum of two approved roadways are required for emergency vehicle access. These two fire apparatus access roads must be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property to be served, measured in a straight line between accesses. The Fire Code Official may reduce the required separation when all buildings served by the access roads are equipped throughout with an automatic sprinkler system and the site constraints do not allow full separation.

   ☒Requirement(s) is met

   ☐Requirement(s) is not met

   ☐Cannot be determined if requirement(s) is met

   BFPD Comments: Noted, requirement is met

Based on our call on 9/29, we reviewed the existing fire access rd/easement put in place through Heritage Ridge connecting to Lewis Valley to the east. Developer has agreed to perform borings of the access rd to ensure the section conforms to proper loading. If it does not, developer will provide upgrades. Developer will also ensure proper gates and signage are in place.

As it relates to the SW portion, adjacent to Trails at Creekview, developer will work with adjacent neighbor to secure a fire access easement to esnure secondary access or developer will require structures to be sprinkled per this comment. It was also mentioned that Fire can conditionally approve the NMP based on these options being implemented.

7. The maximum length for dead-end roadways is 660 feet. Beyond that, a second, approved access roadway is required (meeting #4 above) or all occupiable structures beyond 660 feet are required to be protected by automatic fire sprinklers.

   ☐Requirement(s) is met

   ☒Requirement(s) is not met

   ☐Cannot be determined if requirement(s) is met

   BFPD Comments: Are you proposing to use the "Existing Road and Access Easement" shown on page 3 of the NMP response as a second access? Again, we need to discuss how to meet this requirement.

This is the intent to utilize the eixsting road and access easement as a secondary access for Lewis Valley East

8. The minimum roadway widths as established in 503.2.1 shall be maintained at all times. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet, 6 inches. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles.

   ☒Requirement(s) is met

   ☐Requirement(s) is not met

   ☐Cannot be determined if requirement(s) is met

   BFPD Comments: Noted, Requirement is met

9. Roads 20-26 feet wide shall be posted on both sides as a fire lane, with no parking on either side. Roads 26-32 feet wide shall be posted on one side as a fire lane, with parking allowed on the opposite side. Signs shall be placed according to requirements in the 2021 IFC and Larimer County Urban Area Street Standards.

   BFPD Comments: Informational only, these will be required for alleys (drives).

Noted, sign locations will be shown on preliminary/ final plat on alleys and fire access roads

10. Fire Lane No Parking signs shall be designed in accordance with Drawings 1401 and 1418 of the Larimer County Urban Area Street Standards.

    BFPD Comments: Informational only, these will be required for alleys (drives).

Noted, fire lane no parking signs locations will be shown on prelaiminary/ final plat along alleys

11. Fire apparatus access roads shall be of an all-weather surface (concrete or asphalt) that is easily distinguishable from the surrounding area and is capable of supporting not less than 82,000 pounds live load (GVW).

    ☐Requirement(s) is met

    ☐Requirement(s) is not met

    ☒Cannot be determined if requirement(s) is met but assumed to be.

ON 9/29 meeting discussed performing borings on existing access road to ensure the existing gravel road conforms to proper loading. If not adequate loading upgrades will be made to bring into compliance with road loading requirements

12. The inside turning radius and outside turning radius of any fire apparatus access road shall be not less than 25 feet and 50 feet respectively, measured from the same center point.

    ☐Requirement(s) is met

☐Requirement(s) is not met

☒Cannot be determined if requirement(s) is met. Please provide a turning template to show fire apparatus will have the minimum inside/outside turning radii.

Radii dimensions have been added to all fire apparatus access roads on the berthoud fire exhibit to show compliance with the minimum insisde/ outside turning radii

13. Dead end roads greater than 150 in length require a 20-foot-wide turnaround in the form of a 100-foot “Hammerhead,” a 50-foot “Y” or a 100-foot-diameter “Cul- De-Sac” as is shown in Figure D103.1.

☐Requirement(s) is met

☐Requirement(s) is not met

☐Cannot be determined if requirement(s) is met

BFPD Comments: It appears that at least temporary turnarounds have been labeled as such.

Dead end roads greater than 150' in length are shown with either cul-de-sacs or a temporary turnaround. Radii of the turnaround have been added to the berthoud fire exhibit

14. Traffic calming devices shall be prohibited unless approved by the Fire Code Official. This includes but is not limited to speed bumps, speed humps, speed cushions, traffic circles and neckdowns.

BFPD Comments: Informational only at this time.

Noted, no plans on providing traffice calming devices. If added in prelim/ final plat we will work to get approved with the Fire Code Official

15. When buildings are protected throughout with an approved automatic fire sprinkler system, the requirements for fire apparatus access may be modified by the Fire Code Official.

BFPD Comments: Informational only at this time.

Noted

<u>FIREFIGHTING WATER SUPPLY</u>

16. The minimum available fire flow for one- and two-family dwellings is per Table B105.1(1) of the 21IFC. If the structure is 3,601 SF or larger, the required fire flow shall be determined according to Table B105.1(2). A reduction in required fire flow of 500 gpm (0-3,600 SF) or 50 percent (greater than 3,600 SF) is allowed when the building is protected by an approved automatic fire sprinkler system.

☐Requirement(s) is met

☐Requirement(s) is not met

☒Cannot be determined if requirement(s) is met. Please confirm minimum fire flow can be met.

Fire flow is met. Assumed 3,601 SF lots were analyazed in the utility study to provide 1,500 GPM for 2 hours while retaining 20 psi. If multifamily product or larger SF lots then individual lots will be analyzed at final plat/ buidling permit for adeqaute fire flow/ need for an individual fire sprinkler system

17. Minimum hydrant spacing for all structures is not further than specified in Table C102.1 of the 21IFC. These distances may be increased for buildings protected throughout with an approved fire sprinkler system, as approved by the Fire Code Official.

☐Requirement(s) is met

☐Requirement(s) is not met

☒Cannot be determined if requirement(s) is met

Refer to the Berthoud Fire Exhibit provided showing that hydrants are spaced ~500' for a fire flow of 1,750 gpm or less

18. The minimum number of hydrants available to a building shall not be less than that listed in Table C102.1.

☒Cannot be determined if requirement(s) is met

With the designated fire flow of 1,500 gpm 1 hydrant is required per building. With a spacing of 500' the maximum distance from any lot is 250' to a hydrant. Refer to the Berthoud Fire Exhibit which shows this required spacing

19. All water mains shall be a minimum 8 inches in diameter and shall be looped whenever possible.

☒Requirement(s) is met

☐Requirement(s) is not met

☐Cannot be determined if requirement(s) is met

BFPD Comments: The Utility Study response states 8-inch water mains.

Noted, Requirement is met

20. Where new water mains are extended along roads where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.

☐Requirement(s) is met

☐Requirement(s) is not met

☒Cannot be determined if requirement(s) is met

Areas where water main is extended along roads where hydrants are not needed do not exceed 1,000' of spacign per the Berthoud Fire Exhibit

21. Landscaping materials and vegetation at full maturity shall not be closer than three feet to a hydrant or FDC. This excludes grass and ground cover plants.

☐Requirement(s) is met

☐Requirement(s) is not met

☐Cannot be determined if requirement(s) is met

BFPD Comments: Informational only.

Noted, further detail to be included at prelim/ final plat

ADDRESSING

22. All municipalities in Larimer County have agreed to abide by roadway naming standards designed in multiple documents, such as the Street Inventory System, Approved Suffixes and "Rules of the Streets." These requirements are accessed at: www.larimer.org/streets/

☐Requirement(s) is met

☐Requirement(s) is not met

☒Cannot be determined if requirement(s) is met

BFPD Comments: Street names will be approved at final plat. Please ensure no proposed names are duplicates of existing names in Larimer County.

Noted: Road names will verified at final plat to verify that there are no dupliates of existing names in Larimer County

23. Any new structures are required to be assigned a specific, unique address. Size, color and location on the building of the numerals shall be approved in advance by BFPD. Requirements on address numerals are in Section 505.1 of the 2021 IFC.
    BFPD Comments: Note that wayfinding signs for some groups of homes with alley access/alley loaded will be required.

Noted, wayfinding signs locations for allyes will be included at prelim/ final plat.

VEHICLE ACCESS AND WATER SUPPLY DURING CONSTRUCTION

24. When fire apparatus access roads or water supply for fire protection is required to be installed, such protection shall be installed or made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided. Approved vehicle access shall be provided to all construction and demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent Fire Department Connections (FDCs). Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available. An approved water supply for fire protection, either temporary or permanent, shall be available as soon as combustible materials arrive on site.
    BFPD Comments: Informational only.

Noted

JOHNSON & REPUCCI LLP
ATTORNEYS AT LAW

David F. Bower
dfbower@j-rlaw.com
Direct Dial: (303) 546-5608

July 3, 2025

Sent via e-mail (AJohnson@berthoud.org)
Town of Berthoud Planning Department
c/o Anne Best Johnson, AICP MBA
Community Development Director
807 Mountain Ave.
Berthoud, Colorado 80513

Re: Lewis Valley – Certification of Compliance with C.R.S. §24-65.5-101 et seq. and Berthoud Municipal Code 30-8-106 (Notice to Mineral Estate Owners and Lessees)

Dear Ms. Johnson:

This firm represents HT Land Partners 400, LLC (the "**Applicant**") with respect to certain entitlement matters relating to the proposed Lewis Valley development, to be located on the real property identified as Larimer County Parcel Nos. 9426105701 and 9423300005 and legally described on Exhibit A.

As you know, the Town of Berthoud annexation process requires Applicant to certify that the notice required by C.R.S. §24-65.5-101 *et seq*. has been provided to the owners of the mineral estate underlying the Lewis Valley development. C.R.S. §24-65.5-101 *et seq.* requires notice to mineral estate owners if: (1) the mineral estate owner is identified in the county tax assessor's records, or (2) the mineral estate owner has filed in the office of the county clerk and recorder in which the real property is located a request for notification. Furthermore, the Town of Berthoud also requires that any mineral interest lessees be notified of any annexation application.

With respect to Larimer County Parcel No. 9426105701, the owner of the surface and mineral estates is CLW Interests LLC, a Colorado limited liability company. With respect to Larimer County Parcel No. 9423300005, the owner of the surface and mineral estates is the Cheryl Wilson-Belz Trust UTAD September 29, 2000. Both mineral estate owners have consented to the annexation application and waived the right to notice pursuant to C.R.S. §24-65.5-103(5). Furthermore, there are no current lessees of either mineral estate.

Accordingly, there are no third-parties that are required to be provided notice of the pending annexation application, and Applicant has satisfied all mineral estate owner and lessee notifications as required by C.R.S. §24-65.5-101 et seq. and the Berthoud Development Code.

Very truly yours,

David F. Bower

Exhibit A
(Legal Description of Property)

Larimer County Parcel No. 9426105701

Lot 1, OLD BERTHOUD HOMESTEAD M.L.D., being a replat of Lot 1, JURS M.R.D. 94 EX0580, located in the Northeast 1/4 of Section 26, Township 4 North, Range 69 West of the 6th Principal Meridian, Larimer County, Colorado, recorded October 4, 2006 at Reception No. 2006-007549,
County of Larimer, State of Colorado.

Larimer County Parcel No. 9423300005

A portion of the Southwest 1/4 of Section 23, and the Northwest 1/4 of Section 26, Township 4 North, Range 69 West of the 6th Principal Meridian, Larimer County, Colorado, being more particularly described as follows:

Beginning at the Southwest corner of said Section 23;
Thence along the West line of the Southwest ¼ of said Section 23 N00°10'13"E 28.88 feet to the TRUE POINT OF BEGINNING;
Thence continuing along said West line N00°10'13"E 641.62 feet;
Thence departing said West line S88°15'59"E 594.00 feet;
Thence N00°03'03"W 42.00 feet;
Thence S88°39'42"E 495.00 feet;
Thence S36°38'01"E 66.00 feet;
Thence S41°27'38"E 148.00 feet;
Thence S73°21'34"E 100.98 feet to a point on the East line of the West ½ of said Section 23;
Thence along said East line S00°07'45"W 489.00 feet to a point on the South line of the Southwest ¼ of said Section 23;
Thence along said South line N89°56'57"E 1,323.57 feet to the South ¼ Comer of said Section 23;
Thence along the
North-South centerline of said Section 26 S00°01'45"E 184.30 feet;
Thence departing said North-South centerline N60°00'08"W 293.89 feet;
Thence N89°43'45"W 1,045.83 feet;
Thence N61°25'22"W 122.71 feet;
Thence S89°58'40"W 460.00 feet;
Thence N89°58'05"W 779.00 feet to the TRUE POINT OF BEGINNING,
EXCEPTING that portion as conveyed to the Larimer County Board of County Commissioners in the Deed recorded July 17, 1997 at Reception No. 97045864,
County of Larimer, State of Colorado.

NOTICE OF PUBLIC HEARING

PROJECT NAME:
Lewis Valley Annexation, Zoning, Neighborhood Master Plan, and Minor Subdivision
PROJECT LOCATION:
East of S.Berthoud Pkwy, West of S. 1st St./Larimer CR 15, north of the Little Thompson River
PUBLICATION:
February 25, 2026

The Town of Berthoud will hold Public Hearings to consider an Annexation, Zoning, Neighborhood Master Plan, and Minor Subdivision near your property.
Scheduled Hearings: All hearings will take place at Berthoud Town Hall, 807 Mountain Avenue, Berthoud CO 80513
Town Planning Commission:
March 26, 2026, at 6:00 p.m. (Note that the Minor Subdivision will only be heard by the Planning Commission)
Town Board of Trustees:
April 14, 2026, at 6:30 p.m.

For more information on this project visit the Town Planning Dept. website at www.berthoud.org/planning
Under the *Current Development Review Projects* tab, select the *Development Activity Map* to find the project, and click on the project name to view the project materials.
Project Planner: Anne Johnson, Community Development Director.
Email: ajohnson@berthoud.org
To comment on the project, submit written comments via email to the Project Planner.

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Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513

PORTILLO KRISTINA/TAYLOR
722 SOPHIE ST
BERTHOUD CO 80513

Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
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CANTU AMANDA
5492 COUNTY ROAD 32
LONGMONT CO 805049665

Town of Berthoud
807 Mountain Ave.
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LUDLOW S REID/COWLES JEAN E
1909 SUNDANCE DR
LONGMONT CO 805043771

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Berthoud, CO 80513

HAWKINS PAUL
1148 GREEN WOOD DR
BERTHOUD CO 805132734

NOTICE OF PUBLIC HEARING

PROJECT NAME:
Lewis Valley Annexation, Zoning, Neighborhood Master Plan, and Minor Subdivision
PROJECT LOCATION:
East of S.Berthoud Pkwy, West of S. 1st St./Larimer CR 15, north of the Little Thompson River
PUBLICATION:
February 25, 2026

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March 26, 2026, at 6:00 p.m. (Note that the Minor Subdivision will only be heard by the Planning Commission)
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April 14, 2026, at 6:30 p.m.

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Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513

RAYBON SHANNON/KELLEY
1098 GREENWOOD DR
BERTHOUD CO 80513

Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513

MORENO JESUS CERECERES
1047 GREEN WOOD DR
BERTHOUD CO 805132733

Town of Berthoud
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Berthoud, CO 80513

GARMANY GEORGE P JR/BEVERLY A
782 S 10TH ST
BERTHOUD CO 805132728

Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513

ROBINSON ADRIAN MARIE/ANDREW DANIELL
1019 GREEN WOOD DR
BERTHOUD CO 805132733

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807 Mountain Ave.
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FLETCHER HOPE MARIE
1000 GREEN WOOD DR
BERTHOUD CO 805132733

Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513

ROSE FARM ACRES HOMEOWNERS
ASSOCIATION INC
1063 W HORSETOOTH RD STE 100
FORT COLLINS CO 805266057

Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513

SMJURS FAMILY TRUST
550 W COUNTY ROAD 4E
BERTHOUD CO 80513

Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513

WILSON-BELZ CHERYL TRUST
2343 AUSTIN AVE
LOVELAND CO 805384172

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807 Mountain Ave.
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KING ASHLEY
986 GREEN WOOD DR
BERTHOUD CO 805132732

Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
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COUTURE TRAVIS
987 GREEN WOOD DR
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Town of Berthoud
807 Mountain Ave.
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ARMITAGE WILLIAM E/CINDI A
1011 LONGVIEW AVE
BERTHOUD CO 805131426

Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513

TOWN OF BERTHOUD
PO BOX 1229
BERTHOUD CO 805132229

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807 Mountain Ave.
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HOME PARTNERS GA 2015 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO IL 606066995

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HARRIS BARBARA E
610 KANSAS AVE
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GOFF BRIAN D/SARAH L
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JOHNSON ADAM E/BRITTNY T
515 MOUNT RAINIER ST
BERTHOUD CO 805131482

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807 Mountain Ave.
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KEMP DANIEL P
517 KANSAS AVE
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Town of Berthoud
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PRYOR ALAN
443 KANSAS AVE
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FKH SFR PROPCO I LP
600 GALLERIA PKWY STE 300
ATLANTA GA 303395994

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P.O. Box 1229
Berthoud, CO 80513

DANIELSON BRIAN
293 MOUNT RAINIER ST
BERTHOUD CO 805138298

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NOTICE OF PUBLIC HEARING

PROJECT NAME:
Lewis Valley Annexation, Zoning, Neighborhood Master Plan, and Minor Subdivision
PROJECT LOCATION:
East of S.Berthoud Pkwy, West of S. 1st St./Larimer CR 15, north of the Little Thompson River
PUBLICATION:
February 25, 2026

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807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513

GANS DEBORAH
253 MOUNT RAINIER ST
BERTHOUD CO 805138298

Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513

NELSON RYAN/MEGHAN
233 MOUNT RAINIER ST
BERTHOUD CO 805138298

Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513

WOODS MICHAEL LEE/BECKY T
1273 ART DR
BERTHOUD CO 805132751

Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513

FENDRICK DONALD
1216 ART DR
BERTHOUD CO 805132751

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807 Mountain Ave.
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WOODS DUSTIN EDWARD/MARIAH BEILKE
1215 ART DR
BERTHOUD CO 805132751

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HT LAND PARTNERS LLC
701 PARKCENTER DR
SANTA ANA CA 927053541

Town of Berthoud
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HARVEST OWNERS ASSOCIATION INC
PO BOX 2092
FORT COLLINS CO 805222092

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807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513

CARTER CYNTHIA/DALTON
1188 GREEN WOOD DR
BERTHOUD CO 805132734

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807 Mountain Ave.
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FORNESS JORDAN
1164 GREENWOOD DR
BERTHOUD CO 80513

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GROTH TYLER/ANGELA
1076 GREENWOOD DR
BERTHOUD CO 80513

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RICKABY JARED LAWRENCE/KAYLA KEVIN
1065 GREEN WOOD DR
BERTHOUD CO 805132733

Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
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HT LAND PARTNERS 400 LLC
320 N LINCOLN AVE
LOVELAND CO 805375616

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GUNN KELLY COLLEEN
978 GREEN WOOD DR
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GALINDO RAMON A/LUCERO M
630 KANSAS AVE
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807 Mountain Ave.
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KAVALLAR NIKOLAJ/LINDSEY
604 KANSAS AVE
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Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513

BOEHRS ROYCE D/PAULA J
547 KANSAS AVE
BERTHOUD CO 805131479

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ARDIS CHARLES Z/AMANDA WATSON
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807 Mountain Ave.
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Berthoud, CO 80513

SLATER MICHAEL J/LORI R
509 MOUNT RAINIER ST
BERTHOUD CO 805131482

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NOTICE OF PUBLIC HEARING

PROJECT NAME:
Lewis Valley Annexation, Zoning, Neighborhood Master Plan, and Minor Subdivision
PROJECT LOCATION:
East of S.Berthoud Pkwy, West of S. 1st St./Larimer CR 15, north of the Little Thompson River
PUBLICATION:
February 25, 2026

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Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513

TOWNSEND MORGAN TAYLOR III//KIMBERLY THERESE
303 MOUNT RAINIER ST
BERTHOUD CO 805138311

Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513

RIVER TRAILS LLC
6355 FAIRGROUNDS AVE STE 300
WINDSOR CO 805507148

Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513

RAYES JENO/SOLIDA
1136 GREENWOOD DR
BERTHOUD CO 80513

Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513

WILSON CRAIG ALLEN/JAMIE NICOLE
1090 GREEN WOOD DR
BERTHOUD CO 805132733

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807 Mountain Ave.
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WRIGHT DAVID A
1053 GREEN WOOD DR
BERTHOUD CO 805132733

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SCHIRALDI JOSEPH L/KIMBERLY
1015 LONGVIEW AVE
BERTHOUD CO 80513

Town of Berthoud
807 Mountain Ave.
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Berthoud, CO 80513

NICHOLS ROBERT D/JESSICA L
1006 LONGVIEW AVE
BERTHOUD CO 80513

Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513

HELDEN DAVIN J/ALICIA M
924 KANSAS AVE
BERTHOUD CO 80513

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RADDATZ KELSIE WILLIS/JUSTIN
827 GREENWOOD DR
BERTHOUD CO 80513

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807 Mountain Ave.
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PFOHL BENJAMIN/NIOMI
921 KANSAS AVE
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SMITH-SCHMITT FAMILY REVOCABLE TRUST
919 KANSAS AVE
BERTHOUD CO 805131441

Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513

CRIDER ALLEN D
915 KANSAS AVE
BERTHOUD CO 80513

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HERITAGE RIDGE I LLC
4040 MACARTHUR BLVD STE 250
NEWPORT BEACH CA 926602509

Town of Berthoud
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MOSS SUNSHYNE/STEVEN
616 KANSAS AVE
BERTHOUD CO 805131480

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PERRY MARK A
548 KANSAS AVE
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Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
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SWAIM THOMAS ROBERT
541 KANSAS AVE
BERTHOUD CO 805131479

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JUNE CHARLES L II/CHARLENE
383 MOUNT RAINIER ST
BERTHOUD CO 805138311

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807 Mountain Ave.
P.O. Box 1229
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DILLER IVAN/ARIA
473 KANSAS AVE
BERTHOUD CO 80513

Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513

SEE YOU ON THE OTHER SIDE TRUST THE
432 KANSAS AVE
BERTHOUD CO 805131493

Town of Berthoud
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Berthoud, CO 80513

HERITAGE RIDGE METROPOLITAN DISTRICT
2619 CANTON CT STE A
FORT COLLINS CO 805254453

Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513

DAVENPORT PERRY E/BAMBI
1274 ART DR
BERTHOUD CO 805132751

NOTICE OF PUBLIC HEARING

PROJECT NAME:
Lewis Valley Annexation, Zoning, Neighborhood Master Plan, and Minor Subdivision
PROJECT LOCATION:
East of S.Berthoud Pkwy, West of S. 1st St./Larimer CR 15, north of the Little Thompson River
PUBLICATION:
February 25, 2026

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SERES LARRY C/KIMBERLY
960 GREEN WOOD DR
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Berthoud, CO 80513

STARCK JODI D
1005 LONGVIEW AVE
BERTHOUD CO 80513

Town of Berthoud
807 Mountain Ave.
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Berthoud, CO 80513

TYLER NATHAN SEAN/CHRISTINE
905 LONGVIEW AVE
BERTHOUD CO 805131425

Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513

HEAPHY FAMILY TRUST
923 KANSAS AVE
BERTHOUD CO 805131441

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STEWART ELIZABETH
523 KANSAS AVE
BERTHOUD CO 805131479

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WILLIAM SANDRA K
516 KANSAS AVE
BERTHOUD CO 805131479

Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513

CORDOVA DREW R/JENNA M
510 KANSAS AVE
BERTHOUD CO 805131479

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HOFFMANS MARC PIERRE JULES GHI
490 KANSAS AVE
BERTHOUD CO 80513

Town of Berthoud
807 Mountain Ave.
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Berthoud, CO 80513

CARROLL KENDALL L
417 KANSAS AVE
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Town of Berthoud
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JONES JANICE LOUISE
401 KANSAS AVE
BERTHOUD CO 805131493

Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
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GOERS BRETT/JAMES
273 MOUNT RAINIER ST
BERTHOUD CO 805138298

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BERTHOUD TOWN OF
807 MOUNTAIN AVE
BERTHOUD CO 805132229

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ZAVAR KERT/ANGELA
1303 ART DR
BERTHOUD CO 805132752

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DESANTIS MICHAEL REVOCABLE TRUST
1250 ART DR
BERTHOUD CO 805132751

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BERGMAN MARK S/ALLYSON A
1150 GREENWOOD DR
BERTHOUD CO 80513

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ADAMS MICHAEL R
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NOTICE OF PUBLIC HEARING

PROJECT NAME:
Lewis Valley Annexation, Zoning, Neighborhood Master Plan, and Minor Subdivision
PROJECT LOCATION:
East of S.Berthoud Pkwy, West of S. 1st St./Larimer CR 15, north of the Little Thompson River
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807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513

ANDERSON CALY A
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WESTPHAL JAMIE H
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BARAJAS JAMES/ERIN
333 MOUNT RAINIER ST
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BECCI MELISSA NICOLE
408 KANSAS AVE
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Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513

BIERMANN FAMILY TRUST
PO BOX 22005
BULLHEAD CITY AZ 864392005

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4040 MACARTHUR BLVD STE 250
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OMNI HOMES LLC
PO BOX 497
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Town of Berthoud
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SCHNEIDER STEPHEN M
1104 GREENWOOD DR
BERTHOUD CO 80513

Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513

MCCOY JERRY LEE/LANA RENEE
1001 GREEN WOOD DR
BERTHOUD CO 805132733

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GREEN KAY 2020 FAMILY TRUST
521 W COUNTY ROAD 4E
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PRICE CODY A/NICOLE M REVOCABLE TRUST
504 KANSAS AVE
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Lewis Valley Annexation, Zoning, Neighborhood Master Plan, and Minor Subdivision
PROJECT LOCATION:
East of S.Berthoud Pkwy, West of S. 1st St./Larimer CR 15, north of the Little Thompson River
PUBLICATION:
February 25, 2026

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April 14, 2026, at 6:30 p.m.
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Email: ajohnson@berthoud.org
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Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513

NAVARRETTE DAVID
505 KANSAS AVE
BERTHOUD CO 805131479

Town of Berthoud
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PALGEN JEREMY D/BRITTANY P
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WRIGHT CHRISTOPHER HOWARD
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Town of Berthoud
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POULIOT HEATHER
363 MOUNT RAINIER ST
BERTHOUD CO 805138311

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GUINN DENISE
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HEFFNER ERIC A/KRISTI A
243 MOUNT RAINIER ST
BERTHOUD CO 805138298

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HSG ENTERPRISE LLC
616 W COUNTY ROAD 4E
BERTHOUD CO 80513

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807 Mountain Ave.
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SELIG DANIEL
927 KANSAS AVE
BERTHOUD CO 805131441

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807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513

BYRD GREGORY G
717 W COUNTY ROAD 4E
BERTHOUD CO 805138231

NOTICE OF PUBLIC HEARING

PROJECT NAME:
Lewis Valley Annexation, Zoning, Neighborhood Master Plan, and Minor Subdivision
PROJECT LOCATION:
East of S.Berthoud Pkwy, West of S. 1st St./Larimer CR 15, north of the Little Thompson River
PUBLICATION:
February 25, 2026

The Town of Berthoud will hold Public Hearings to consider an Annexation, Zoning, Neighborhood Master Plan, and Minor Subdivision near your property.
Scheduled Hearings: All hearings will take place at Berthoud Town Hall, 807 Mountain Avenue, Berthoud CO 80513
Town Planning Commission:
March 26, 2026, at 6:00 p.m. (Note that the Minor Subdivision will only be heard by the Planning Commission)
Town Board of Trustees:
April 14, 2026, at 6:30 p.m.

For more information on this project visit the Town Planning Dept. website at www.berthoud.org/planning
Under the *Current Development Review Projects* tab, select the *Development Activity Map* to find the project, and click on the project name to view the project materials.
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Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513

UNGER WILLIAM JOSEPH/TERRENCE BABCOCK
951 GREEN WOOD DR
BERTHOUD CO 805132732

Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513

MAJOR JEFFREY A/LORI
1013 LONGVIEW AVE
BERTHOUD CO 80513

Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513

LIEBMAN CHRISTINA N
1008 LONGVIEW AVE
BERTHOUD CO 805131407

Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513

HAASE MEGHANN L/KEVIN W
922 KANSAS AVE
BERTHOUD CO 805131440

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Town of Berthoud
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ATENCIO JAMES E/LORRI J
913 KANSAS AVE
BERTHOUD CO 805131441

Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513

HOPPE JAMES CHRISTIAN/RACHEL REBECCA
503 MOUNT RAINIER ST
BERTHOUD CO 805131482

Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513

WOZNIAK MARK/CHARLOTTE C
373 MOUNT RAINIER ST
BERTHOUD CO 805138311

Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513

ROBINSON CHELSEA
461 KANSAS AVE
BERTHOUD CO 80513

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HEFFNER JORDAN/LAUREN
353 MOUNT RAINIER ST
BERTHOUD CO 805138311

Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513

WILLIAMSEN ROBERT RANLEIGH/DEBRA JEAN
414 KANSAS AVE
BERTHOUD CO 80513

Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513

SNYDER SARAH ELIZABETH
323 MOUNT RAINIER ST
BERTHOUD CO 805138311

Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513

MCDERMOTT SCOTT LATZER/SHARI MADALYN
402 KANSAS AVE
BERTHOUD CO 80513

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BURNS DAVID
390 KANSAS AVE
BERTHOUD CO 805131494

Town of Berthoud
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BONILLA RICHARD LOREN
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Berthoud, CO 80513

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TOWN OF BERTHOUD, COLORADO
NOTICE OF PUBLIC HEARINGS FOR A PROJECT
Lewis Valley Annexation, Zoning, and Neighborhood Master Plan
Lewis Valley Minor Subdivision

PUBLIC NOTICE IS HEREBY GIVEN of a public hearing before the Berthoud Planning Commission to consider the Annexation, Zoning, Neighborhood Master Plan and a Minor Subdivision on March 26, 2026 at the following time and place:

6:00 P.M. Planning Commission
Berthoud Town Hall
807 Mountain Avenue
Berthoud, Colorado 80513

PUBLIC NOTICE IS HEREBY GIVEN of a public hearing before the Town Board of Trustees to consider the Annexation, Zoning and a Neighborhood Master Plan on April 14, 2026 at the following time and place:

6:30 P.M. Town Trustees
Berthoud Town Hall
807 Mountain Avenue
Berthoud, Colorado 80513

The project is known as the Lewis Valley property located west of and adjacent to 1st Street (County Road 15), north of the Little Thompson River, and west of South Berthoud Parkway. These hearings are for the purpose of taking applicant testimony and public comment on a proposed annexation, zoning and neighborhood master plan for land described below. The Planning Commission will also hear the applicant's request for a Minor Subdivision. The zoning request is for SR Suburban Residential and AG Agricultural. The hearing regarding the property described below will be for determining the advisability of such an annexation, the suitability of the proposed zoning, and the acceptability of the Neighborhood Master Plan, all as governed by the Berthoud Development Code.

PARCEL DESCRIPTION

PARCELS 9426105701 & 9423300005

(LEWIS VALLEY CENTRAL, LEWIS VALLEY EAST, LEWIS VALLEY WEST, AND GREENWAY)
MINOR PLAT LEGAL DESCRIPTION

LOT 1, OLD BERTHOUD HOMESTEAD M.L.D., BEING A REPLAT OF LOT 1, JURS M.R.D. 94 EX0580, LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO, RECORDED OCTOBER 4, 2006 AT RECEPTION NO. 2006-0075409;

TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
CONSIDERING THE NORTH LINE OF NORTHEAST QUARTER OF SECTION 26 AS BEARING NORTH 89° 39' 05" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPLE MERIDIAN; THENCE ALONG THE NORTH LINE OF THE NORTHEAST

QUARTER OF SAID SECTION 26 NORTH 89° 39' 05" EAST 2624.82 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE ALONG THE EAST LINE OF LOT 1 SOUTH 00°22'48" EAST A DISTANCE OF 409.82 FEET;
THENCE ALONG THE APPROXIMATE CENTERLINE OF LITTLE THOMPSON RIVER THE FOLLOWING FORTY-NINE (49) COURSES:

1. SOUTH 67° 06' 14" WEST 81.36 FEET;
2. SOUTH 12° 38' 05" EAST 98.92 FEET;
3. SOUTH 31° 01' 28" EAST 96.46 FEET;
4. SOUTH 00° 22' 48" EAST 59.06 FEET;
5. SOUTH 24° 46' 11" WEST 57.45 FEET;
6. SOUTH 34° 51' 31" WEST 45.84 FEET;
7. SOUTH 57° 24' 02" WEST 81.37 FEET;
8. SOUTH 82° 06' 00" WEST 78.53 FEET;
9. SOUTH 50° 52' 53" WEST 44.56 FEET;
10. NORTH 73° 34' 27" WEST 48.54 FEET;
11. SOUTH 85° 54' 51" WEST 143.58 FEET;
12. NORTH 83° 23' 07" WEST 18.86 FEET;
13. SOUTH 74° 36' 29" WEST 140.37 FEET;
14. SOUTH 39° 01' 07" WEST 124.45 FEET;
15. SOUTH 53° 34' 10" WEST 55.08 FEET;
16. SOUTH 34° 09' 05" WEST 64.69 FEET;
17. SOUTH 70° 34' 39" WEST 31.57 FEET;
18. NORTH 86° 50' 15" WEST 37.65 FEET;
19. SOUTH 27° 23' 15" WEST 38.50 FEET;
20. SOUTH 71° 20' 25" WEST 90.60 FEET;
21. SOUTH 47° 07' 40" WEST 58.04 FEET;
22. SOUTH 33° 58' 57" WEST 54.64 FEET;
23. NORTH 89° 35' 28" WEST 47.70 FEET;
24. SOUTH 60° 29' 07" WEST 75.03 FEET;
25. SOUTH 29° 12' 42" WEST 54.17 FEET;
26. SOUTH 63° 58' 50" WEST 89.56 FEET;
27. NORTH 85° 51' 27" WEST 50.24 FEET;
28. SOUTH 78° 13' 10" WEST 44.78 FEET;
29. SOUTH 63° 12' 31" WEST 97.52 FEET;
30. SOUTH 23° 40' 51" WEST 84.01 FEET;
31. SOUTH 51° 08' 40" WEST 61.47 FEET;
32. NORTH 89° 28' 50" WEST 101.87 FEET;
33. SOUTH 10° 20' 07" EAST 61.70 FEET;
34. SOUTH 11° 56' 19" WEST 27.68 FEET;
35. SOUTH 76° 23' 58" WEST 28.15 FEET;
36. NORTH 19° 12' 39" WEST 25.05 FEET;
37. NORTH 21° 55' 31" WEST 22.83 FEET;
38. NORTH 86° 29' 58" WEST 50.84 FEET;
39. SOUTH 49° 27' 55" WEST 141.32 FEET;
40. SOUTH 45° 14' 20" WEST 161.68 FEET;
41. NORTH 64° 24' 30" WEST 87.64 FEET;
42. SOUTH 36° 47' 32" WEST 141.25 FEET;
43. SOUTH 39° 56' 59" WEST 24.48 FEET;
44. SOUTH 89° 39' 44" WEST 73.83 FEET;
45. SOUTH 26° 26' 16" WEST 112.43 FEET;
46. SOUTH 36° 07' 41" WEST 90.80 FEET;
47. SOUTH 67° 39' 17" WEST 216.43 FEET;
48. SOUTH 61° 34' 41" WEST 132.25 FEET;
49. SOUTH 17° 46' 16" WEST 195.38 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 26;

THENCE ALONG SAID WEST LINE NORTH 00° 25' 23" WEST 2162.06 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED DECEMBER 17, 2021 AT RECEPTION NO. 20210113932, SAID PARCEL, BEING THE SAME LAND DESCRIBED AS LOT 1 OF LARIMER COUNTY BOUNDARY LINE ADJUSTMENT RECORDED MARCH 31ST, 1989 AT RECEPTION NO.89013644;

THENCE DEPARTING SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 26, ALONG THE SOUTHERLY LINE OF THE ABOVE-DESCRIBED PARCEL OF LAND DESCRIBED IN RECEPTION NO.20210113932, THE FOLLOWING FIVE (5) COURSES:

1. NORTH 60° 23' 46" WEST 293.89 FEET;
2. SOUTH 89° 52' 37" WEST 1045.83 FEET;
3. NORTH 61° 49' 26" WEST 122.63 FEET;
4. SOUTH 89° 35' 15" WEST 460.00 FEET;
5. SOUTH 89° 38' 25" WEST 779.11 TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23;

THENCE ALONG SAID WEST LINE, NORTH 00° 12' 52" WEST 641.62 FEET;
THENCE DEPARTING SAID WEST LINE, SOUTH 88° 39' 01" EAST 594.00 FEET;
THENCE NORTH 00° 12' 52" WEST 42.00 FEET;
THENCE SOUTH 89° 02' 44" EAST 494.83 FEET;
THENCE SOUTH 00° 13' 28" EAST 52.74 FEET;
THENCE SOUTH 41° 51' 15" EAST 186.23 FEET;
THENCE NORTH 89° 43' 29" EAST 110.98 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER SAID SECTION 23;
THENCE ALONG SAID EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, SOUTH 00° 15' 53" EAST 489.00 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23;

THENCE ALONG SAID SOUTH LINE NORTH 89° 33' 31" EAST 1323.47 FEET TO THE POINT OF BEGINNING;

CONTAINING 4,548,673 SQUARE FEET OR 104.42 ACRES, MORE OR LESS.

From:	Anne Johnson
To:	Anne Johnson
Subject:	Sign Posting note to file
Date:	Monday, March 16, 2026 7:54:32 AM
Attachments:	image005.png image007.png image008.png image009.png image001.png image002.png

---

Sign Posting notice from property owner and location is below:

Along South Berthoud Parkway.



At the end of 5th Street, South of Heritage Ridge. Sign was moved from 1st Street to this location at the end of January, 2026.



From: Alex Hoime <ahoime@tait.com>
Sent: Thursday, February 26, 2026 4:46 PM
To: Anne Johnson <AJohnson@berthoud.org>
Cc: Garret Glaspy <gglaspy@TAIT.COM>; Joan Howell <jhowell@TAIT.COM>
Subject: RE: Lewis Valley

Anne,

See attached an email notifying about the initial posting of the signs. Per your later request, I shifted the sign that was alongside CR 15 to the end of 5th Street. That was performed at the end of January when our NMP resubmittal was issued. Attached are the pics of the signs as of yesterday.

Let me know if anything further is needed.

Please be aware that Jarred's last day with us today. Joan and Garret will be jumping in more on the HT Land project coordination moving forward.

Thanks,

Alex Hoime, PE
HT Land Partners, LLC
320 North Lincoln Avenue
Loveland, CO 80537
970-290-1970

This e-mail message is confidential and is intended only for the recipient(s) named above. If you are not an intended recipient, do not review, copy or distribute this message or any attachment(s) to it. If you received this communication in error, please notify me immediately by return e-mail and delete the original message.

From: Anne Johnson <AJohnson@berthoud.org>
Sent: Wednesday, February 25, 2026 7:25 AM
To: Jarred Corbell <jcorbell@tait.com>; Alex Hoime <ahoime@tait.com>
Subject: Lewis Valley

External Email.

Hello. Please provide photos of the signs posted with the location and date posted. Thanks, Anne

Sincerely,
Anne

Anne Best Johnson, AICP MBA
Community Development Director
Phone: 970.344.5818
ajohnson@berthoud.org
Berthoud.org
807 Mountain Ave. Berthoud, CO 80513
Town Hall Hours:
Monday through Thursday
0700-1730

All messages sent or received by this address may be subject to public disclosure pursuant to the Colorado Open Records Act (CORA) C.R.S. 24-72-200.1 et seq.

This email has been scanned for spam and viruses by Proofpoint Essentials. Click here to report this email as spam.

From: Alex Hoime
To: Dave Lilja
Cc: Garret Glaspy; Joan Howell; Anne Johnson
Subject: RE: Lewis Valley
Date: Wednesday, March 18, 2026 8:46:11 AM
Attachments: image001.png

Mr. Lilja,

Thank you for taking the time to review the proposed Lewis Valley project. We appreciate the opportunity to hear feedback from neighboring property owners, and we understand the importance of ensuring that questions about the project are clarified. See below for our clarifications to each point in Blue.

1. Lack of Easements: There are no easements between the walking path and the proposed development. For comparison, the current easement on the Heritage Ridge side is 36 feet.
RESPONSE: The easements located on the south end of Heritage Ridge consist of a 30-foot sewer easement and a 20-foot water easement that accommodate larger utility mains serving multiple developments. A need for easements are not required on the north side of the Lewis Valley property as the utilities all were installed within the Heritage Ridge development area. The existing trail will remain in place within the area of the easements.

2. Housing Density: There are 16 Heritage Ridge homes along Kansas Avenue that back up to the walking path. In that same span, Lewis Valley is proposing 19 homes.
RESPONSE: While the proposed 50-foot and 61.5-foot lot widths along this stretch of the project are narrower than the adjacent 66-foot Heritage Ridge lots, it remains well within the density requirements established in the Town Code. The adjacent Lewis Valley lots are also 120 feet deep which is 10 foot deeper than the adjacent Heritage Ridge lots. This results in lot sizes that are roughly 89% of the size of the adjacent lots. The Lewis Valley East area also has single family detached lots that are close to 12,000 square feet which is 65% larger than the 7,260 square foot lots along Kansas. The Town Code encourages this type of diversity of lots within new subdivisions.

3. Flood Plain Risks: Much of the land in the proposed development area sits on or is adjacent to a floodway.
RESPONSE: The proposed residential lots and roadway infrastructure are located outside of the 100-year floodway and flood fringe area. There is a 150-ft setback from the 100-year floodway and other natural areas. This developed area that falls outside of the floodplain will also be raised above the existing grade further minimizing risks

associated with the floodway.

The developer has stated that "the overall land use, density, and aesthetics of these adjacent developments are consistent with the existing and surrounding developments." I believe this statement is inaccurate. Heritage Ridge features 36-foot rear easements and does not include small lots (SL) or single-family detached alley (SFD AL) units, both of which are part of the Lewis Valley proposal.

RESPONSE:

- The inclusion of small lots (SL) and single-family detached alley (SFD AL) lots has been incorporated to comply with the Town's Lot Diversity requirements that were put in place after development of Heritage Ridge. A subdivision of this size requires at least three lot types.

- Heritage Ridge has similar lot sizes to the Lewis Valley Small Lots with attached homes along Crossbill Drive, Gray Jay Court and Dipper Court. Roughly half of the SFD AL lots exceed the area of the Heritage Ridge lots on Kansas. Small Lot and Alley loaded lots are also used in the adjacent Trails at Creekview subdivision.

- The average lot area of the SFD, SFD AL, and SL in Lewis Valley is 7,876 SF. The Ag lots are excluded from this average. This is 8.5% larger than the 7,260 SF lot at the 451 Kansas address provided in your email.

- The easements along the south of your property primarily accommodate water and sewer infrastructure. Other open space bands within Heritage Ridge were used to accommodate drainage and open space. The Lewis Valley design has incorporated it's open space into the areas adjacent to the Little Thompson River and Dry Creek through dedication of 16 acres of additional greenway to the Town.

Thank you again for sharing your comments. We hope the information above helps clarify the intent and design considerations behind the Lewis Valley subdivision.

Alex Hoime, PE
HT Land Partners, LLC
970-290-1970

This e-mail message is confidential and is intended only for the recipient(s) named above. If you are not an intended recipient, do not review, copy or distribute this message or any attachment(s) to it. If you received this communication in error, please notify me immediately by return e-mail and

delete the original message.

From: Anne Johnson <AJohnson@berthoud.org>
Sent: Monday, March 16, 2026 5:19 PM
To: Dave Lilja <4400.dave@gmail.com>
Cc: Alex Hoime <ahoime@tait.com>; Garret Glaspy <gglaspy@tait.com>; Joan Howell <jhowell@tait.com>
Subject: RE: Lewis Valley

External Email.

Dear Dave,
Thank you for reaching out. Your comments will be placed in the record for the application and included in the packets for both Planning Commission and the Town Trustees.

The applicant and their team have also been copied on this email and you may receive comments from them prior to the Planning Commission hearing.

Sincerely,
Anne

From: Dave Lilja <4400.dave@gmail.com>
Sent: Monday, March 16, 2026 3:18 PM
To: Anne Johnson <AJohnson@berthoud.org>
Subject: Lewis Valley

> You don't often get email from 4400.dave@gmail.com. Learn why this is important

Dear Anne Johnson,

My name is Dave Lilja, and I reside at 451 Kansas Ave, Berthoud, CO 80513. I am writing to express several concerns regarding the Lewis Valley East development proposal:

1. Lack of Easements: There are no easements between the walking path and the proposed development. For comparison, the current easement on the Heritage Ridge side is 36 feet.
2. Housing Density: There are 16 Heritage Ridge homes along Kansas Avenue that back up to the walking path. In that same span, Lewis Valley is proposing 19 homes.
3. Flood Plain Risks: Much of the land in the proposed development area sits on or is adjacent to a floodway.

The developer has stated that "the overall land use, density, and aesthetics of these adjacent developments are consistent with the existing and surrounding developments." I believe this statement is inaccurate. Heritage Ridge features 36-foot rear easements and does not include small lots (SL) or single-family detached alley (SFD AL) units, both of which are part of the Lewis Valley proposal.

Thank you for your time and for considering these points.

Best regards,

Dave Lilja

This email has been scanned for spam and viruses by Proofpoint Essentials. Click here to report this email as spam.

From: Anne Johnson
To: "Alan Pryor"
Cc: Alex Hoime; Garret Glaspy
Subject: Berthoud - Lewis Valley - Zoning Question - height and density
Date: Wednesday, April 1, 2026 11:55:00 AM
Attachments: 4 Zoning.pdf
image001.png
image003.png
image004.png
image005.png

Hello Alan, and thank you for your comments. These will be added to the official record for this particular land use application. The developer is also copied on this email and will respond too.

The developer has proposed suburban and agricultural zoning. These two proposed zoning districts are consistent with the vision of both the 2014 and 2021 Land Use Code. The density and bulk standards (setbacks, height, etc.) allowed in the different zone districts are established by the Land Development Code and in particular, the Zoning Section. This section is attached your convenience.

The Suburban Residential Standards start on page 17. For a detached house, the maximum building height is 30'. You can also find setbacks depending on different scenarios on this list.

- The maximum number of dwelling units per acre for a residential development proposing detached residential structures is 14 per acre.
- There could be 11 duplexes (22 units) or 22 townhomes or 28 clustered homes per acre in the Suburban Zoning District should these types of residential structures be proposed.
- In this particular case, detached residential structures are proposed. The developer suggested that they may propose increased density however, the Planning Commission indicated they did not agree to this request and limited the density to the single-family detached product.

The Agricultural Standards can be found starting on page 20 and the maximum building height is 40' and the maximum density is one dwelling unit per acre.

Let me know if you have additional questions.

Sincerely,
Anne

Anne Best Johnson, AICP MBA
Community Development Director
Phone: 970.344.5818

ajohnson@berthoud.org
Berthoud.org
807 Mountain Ave. Berthoud, CO 80513
Town Hall Hours:
Monday through Thursday
0700-1730

All messages sent or received by this address may be subject to public disclosure pursuant to the Colorado Open Records Act (CORA) C.R.S. 24-72-200.1 et seq.

From: Alan Pryor <alanpryor1983@gmail.com>
Sent: Tuesday, March 31, 2026 4:04 PM
To: Anne Johnson <AJohnson@berthoud.org>
Subject: Zoning Question

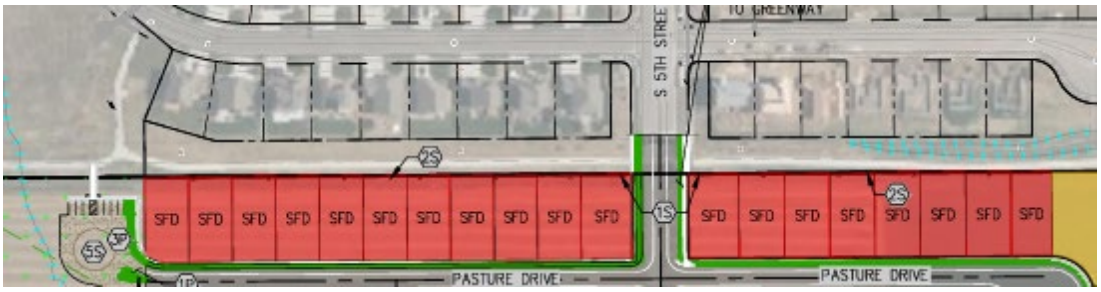
You don't often get email from alanpryor1983@gmail.com. Learn why this is important

Hello Anne,

My name is Alan Pryor, and I live at 443 Kansas Ave., Berthoud, CO 80513.

Last night during the meeting we discussed the zoning for the Lewis Valley proposal to build homes directly behind my property. I'm hoping to get clarification on the zoning restrictions for this area—specifically the allowable building height and the permitted housing density.

My neighbors and I are strongly opposed to any homes exceeding two stories, multi-tenant and are also concerned about the proposed density. Kansas Avenue currently has 16 homes, yet the proposal would place 19 homes in roughly the same amount of space.



Resolution No. 08
Series 2026

A Resolution of the Town of Berthoud Approving a Neighborhood Master Plan for a Development known as Lewis Valley

Whereas, HT Land Partners 400, LLC ("Developer") is the owner of the real property located in unincorporated Larimer County and more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property");

Whereas, on January 28, 2026, Developer filed with the Town Clerk a petition for annexation of the Property to the Town;

Whereas, also on January 28, 2026, Developer filed an application for a Neighborhood Master Plan for the Property (the "Application");

Whereas, on March 26, 2026, the Planning Commission held a properly-noticed public hearing on the Application, and recommended that the Board of Trustees approve the Neighborhood Master Plan as presented; and

On April 14, 2026, the Board of Trustees conducted a properly-noticed public hearing on the Application.

Now Therefore be it Resolved by the Board of Trustees of the Town of Berthoud as follows:

Section 1. Findings of Fact. The Board of Trustees, upon reviewing the recommendation of the Planning Commission, hearing the statements of staff and the public, and giving due consideration to the matter, finds and determines as follows:

a. The Neighborhood Master Plan complies with Chapter 30 of the Berthoud Municipal Code and other applicable law;

b. The Neighborhood Master Plan is consistent with the Town's Comprehensive Plan; and

c. The Neighborhood Master Plan is consistent with and implements the intent of the zone district in which it is located.

Section 2. Decision. Based on the foregoing findings, the Board of Trustees hereby approves the Neighborhood Master Plan.

Section 3. Effective Date. This Resolution shall take effect upon the effective date of the annexation of the Property to the Town.

Approved and adopted this 14th day of April, 2026.

Town of Berthoud

_____

William Karspeck, Mayor

Attest

_____

Christian R. Samora, CMC, Town Clerk

Exhibit A
Legal Description

Parcel 9426105701 (Lewis Valley Central, Lewis Valley East, and East Greenway)

A portion of the Southwest Quarter of Section 23, and the Northwest Quarter of Section 26, Township 4 North, Range 69 West of the 6th Principal Meridian, Larimer County, Colorado being more particularly described as follows:

Lot 1, Old Berthoud Homestead M.L.D., being a Replat of Lot 1, JURS M.R.D. 94 EX0580, located in the Northeast One Quarter of Section 26, Township 4 North, Range 69 West of the 6th Principal Meridian, Larimer County, Colorado, recorded October 4, 2006 at Reception No. 2006-0075409; County of Larimer, State of Colorado.

Containing 3,662,989 square feet or 84.09 acres more or less.

Parcel 9423300005 (Lewis Valley West and West Greenway)

A portion of the Southwest Quarter of Section 23, and the Northwest Quarter of Section 26, Township 4 North, Range 69 West of the 6th Principal Meridian, Larimer County, Colorado being more particularly described as follows:

Beginning at the Southwest corner of said Section 23; thence along the West line of the Southwest Quarter of said Section 23 North 00°10’13” East 28.88 feet to the true point of beginning:; thence continuing along said West line North 00°10’13” East 641.62 feet; thence departing said West line South 88°15’59”East 594.00 feet; thence North 00°03’03” West 42.00 feet; thence South 88°39’42” East 495.00 feet; thence South 36°38’01” East 66.00 feet; thence South 41°27’38” East 148.00 feet; thence South 73°21’34” East 100.98 feet to a point on the East line of the West half of said Section 23; thence along said East line South 00°07’45” West 489.00 feet to a point on the South line of the Southwest Quarter of said Section 23; thence along said South line North 89°56’57” East 1323.57 feet to the South one Quarter Corner of said Section 23; thence along the North-South centerline of said Section 26 South 00°01’45” East 184.30 feet; thence departing said North-South centerline North 60°00’08” West 293.89 feet; thence North 89°43’45” West 1045.83 feet; thence North 61°25’22” West 122.71 feet; thence South 89°58’40” West 460.00 feet; thence North 89°58’05” West 779.00 feet to the true point of beginning.

Containing 893,472 square feet or 20.51 acres more or less.

Resolution No. 09
Series 2026

A Resolution of the Town of Berthoud Making Certain Findings of Fact Regarding the Proposed Annexation to the Town of the Real Property Known as Lewis Valley

Whereas, HT Land Partners 400, LLC ("Developer") is the owner of the real property located in unincorporated Larimer County and more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property");

Whereas, on January 28, 2026, Developer filed with the Town Clerk a petition for annexation of the Property to the Town (the "Petition");

Whereas, by Resolution 2026-06, the Board of Trustees determined that the Petition was in substantial compliance with applicable provisions of the Colorado Constitution and the Municipal Annexation Act of 1965, C.R.S. § 31-12-101, *et seq*., and scheduled a public hearing on the annexation of the Property to be held on April 14, 2026; and

Whereas, on April 14, 2026, the Board of Trustees held a properly-noticed public hearing on the annexation of the Property.

Now Therefore be it Resolved by the Board of Trustees of the Town of Berthoud as follows:

Section 1. The applicable provisions of Section 30 of Article 2 of the Colorado Constitution and C.R.S. § 31-12-104 have been met, in that not less than 1/6 of the perimeter of the Property is contiguous with the existing boundaries of the Town; and therefore, because of such contiguity, a community of interest exists between the Property and the Town; the Property is urban or will be urbanized in the near future, and the Property is integrated or is capable of being integrated with the Town.

Section 2. The applicable provisions of C.R.S. § 31-12-105 have been met, in that no land held in identical ownership has been divided or included without written consent of the owner thereof; that no annexation proceedings have been commenced by another municipality; the annexation will not result in the detachment of area from a school district; that the annexation will not result in the extension of a Town boundary more than 3 miles; the Town has in place a plan for said 3-mile area; and, in establishing the boundaries of the Property, the entire width of any street or alley is included within the Property.

Section 3. An annexation election is not required under C.R.S. § 31-12-107(2) and no additional terms or conditions are to be imposed upon the area to be annexed other than as contained in the associated annexation agreement between the Town and Developer, which will be considered and approved by separate action.

Section 4. The Property is eligible for annexation to the Town, and all requirements of law have been met, including the requirements of C.R.S. §§ 31-12-104 and 31-12-105.

Section 5. An ordinance annexing the Property to the Town will be considered by the Board of Trustees pursuant to C.R.S. § 31-12-111.

Introduced, approved and adopted this 14th day of April, 2026.

Town of Berthoud

_____
William Karspeck, Mayor

Attest

_____
Christian R. Samora, CMC, Town Clerk

Exhibit A
Legal Description

Parcel 9426105701 (Lewis Valley Central, Lewis Valley East, and East Greenway)

A portion of the Southwest Quarter of Section 23, and the Northwest Quarter of Section 26, Township 4 North, Range 69 West of the 6th Principal Meridian, Larimer County, Colorado being more particularly described as follows:

Lot 1, Old Berthoud Homestead M.L.D., being a Replat of Lot 1, JURS M.R.D. 94 EX0580, located in the Northeast One Quarter of Section 26, Township 4 North, Range 69 West of the 6th Principal Meridian, Larimer County, Colorado, recorded October 4, 2006 at Reception No. 2006-0075409; County of Larimer, State of Colorado.

Containing 3,662,989 square feet or 84.09 acres more or less.

Parcel 9423300005 (Lewis Valley West and West Greenway)

A portion of the Southwest Quarter of Section 23, and the Northwest Quarter of Section 26, Township 4 North, Range 69 West of the 6th Principal Meridian, Larimer County, Colorado being more particularly described as follows:

Beginning at the Southwest corner of said Section 23; thence along the West line of the Southwest Quarter of said Section 23 North 00°10’13” East 28.88 feet to the true point of beginning:; thence continuing along said West line North 00°10’13” East 641.62 feet; thence departing said West line South 88°15’59”East 594.00 feet; thence North 00°03’03” West 42.00 feet; thence South 88°39’42” East 495.00 feet; thence South 36°38’01” East 66.00 feet; thence South 41°27’38” East 148.00 feet; thence South 73°21’34” East 100.98 feet to a point on the East line of the West half of said Section 23; thence along said East line South 00°07’45” West 489.00 feet to a point on the South line of the Southwest Quarter of said Section 23; thence along said South line North 89°56’57” East 1323.57 feet to the South one Quarter Corner of said Section 23; thence along the North-South centerline of said Section 26 South 00°01’45” East 184.30 feet; thence departing said North-South centerline North 60°00’08” West 293.89 feet; thence North 89°43’45” West 1045.83 feet; thence North 61°25’22” West 122.71 feet; thence South 89°58’40” West 460.00 feet; thence North 89°58’05” West 779.00 feet to the true point of beginning.

Containing 893,472 square feet or 20.51 acres more or less.

Ordinance No. 1378
Series 2026

An Ordinance of the Town of Berthoud Annexing the Real Property Known as Lewis Valley to the Town of Berthoud and Zoning the Property Suburban Residential and Agricultural, and Approving an Associated Annexation Agreement

Whereas, HT Land Partners 400, LLC ("Developer") is the owner of the real property located in unincorporated Larimer County and more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property");

Whereas, on January 28, 2026, Developer filed with the Town Clerk a petition for annexation of the Property to the Town (the "Petition");

Whereas, on February 24, 2026, the Board of Trustees reviewed the Petition and various documents in support of the Petition;

Whereas, by Resolution 2026-06, the Board of Trustees determined that the Petition was in substantial compliance with applicable provisions of the Colorado Constitution and the Municipal Annexation Act of 1965, C.R.S. § 31-12-101, *et seq*., and scheduled a public hearing on the annexation of the Property to be held on April 14, 2026;

Whereas, on March 26, 2026, the Planning Commission held a properly-noticed public hearing on the proposed annexation, and recommended that the Board of Trustees approve the annexation;

Whereas, on April 14, 2026, the Board of Trustees conducted a properly-noticed public hearing and adopted a resolution finding that the applicable provisions of § 30 of Article II of the Colorado Constitution and C.R.S. §§ 31-12-104 and -105 have been met and that the Property is eligible for annexation to the Town;

Whereas, the Board of Trustees finds that it is desirable and necessary that the Property be annexed to the Town;

Whereas, also on January 26, 2026, Developer filed an application to zone the Property Suburban Residential (SR) and Agricultural (AG) (the "Zoning Application");

Whereas, also on March 26, 2026, the Planning Commission held a properly-noticed public hearing on the Zoning Application, and recommend that the Board of Trustees approve the Zoning Application; and

Whereas, also on April 14, 2026, the Board of Trustees conducted a properly-noticed public hearing on the Zoning Application;

Whereas, also on April 14, 2026, the Board of Trustees considered an associated annexation agreement for the Property.

Now Therefore be it Ordained by the Board of Trustees of the Town of Berthoud as follows:

Section 1. Annexation.

a. Following completion of the filings required by Section 1.b., the Property is hereby annexed to the Town. For purposes of general taxation, the annexation of the Property shall become effective on January 1st of the next succeeding year following the passage of this Ordinance.

b. The Town Clerk shall file for recording 3 certified copies of this Ordinance and 3 copies of the Annexation Map with the Larimer County Clerk and Recorder, and shall keep one copy of the Annexation Map and the original of this Ordinance in the Town Clerk's office. Upon filing with the Larimer County Clerk and Recorder, the Town Clerk shall request that the Larimer County Clerk and Recorder file one certified copy of this Ordinance and one copy of the Annexation Map with the Division of Local Government of the Department of Local Affairs and the same with the Colorado Department of Revenue.

Section 2. Zoning.

a. Upon consideration of the Zoning Application, the recommendation of the Planning Commission, and the statements of Town staff and the public, the Board of Trustees finds and determines that the Zoning Application meets the applicable criteria set forth in Chapter 30 of the Berthoud Municipal Code.

b. Based on the foregoing, as of the effective date of the annexation, the Property is hereby zoned as Suburban Residential (SR) and Agricultural (AG), as shown on the map attached hereto as **Exhibit B** and incorporated herein by this reference. The Town's zoning map shall be updated accordingly.

Section 3. Annexation Agreement. The annexation agreement between Developer and the Town is hereby approved in substantially the form attached hereto as **Exhibit C** and incorporated herein by this reference.

Section 4. Severability. If any provision of this Ordinance is determined to be invalid for any reason, such determination shall not affect the validity of the remaining provisions of this Ordinance, and the Board of Trustees hereby declares that it would have passed this Ordinance and each provision thereof irrespective of the fact that any one or more provisions may be declared invalid.

Section 5. Repeal. Existing ordinances or provisions thereof inconsistent with the provisions of this Ordinance are hereby repealed, except that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the effective date of this Ordinance.

Section 6. Effective Date. This Ordinance shall take effect thirty (30) days after publication following adoption.

Introduced, approved and adopted this 14th day of April, 2026.

Town of Berthoud

_____

William Karspeck, Mayor

Attest

_____

Christian R. Samora, CMC, Town Clerk

Exhibit A
Legal Description

Parcel 9426105701 (Lewis Valley Central, Lewis Valley East, and East Greenway)

A portion of the Southwest Quarter of Section 23, and the Northwest Quarter of Section 26, Township 4 North, Range 69 West of the 6th Principal Meridian, Larimer County, Colorado being more particularly described as follows:

Lot 1, Old Berthoud Homestead M.L.D., being a Replat of Lot 1, JURS M.R.D. 94 EX0580, located in the Northeast One Quarter of Section 26, Township 4 North, Range 69 West of the 6th Principal Meridian, Larimer County, Colorado, recorded October 4, 2006 at Reception No. 2006-0075409; County of Larimer, State of Colorado.

Containing 3,662,989 square feet or 84.09 acres more or less.

Parcel 9423300005 (Lewis Valley West and West Greenway)

A portion of the Southwest Quarter of Section 23, and the Northwest Quarter of Section 26, Township 4 North, Range 69 West of the 6th Principal Meridian, Larimer County, Colorado being more particularly described as follows:

Beginning at the Southwest corner of said Section 23; thence along the West line of the Southwest Quarter of said Section 23 North 00°10’13” East 28.88 feet to the true point of beginning:; thence continuing along said West line North 00°10’13” East 641.62 feet; thence departing said West line South 88°15’59”East 594.00 feet; thence North 00°03’03” West 42.00 feet; thence South 88°39’42” East 495.00 feet; thence South 36°38’01” East 66.00 feet; thence South 41°27’38” East 148.00 feet; thence South 73°21’34” East 100.98 feet to a point on the East line of the West half of said Section 23; thence along said East line South 00°07’45” West 489.00 feet to a point on the South line of the Southwest Quarter of said Section 23; thence along said South line North 89°56’57” East 1323.57 feet to the South one Quarter Corner of said Section 23; thence along the North-South centerline of said Section 26 South 00°01’45” East 184.30 feet; thence departing said North-South centerline North 60°00’08” West 293.89 feet; thence North 89°43’45” West 1045.83 feet; thence North 61°25’22” West 122.71 feet; thence South 89°58’40” West 460.00 feet; thence North 89°58’05” West 779.00 feet to the true point of beginning.

Containing 893,472 square feet or 20.51 acres more or less.



Town Trustees Public Hearing
April 14, 2026







Land Use Planning Process: Overview



1. PRE-APPLICATION

Discussions with staff
Pre-Application meetings
Staff input and direction
Application preparation



2. APPLICATION SUBMITTAL

Application materials received
Completeness review performed
Referral notification and comments
Staff review and comments
Schedule and notice public meetings/hearings



3. MEETING

Staff presentation
Discussion and vote



4. POST-APPROVAL ACTIONS

Record documents
Next steps

Meeting Information Guide

1. STAFF PRESENTATION

The agenda item is introduced by Town Staff, including details of the official request, location, and how the project satisfies the Development Code and Comprehensive Plan.

2. APPLICANT PRESENTATION

The applicant presents their proposal and makes their case for approval.

3. PUBLIC HEARING

- The public hearing is opened for testimony.
- One at a time, citizens have an opportunity to speak for up to 3 minutes about the proposed project. This time is used to ask questions, provide concerns, and offer approval or disproval of the proposal.
    - Public comments are testimony. The Applicant, Staff and Commissioners will not respond to the comments until all testimony has been received and the public hearing is closed.
- Once all who wish to speak have done so, the Chairperson will officially close the Public Hearing which ends the public testimony period.

4. DISCUSSION & VOTE

- **Applicant has the opportunity to address public testimony.**
- The Commissioners confer and have an opportunity to ask the applicant or staff questions that arose during the public hearing period or questions of their own.
- A motion must be made on an item, and if a motion is seconded, a vote is called; a majority must be found for any issue to pass (tie votes do not result in the passage of the item).
- If any citizen disagrees with the decision, they have 30 days to file an appeal with the Town.

Quasi-Judicial Roles and Decision-Making

Town Board, Planning Commission, BOA Role:

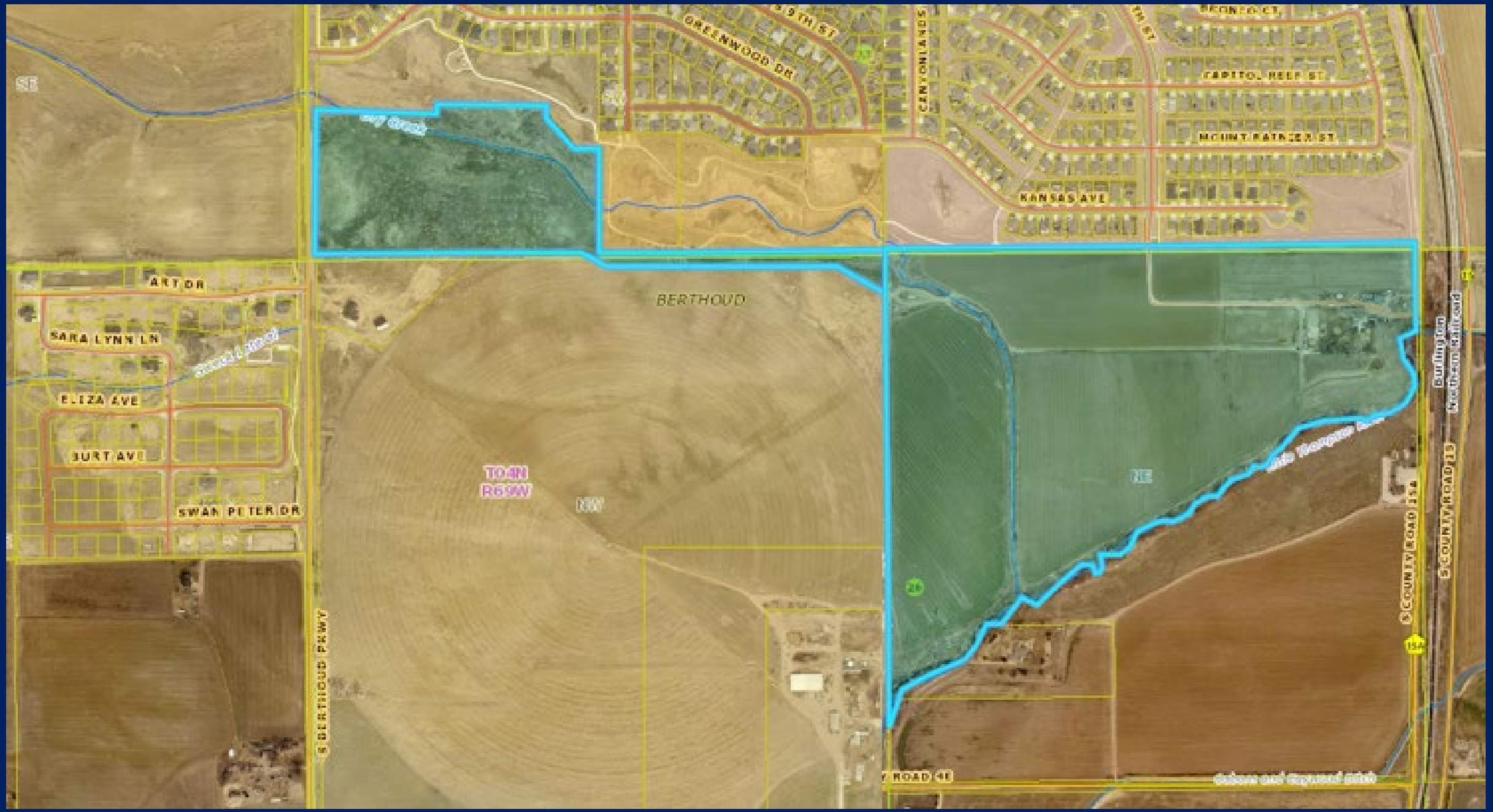
- Arrive at the meeting unbiased
- Do not make pre-hearing statements
- Do not engage in pre-hearing "buzz"
- Do not engage in ex parte communication – send public and public comments to staff
- Do not participate if they will have a financial or other personal interest in the matter
- Do not sign any "pro" or "con" petitions
- Ask questions to seek clarification
- Do not bring facts or evidence that aren't part of the testimony into the hearing
- Are not a witness, prosecutor, advocate, or investigator

How decisions are made:

- Provides due process to all
- Criteria/Intent and the Process outlined in the Development Code
- Deliberation/discussion of the evidence is critical
  Facts learned +
  Legal criteria applicable to the matter
  = Decision
- The Body formulates the bases of its decision by connecting the evidence with the applicable criteria.

Land Use Planning Process

1. Annexation
   Neighborhood Master Plan
   Change of Zone
   Minor Subdivision
2. Preliminary Plat
   80% Construction Drawings
3. Final Plat
   100% Construction Drawings
   Development Agreement
4. Site Plan/USR


GREENWOOD DR
9TH ST
CENTENNIAL CIR
CAPITOL REEF ST
MOUNT RAINIER ST
KANSAS AVE
ART DR
SARA LYNN LN
ELIZA AVE
JURT AVE
SWAN PETER DR
BERTHOUD
T04N
R69W
S BERTHOUD PKWY
COUNTY ROAD 15
COUNTY ROAD 13
Burlington Northern Railroad

Photos of Surrounding Area



South Berthoud Parkway looking east – southeast with Dry Creek in foreground

Photos of Surrounding Area



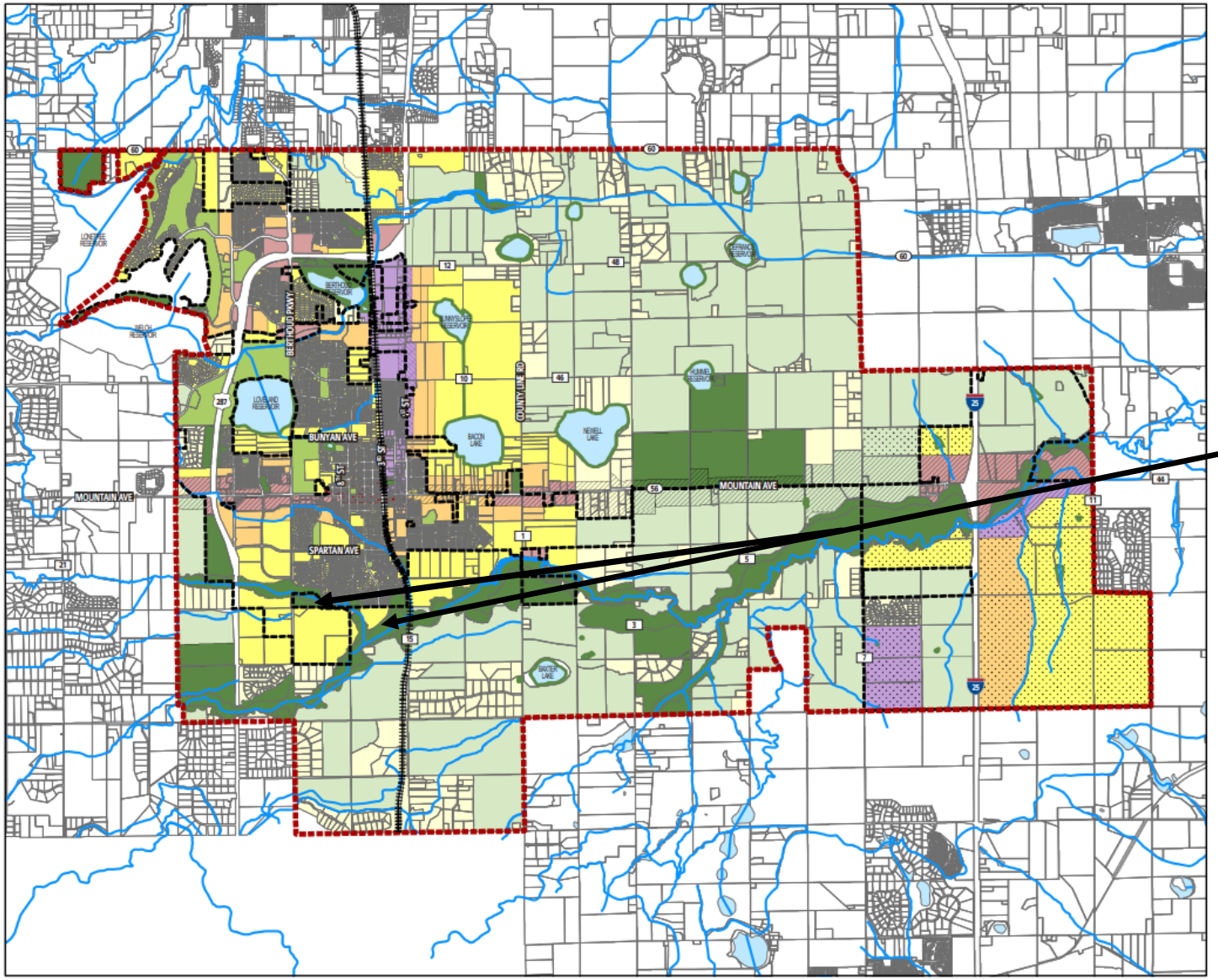
South 1st Street looking west - southwest with Train Tracks in foreground

Photos of Surrounding Area



South 1st Street looking west – northwest with Train Tracks and Little Thompson River in foreground

Future Land Use Map



FUTURE LAND USE PLAN MAP
BERTHOUD COMPREHENSIVE PLAN

Last Revised: September 9, 2021

- Growth Management Area

Place Type: Natural Areas
- Environmentally Sensitive Area
- Open Space
- Parks, Recreation & Trails
- Ditch/Canal - Potential Trail Connections

Place Type: Rural Areas
- Agricultural
- Rural Residential

Place Type: Suburban Areas
- Suburban Residential
- Suburban Business

Place Type: General Urban Areas
- Urban Residential
- Innovation District

Place Type: Urban Center
- Old Town Residential
- Downtown

Place Type: Special Districts
- New Berthoud
- 1st Street Corridor
- Mountain Avenue Corridor

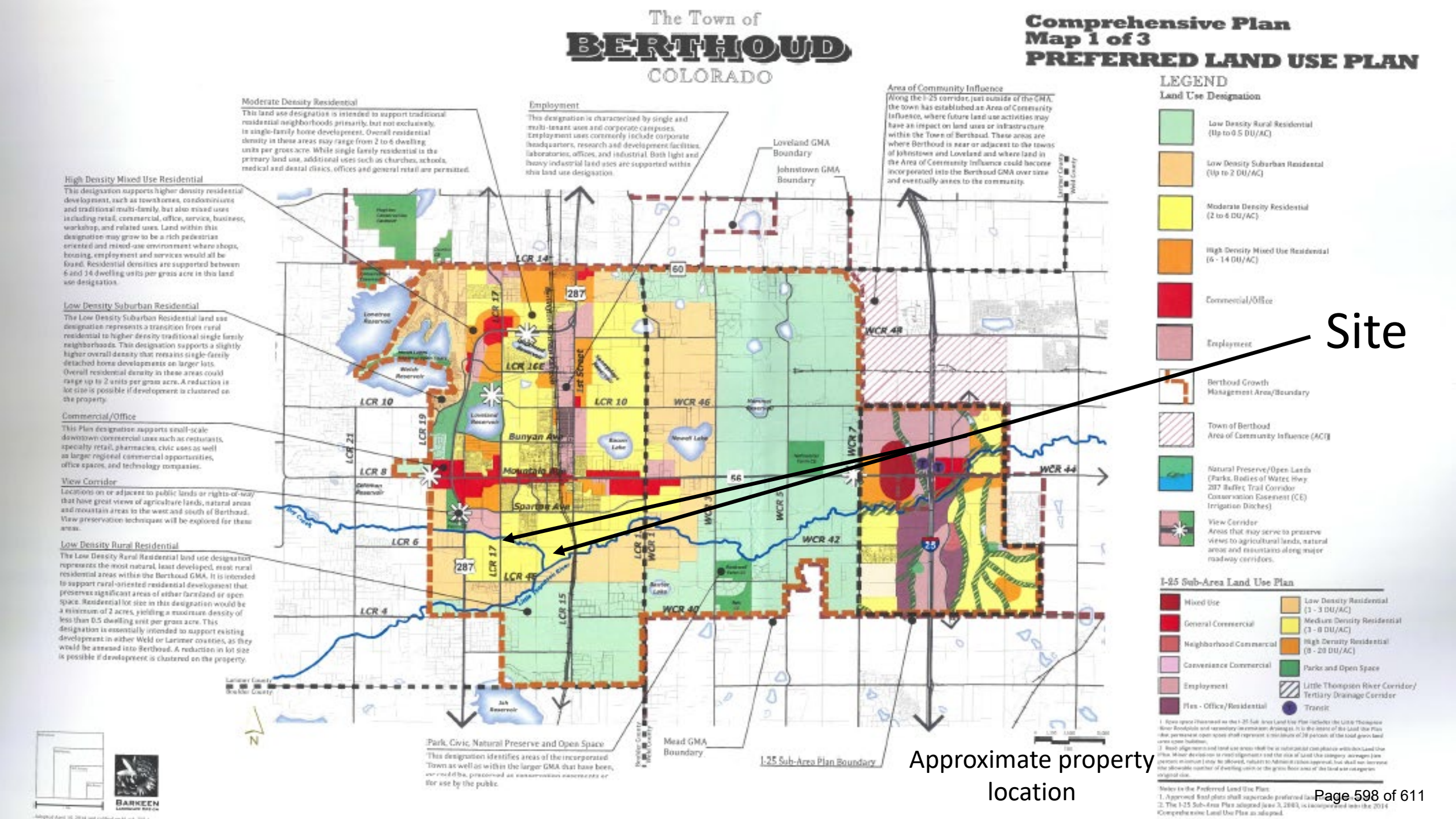
0 0.5 1 2 Miles

Site

Approximate property boundary

The Town of
BERTHOUD
COLORADO

Comprehensive Plan
Map 1 of 3
PREFERRED LAND USE PLAN



Site

Approximate property location

BARKEEN

Density – Comprehensive Plan and Code review

2014 Comprehensive Plan

Medium density residential

2-8 dwelling units/acre (52 – 208 units)

2021 Comprehensive Plan

Suburban Residential (26 acres)

14-21 dwelling units/acre (364-546 units)

Agricultural (9.4 acres)

1 unit/acre (9 units)

Open Space 73 acres

Proposal

Suburban Residential on 26 acres with 105 units

4 units/acre density *vs. 14-21 units/acre per zone*

Agricultural on 9 acres with 4 units

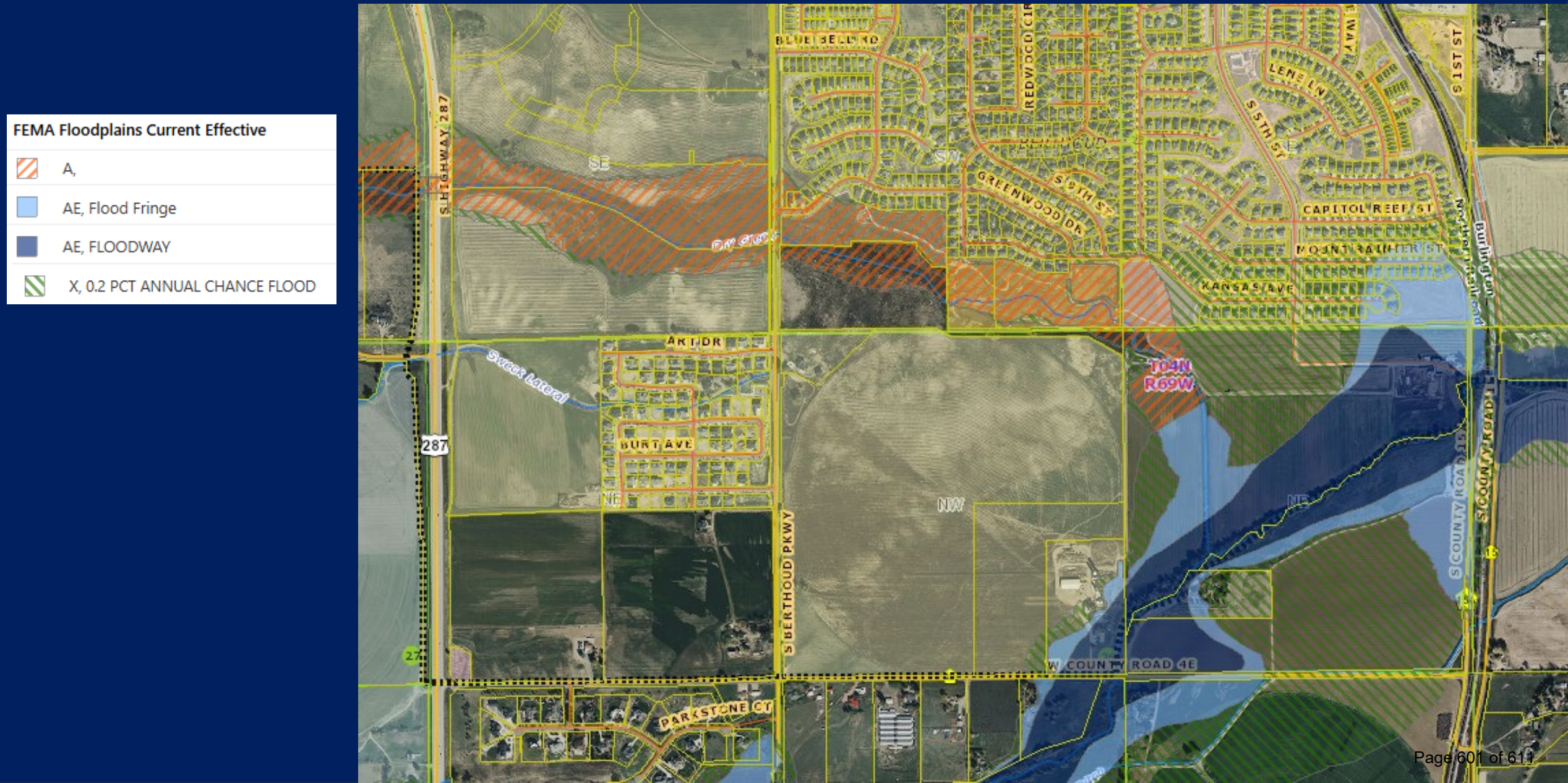
0.44 units/acre density *vs. 1 unit/acre per zone*

Conserve 73 acres – *acreage not included in density above*

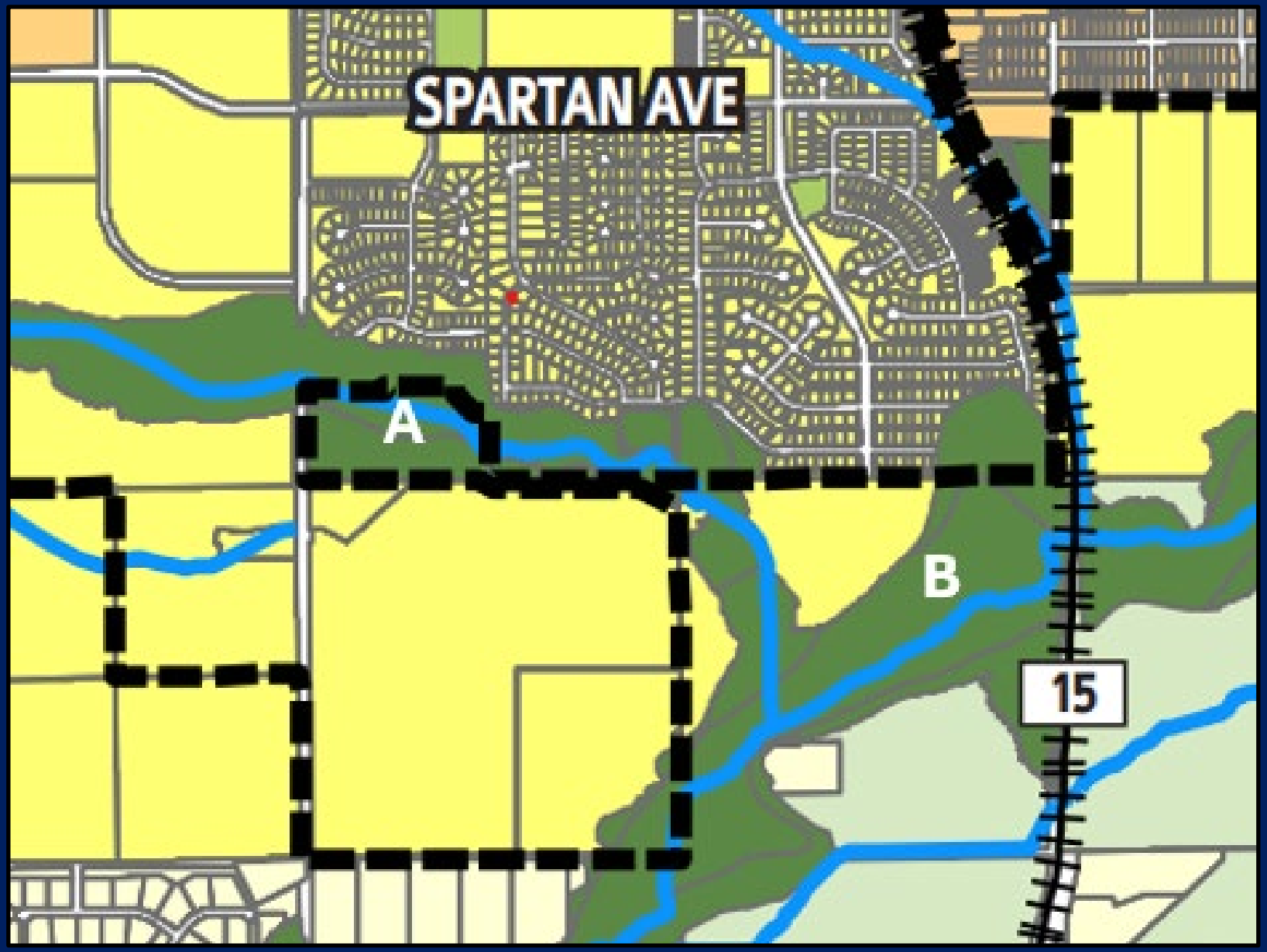
Density – Surrounding property density review



Flood Hazard Overlay – Larimer County

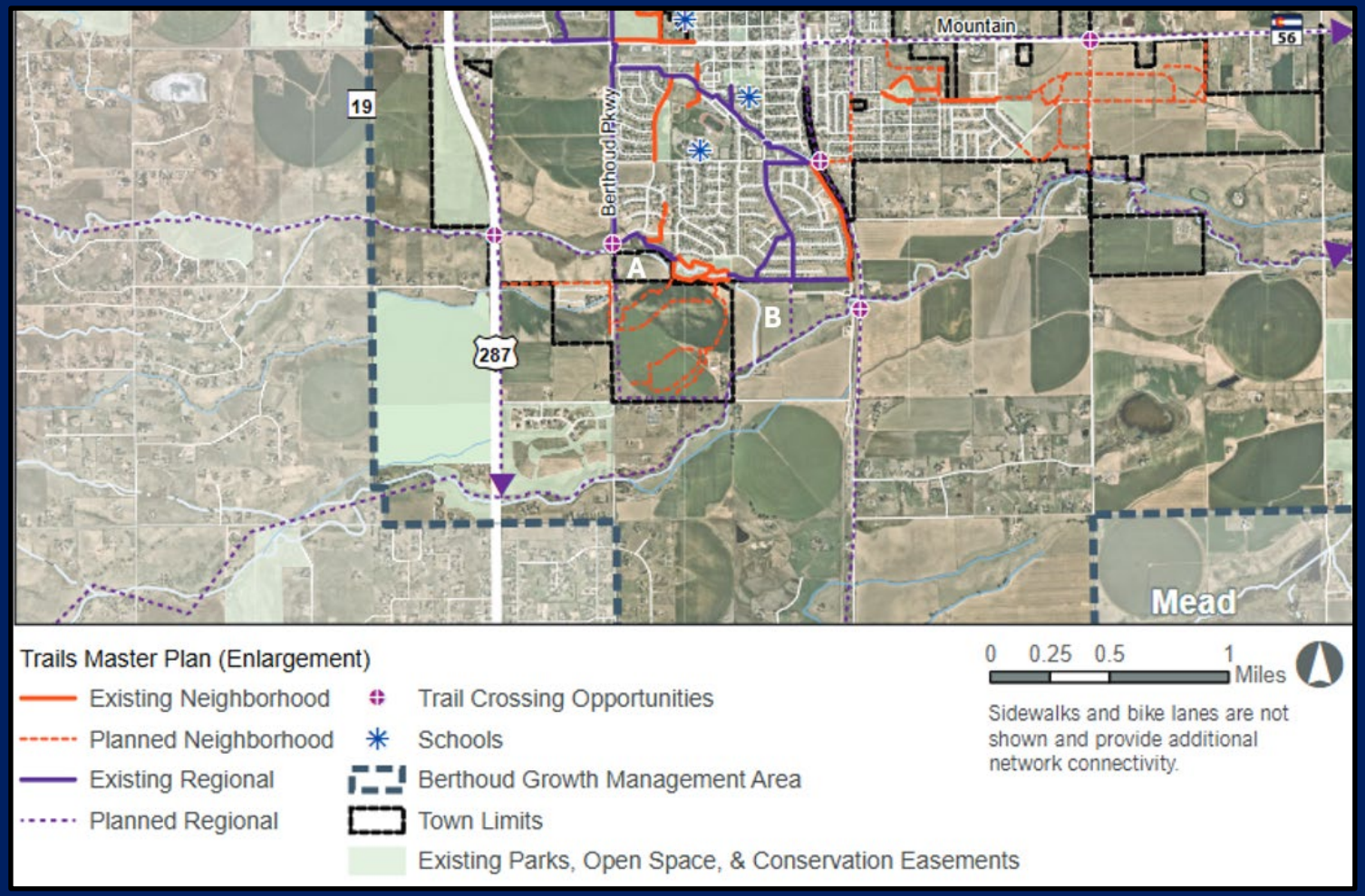


Zoning Map – Proposed Zoning = Suburban Residential & Agricultural



2022 Trails Master Plan

Approximate property locations – see A and B



2021 Open Space Master Plan

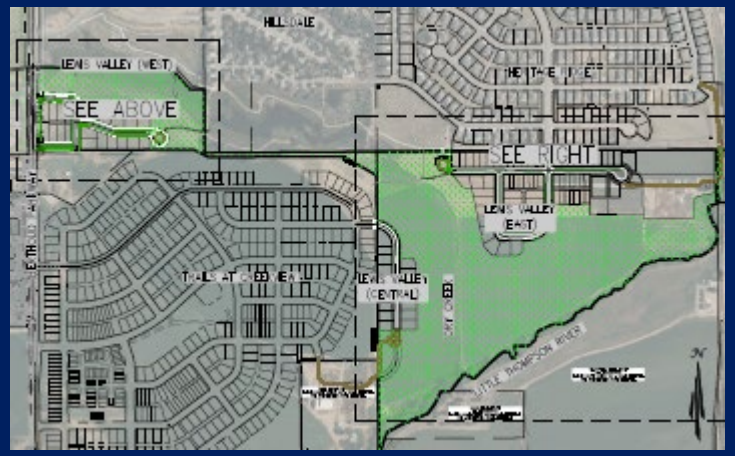
Approximate property location

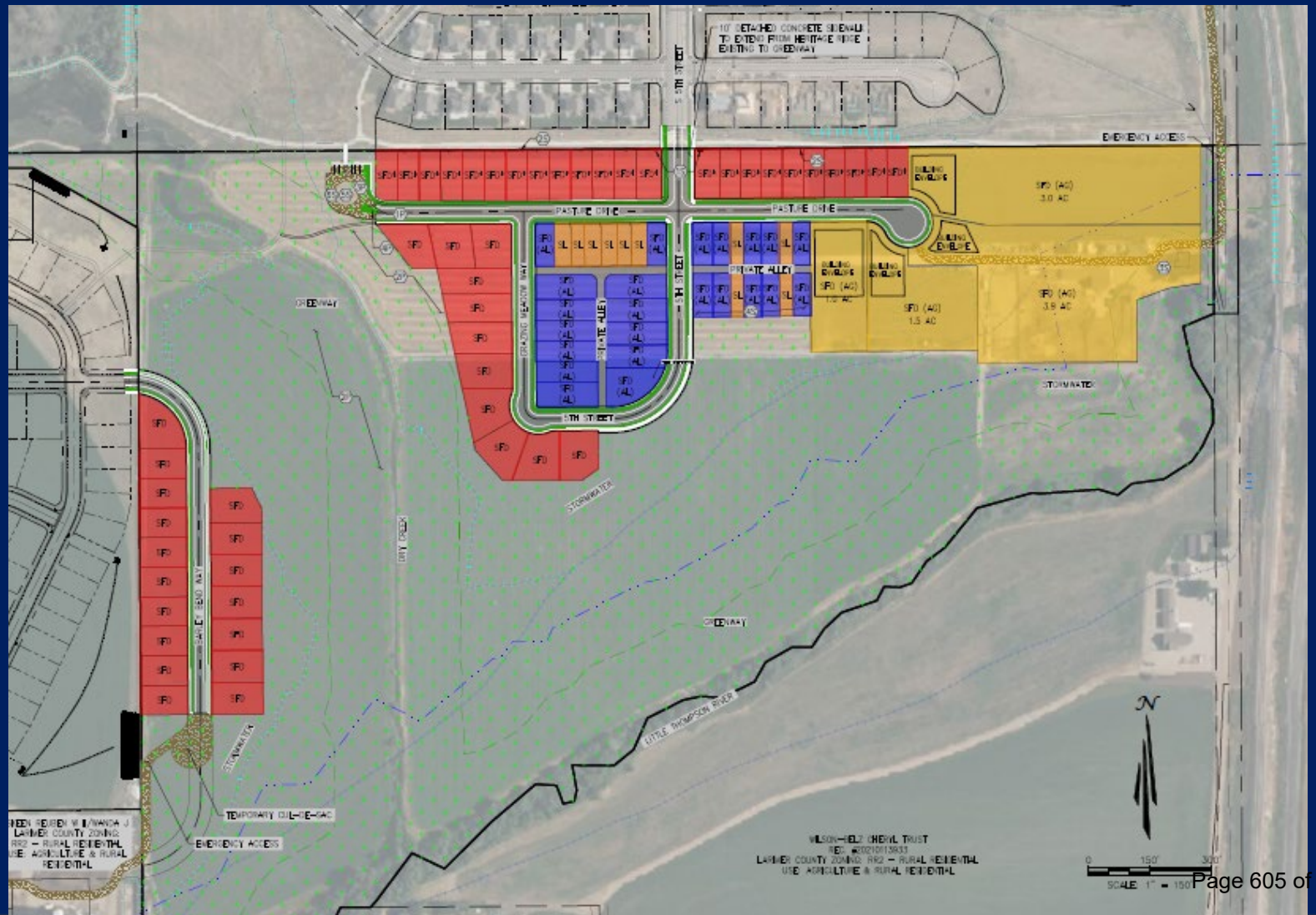


Neighborhood Master Plan



Vicinity Map





Neighborhood Master Plan Review Criteria

Section 30-6-106(G) of the Town Development Code states that the town shall use the following criteria in addition to other applicable provisions of the code to evaluate the application.

1. The land use mix within the project conforms to Berthoud's Zoning District Map and Comprehensive Plan Preferred Land Use Map and furthers the goals and policies of the Comprehensive Plan.

2. The Neighborhood Master plan represents a functional system of land use and is consistent with the rationale and criteria set forth in this Chapter, the Town Comprehensive Plan, and the Parks, Open Space and Recreation (PORT) Plan as amended.

3. The preliminary traffic, open space, park utility and pedestrian design is adequate and functional given the existing and planned capacities of each system, and meets the standards found in this Code.

4. Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.

5. There is a need or desirability within the community for the development and the development will help achieve a balance of land use and/or housing types within Berthoud according to town goals.

Annexation Review Criteria

Section 30-8-102 of the Town Development Code states It shall be the general policy of the Town with respect to annexations, the annexation application, and the consideration of annexation petitions that:

1. *Annexation is a discretionary act*. With the exception of a petition initiated by the Town for the annexation of an enclave, the Town Board shall exercise its sole discretion in the annexation of territory to the Town.

2. The land to be annexed and the uses proposed for the land shall conform to the goals, policies and strategies of the Town of Berthoud Comprehensive Plan and to the land uses depicted on the Preferred Land Use Map, as amended. Furthermore, all annexation proceedings shall comply with the Colorado Municipal Annexation Act of 1965, as amended.

3. At the time development occurs, certain public facilities and amenities are necessary and must be constructed as part of any territory annexed to and developed within the Town in order that the public needs may be served by such facilities. These facilities include, but are not limited to, arterial streets, bridges, public parks and recreation areas, water and sanitary sewer facilities, school sites, fire and police station sites, and storm drainage facilities. Typically, the annexation of lands to the Town shall be shown not to create any additional cost or burden on the then-existing residents of the Town to provide such public facilities in any newly annexed area.

4. Typically, the petitioner for annexation shall be responsible for paying application fees and the Town's full cost for processing the annexation applications and petition; from initial discussion with Town Staff before submittal of the petition, through the approval and recording of the final annexation documents.

5. Annexed areas will not typically divide tracts of land to prevent further annexation of adjoining parcels. (For example, leaving a "gap" or a "strip" of land between property to be annexed and the adjoining property.)

6. The property owner shall comply with the Annexation Application requirements of this Chapter prior to submitting an annexation petition.

Zoning Review Criteria

Section 30-3-110(D) states for the purpose of establishing and maintaining sound, stable and desirable development within the Town, the Zoning Map shall not be amended except when it addresses one or more of the following criteria:

1. To correct a manifest error in an ordinance establishing the zoning for a specific property; or
2. To rezone an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the Town generally; or
3. The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the Town Comprehensive Plan; or
4. The proposed rezoning is necessary to provide land for a community-related use that was not anticipated at the time of the adoption of the Town Comprehensive Plan, and the rezoning will be consistent with the policies and goals of the Comprehensive Plan; or
5. The area requested for rezoning has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment of the area.

Criteria for Approval summary: Three Applications

30-8-102.A Annexation

1. Annexation is a discretionary act. Town Trustees to determine interest.
2. Conformance with the goals, policies and strategies of the Comprehensive Plan and the Future Land Use Map
   a. The proceedings shall comply with the Colorado Municipal Annexation Act of 1965, as amended.
3. The developer shall design, engineer, and install public facilities and amenities necessary to serve the proposed development.
4. The applicant shall pay for fees necessary to process the application.
5. Annexed areas will not typically divide tracts of land to prevent further annexation of adjoining parcels.
6. The Annexation application requirements were followed.

30-6-106.E Neighborhood Master Plan

1. A preliminary Traffic Plan & Study shall illustrate street connection, access , road classification; on and off-site improvements.
2. Open Space Plan has been submitted to illustrate requirements for spaces and buffer areas.
3. Park(s) Plan illustrating types & acreage of parks.
4. Pedestrian connectivity
5. Zoning conformance of lot diversity requirements.
6. Overall Utility Plan submitted
7. Subdivision identity standards met

30-3-110.D. Zoning

1. To correct an error; or
2. To rezone an area due to changing conditions; or
3. Previous zoning was an error or inconsistent; or
4. Re-zone for a community-related use; or
5. The area requested for rezoning has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment of the area.









Board of Trustees Information

Administration Department

Meeting Date:	**April 14, 2026**
Agenda Title/Subject:	**Establish Interview Committee to Fill Vacancies on the Planning Commission**
Type of Item:	**Regular Item**
Purpose:	**To Establish an Interview Committee for the Purpose of Making Appointment Recommendations to Fill Vacancies on the Planning Commission**
Presented by:	**Christian Samora**

Attachments:
None

Background:
There is currently one vacancy on the Berthoud Planning Commission. The vacancy was created on March 12, 2026 when Abigail Smith resigned from the Planning Commission. There will be one additional vacancy when Karen Anderson is sworn in as a newly elected Town Trustee. Consistent with past practice, the Town Board will need to establish an Interview Committee that consists of two Town Board Members.

Update/Next Steps:
Virtual interviews will be scheduled for the evening of Monday, April 27, 2026. Appointments to fill the vacancies will be scheduled for the April 28, 2026 Town Board of Trustees Meeting.

Fiscal Impact and Fund Source:
There is not a fiscal impact.

Community Touchstones:
Establishing an interview committee is a necessary step to ensure a fair, transparent, and efficient process for filling current and upcoming board vacancies.

Recommended Action(s):
Appoint two Town Board Members to the Interview Committee for the purposes of making an appointment recommendation to the Town Board.