MEETING OF THE TOWN BOARD
Town Board Room
807 Mountain Avenue
Town of Berthoud, Colorado
Tuesday, September 10, 2024, 6:30 p.m.

This is an IN-PERSON meeting at the location and time noted above.
You may also join virtually using Zoom: Phone: 1-346-248-7799 or 301-715-8592
Web: www.zoom.us/join Use this Meeting ID: 210 035 9423

The Town Board may take action 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.

1. Meeting Called To Order - Mayor William Karspeck
2. Pledge Of Allegiance - Mayor William Karspeck
3. Roll Call - Mayor William Karspeck
4. Citizen Participation
5. Scheduled Items And Estimated Time For Discussion

5.I. Consent Agenda
Introduction By: Christian Samora

Documents:

MEMO RE CONSENT AGENDA.PDF
A. SEPTEMBER 10, 2024, MEETING AGENDA.PDF
B. AUGUST 27, 2024, MEETING MINUTES.PDF
C. JULY 2024 FINANCIAL INFORMATION.PDF
D. CONSTITUTION WEEK PROCLAMATION.PDF
E. NATIONAL CO-RESPONDERS WEEK PROCLAMATION.PDF

5.II. Appointment Of Planning Commission Member
Introduction By: Town Board

Documents:

MEMO RE PLANNING COMMISSION APPOINTMENTS.PDF
PLANNING COMMISSION APPLICATION.PDF

5.III. CSU Extension Program Presentation
Introduction By: Larimer County

Documents:

MEMO RE CSU EXTENSION PROGRAM.PDF

5.IV. Farmstead 3rd Filing NMP And COZ - Continuance
Introduction By: Tawn Hillenbrand

Documents:

MEMO RE FARMSTEAD 3RD FILING CONTINUANCE REQUEST.PDF

5.V. River Trails Annexation Substantial Compliance
Introduction By: Anne Johnson

Documents:

MEMO RE RIVER TRAILS ANNEXATION.PDF
RESOLUTION 12 2024 REGARDING RIVER TRAILS ANNEXATION.PDF
RIVER TRAILS ANNEXATION MAP.PDF
ANNEXATION PETITION 1.PDF
ANNEXATION PETITION 2.PDF
ANNEXATION PETITION 3.PDF
ANNEXATION PETITION 4.PDF
LEGAL DESCRIPTION ANNEXATION 1.PDF
LEGAL DESCRIPTION ANNEXATION 2.PDF
LEGAL DESCRIPTION ANNEXATION 3.PDF
LEGAL DESCRIPTION ANNEXATION 4.PDF

5.VI. General Code Changes - Public Hearing
Introduction By: Anne Johnson

Documents:

MEMO RE GENERAL CODE CHANGES.PDF
A. ORDINANCE 1343 (24).PDF
B. ORDINANCE ATTACHMENT.PDF
C. AFFIDAVIT OF PUBLICATION.PDF

6. Elected Official Reports

1. Town Board - Tim Hardy, May Albrecht, Sean Murphy, Karl Ayers, Chris Kurtz, and Brett Wing
2. Mayor - William Karspeck
3. Staff - Town Administrator, Attorney

7. Adjourn

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 INFORMATION

ADMINISTRATION DEPARTMENT

Meeting Date:	**September 10, 2024**
Agenda Title/Subject:	**Consent Agenda**
Type of Item:	**Regular Item**
Purpose:	**The Consent Agenda contains routine items that can be approved with a single action by the Board.**
Presented by:	**Christian Samora**

ATTACHMENTS:

a) September 10, 2024, Meeting Agenda
b) August 27, 2024, Meeting Minutes
c) July 2024 Financial Information
d) Constitution Week 2024 Proclamation
e) National Co-Responders Week Proclamation

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 separate discussion. 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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Please note that you will need to call into the meeting if you wish to speak and do not have a microphone on your computer. If you are using a mobile device, it is highly recommended that you download the Zoom app.

The Town Board may take action 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. REGULAR MEETING CALLED TO ORDER – Mayor William Karspeck

II. PLEDGE OF ALLEGIANCE – Mayor William Karspeck

III. ROLL CALL – Mayor William Karspeck

IV. CITIZEN PARTICIPATION

V. SCHEDULED ITEMS and ESTIMATED TIMES FOR DISCUSSION

1. **Consent Agenda** **(Christian Samora)** **(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, that item should be removed from the Consent Agenda and considered separately.
   - **a)** September 10, 2024, Meeting Agenda
   - **b)** August 27, 2024, Meeting Minutes
   - **c)** July 2024 Financial Information
   - **d)** Constitution Week 2024 Proclamation
   - **e)** National Co-Responders Week Proclamation

2. **Appointment of Planning Commission Member** **(Town Board)** **(5 Min)**

3. **CSU Extension Program Presentation** **(Larimer County)** **(20 Min)**

4. **Farmstead 3rd Filing NMP and COZ – Continuance** **(Tawn Hillenbrand)** **(5 Min)**

5. **River Trails Annexation Substantial Compliance** **(Anne Johnson)** **(15 Min)**
   Resolution 2024-12 – Regarding petition for annexation filed by River Trails, LLC and setting the matter for a Public Hearing

6. **General Code Changes – Public Hearing** **(Anne Johnson)** **(15 Min)**
   Ordinance 1343 – An ordinance amending certain sections of the Berthoud Municipal Code Chapter 30, specifically Section 3 regarding land uses, permits and zoning classifications; Section 1 by amending definitions; and Section 2 regarding the protection of viewsheds.

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VI. ELECTED OFFICIAL REPORTS (10 Min)

1. Town Board – Tim Hardy, May Albrecht, Sean Murphy, Karl Ayers, Chris Kurtz, and Brett Wing
   a) Establish interview committees for the various Boards and Commissions
2. Mayor – William Karspeck
3. Staff – Town Administrator, Attorney

VII. ADJOURN

_____ _____

Town Clerk or Deputy Town Clerk William Karspeck, Mayor

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.

MEETING MINUTES OF THE TOWN BOARD
Town Board Room
807 Mountain Avenue
Town of Berthoud, Colorado
Tuesday, August 27, 2024, 6:30 p.m.

8/27/2024 - Minutes

1. Meeting Called To Order - Mayor William Karspeck

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

2. Pledge Of Allegiance - Mayor William Karspeck

   Mayor Karspeck led the Pledge of Allegiance.

3. Roll Call - Mayor William Karspeck

   The following Board members were present:

   Chris Kurtz, Trustee
   Karl Ayers, Trustee
   Tim Hardy, Trustee
   Brett Wing, Trustee
   Sean Murphy, Mayor Pro-Tem
   Will Karspeck, Mayor

   The following Board members were absent:

   May Albrecht, Trustee

   The following staff members were present:

   Erin Smith, Town Attorney
   Chris Kirk, Town Administrator
   Christian Samora, Town Clerk
   Lexi Weissman, Deputy Town Clerk
   Sergeant Justin Williamson, Larimer County Sheriff
   Walt Elish, Economic Development Director
   Keith Knoll, Public Works Operational Manager
   Cindy Leach, Director of Finance
   Anne Johnson, Community Development Director

4. Citizen Participation

   No one spoke during Citizen Participation.

5. Scheduled Items And Estimated Time For Discussion

5.I. Consent Agenda

Items:

a) August 27, 2024 Meeting Agenda
b) August 13, 2024 Meeting Minutes
c) June 2024 Financial Information
d) August 2024 Board Report
e) Sustainability Plan Contract
f) Purchase of Handy Ditch and Loveland Lake and Ditch Shares.

Trustee Wing requested item F) Purchase of Handy Ditch and Loveland Lake and Ditch Shares be removed from the Consent Agenda for individual consideration.

Mayor Pro-Tem Murphy moved to combine and approve the items on the Consent Agenda, less item F. Trustee Wing seconded the motion. In a 6-0 roll call vote, THE MOTION CARRIED.

Administrator Kirk provided additional information on the Purchase of Handy Ditch and Loveland Lake and Ditch Shares item.

Trustee Wing moved to approve item F) Purchase of Handy Ditch and Loveland Lake and Ditch Shares. Trustee Kurtz seconded the motion. In a 6-0 roll call vote, THE MOTION CARRIED.

5.II. AdSortium Media Telly Award Presentation

Economic Development Director, Walt Elish, provided an introduction on the AdSortium Media Telly Award.

Ben Price with AdSortium Media gave a presentation and presented the Telly Award to the Town.

5.III. Berthoud Golden Links Funding Request

Carol Mizer gave a presentation on the Berthoud Golden Links Funding Request.

Mayor Karspeck opened the item up to public comment.
Amber Schneider spoke during public comment.
Mayor Karspeck closed the public comment.

The Board was supportive of the Town meeting with Berthoud Golden Links to work towards an agreement.

5.IV. Thompson School District Bond Presentation

Gordon Jones with Thompson School District gave a presentation. Todd Piccone with Thompson School District provided some additional information.

Stu Boyd, Berthoud Representative for the Thompson School District, spoke on the item.

The Board was supportive of entertaining a Resolution at the next Board meeting in support of the Thompson School District Bond.

5.V. 2024 PORT Survey

Public Works Operational Manager, Keith Knoll, gave an introduction on the 2024 PORT Survey.

Kailyn Haskovec with RRC Associates gave a presentation.

The Board was supportive of having a study session to discuss PORT projects.

5.VI. Mid-Year Budget Adjustment - Public Hearing

Finance Director, Cindy Leach, gave a presentation on the Mid-Year Budget Adjustment. Administrator Kirk provided some additional information.

Mayor Karspeck opened the Public Hearing.
No one spoke during the Public Hearing.
Mayor Karspeck closed the Public Hearing.

Mayor Pro-Tem Murphy moved to approve Resolution 2024-11, a resolution of the Town Board of the Town of Berthoud, Colorado, making a supplemental appropriation of funds and adopting budget amendments to account for roll over and supplemental items, and making a supplemental appropriation. Trustee Hardy seconded the motion. In a 6-0 roll call vote, THE MOTION CARRIED.

5.VII. General Code Changes - Introduction

Community Development Director, Anne Johnson, gave a presentation on the general code changes.

The Board was supportive of bringing the item back for a Public Hearing and consideration at the September 10th Town Board meeting.

6. Elected Official Reports

Trustee Hardy:

Hardy reported on a housing meeting and a conversation with Administrator Kirk. Hardy mentioned the lawn maintenance at the Town parks. Hardy inquired about a Fall clean-up event and use of the Larimer County Transfer Station.

Trustee Kurtz:

Kurtz reported on an upcoming Open House at Northern Water.

Trustee Wing:

Wing expressed his appreciation for the Board and staff in answering his questions. Wing inquired about the gated community at Heron Lakes.

Mayor Pro-Tem Murphy:

Murphy reported on Tree Committee discussions and the trees at Town Park. Murphy inquired about the status of the Adaptive Park being built.

Administrator Kirk:

Kirk reported on the annual Rec Center cleaning and repairs and an Active Violence Training with Larimer County Sheriff's. Kirk reported on an upcoming study session tour and an upcoming meeting with House of Neighborly Services.

Sergeant Williamson:

Williamson reported on the Active Violence Training completed at the Rec Center and on an upcoming open house for the Larimer County Sheriff's.

7. Adjourn

The meeting was adjourned at 9:29 pm.

Town Clerk or Deputy Town Clerk

William Karspeck, Mayor

TOWN OF BERTHOUD AT A GLANCE

Monthly Report
JULY 2024

- Sales & Use Tax revenue is 23% **over** budget for the month of July; $1,125,909 was received and $917,917 was budgeted.

- Town Revenue through July including transfers between funds is 15% **over** budget for 2024.

- Town Expenditures through July are 1% **over** budget for 2024.

Sales Tax Review

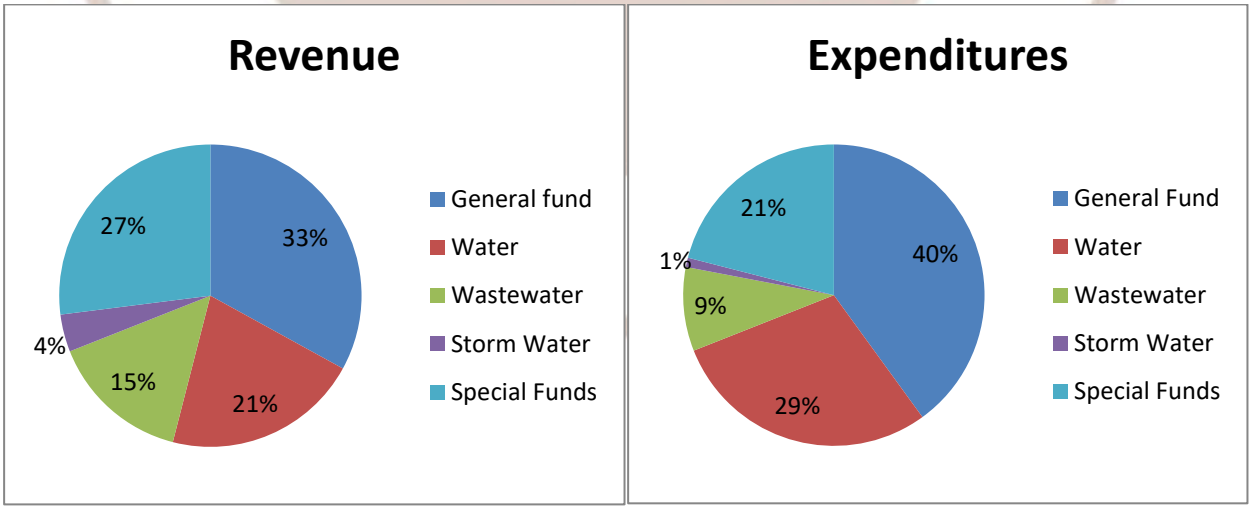
JULY	Berthoud Sales Tax	Motor Vehicle Use Tax	Building Materials Use Tax	Combined Total
2024	755,394.73	222,369.24	148,145.04	1,125,909.01
2023	720,555.65	255,462.51	163,139.08	1,139,157.24
2022	670,812.87	200,581.08	119,012.05	990,406.00
2021	527,565.34	387,131.35	143,672.08	1,058,368.77

SALES TAX YEAR-TO-DATE FOR 2024 $ 7,741,545.78

COMBINED STATEMENT OF REVENUES AND EXPENDITURES
JULY 2024

REVENUE	Current Month	YTD Actual	YTD Budget	% of YTD Budget	% of Annual Budget
General Fund	1,716,215	8,796,581	7,093,906	124%	72%
Water	806,906	5,592,887	5,545,257	101%	59%
Wastewater	525,794	3,980,549	3,100,726	129%	75%
Storm Water	121,286	943,958	628,833	150%	88%
Special Funds	1,078,166	7,301,998	6,687,887	109%	64%
TOTAL REVENUE	**4,248,367**	**26,615,973**	**23,056,609**	**115%**	**67%**

EXPENDITURES	Current Month	YTD Actual	YTD Budget	% of YTD Budget	% of Annual Budget
General Fund	1,740,032	11,021,515	6,710,353	164%	96%
Water	316,478	7,808,092	6,788,818	115%	67%
Wastewater	465,751	2,400,887	4,510,926	53%	31%
Storm Water	22,929	87,081	1,072,347	8%	5%
Special Funds	1,037,627	5,990,859	7,902,279	76%	44%
TOTAL EXPENDITURES	**3,582,817**	**27,308,434**	**26,984,723**	**101%**	**59%**



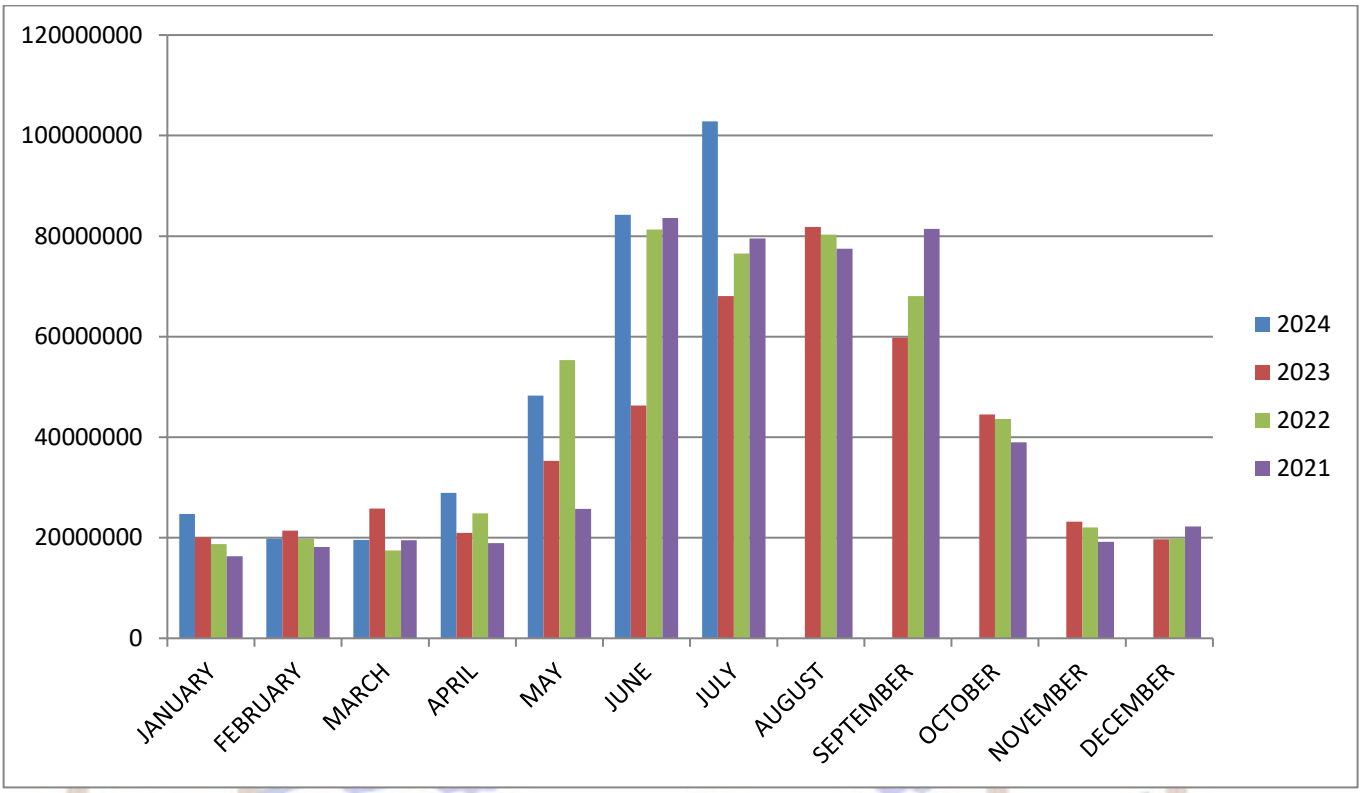
2024

	YEAR TO DATE TOTALS THRU JULY 2024
Single Family Permits	144
Overall Permit Total	382
Water Gallons Billed	328,352,000
Passports	621
Cemetery	16 Funerals

Building Permit & Permit Valuation by Year & 2024 YTD

	2020	2021	2022	2023	2024 YTD
Single-Family home permits	505	508	222	220	144
All permits (roofing, decks, additions, etc.)	934	1110	809	748	382
Total Permit Value	$119,451,932	$238,661,288	$164,526,847	$119,408,321	$78,215,812

BERTHOUD WATER USAGE



Personnel Summary

	Full-time	Part-time	Seasonal
Administration	13		
Code Enforcement	2		
Economic Development	1		
Planning-Building	4	1	
Streets	5		
Recreation	4		
Rec Center	7	91	
Parks-Forestry	13		
BATS	1	1	
Water-Wastewater	7	1	

July 2024

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

GENERAL FUND

REVENUE

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2023 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TAXES	$ 1,246,341.37	$ 5,910,503.18	$ 5,168,537.50	$ 8,860,350.00	114.4%
LICENSES & PERMITS	$ 12,984.23	$ 145,823.97	$ 139,825.00	$ 239,700.00	104.3%
INTERGOVERNMENTAL REVENUE	$ 101,364.24	$ 379,775.66	$ 301,049.00	$ 516,084.00	126.2%
FINES	$ 3,425.00	$ 19,570.00	$ 12,250.00	$ 21,000.00	159.8%
MISCELLANEOUS	$ 271,321.61	$ 1,889,324.61	$ 1,122,333.33	$ 1,924,000.00	168.3%
TRANSFERS	$ 28,994.50	$ 209,210.62	$ 209,007.17	$ 358,298.00	100.1%
PROPERTY SALES & DONATIONS & INS CLAIM	$ -	$ 2,572.77	$ -	$ -	0.0%
RECREATION	$ 41,313.25	$ 171,672.70	$ 96,483.33	$ 165,400.00	177.9%
PARKS	$ 1,877.50	$ 10,172.50	$ 4,491.67	$ 7,700.00	226.5%
LEASE REVENUE	$ 8,593.56	$ 57,955.60	$ 39,929.17	$ 68,450.00	145.1%
TOTAL REVENUE GENERAL FUND	**$ 1,716,215.26**	**$ 8,796,581.61**	**$ 7,093,906.17**	**$ 12,160,982.00**	124.0%

ADMINISTRATION

EXPENDITURES	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2023 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
ADMIN SALARIES/TAXES/BENEFITS	$ 118,392.51	$ 925,460.03	$ 930,095.83	$ 1,594,450.00	99.5%
GENERAL OFFICE OTHER	$ 59,855.43	$ 485,134.63	$ 449,315.42	$ 770,255.00	108.0%
ELECTIONS	$ -	$ 39,334.89	$ 38,208.33	$ 65,500.00	0.0%
MUNICIPAL COURT	$ 4,485.65	$ 24,042.26	$ 33,133.33	$ 56,800.00	72.6%
BOARD & BOARD MEETINGS	$ 10,618.24	$ 53,225.00	$ 52,558.33	$ 90,100.00	101.3%
FINANCE	$ -	$ 10,462.04	$ 11,666.67	$ 20,000.00	89.7%
BUILDING MAINTENANCE	$ 1,829.09	$ 28,209.73	$ 40,833.33	$ 70,000.00	69.1%
COMMUNITY SUPPORT	$ 28,630.28	$ 66,468.79	$ 59,500.00	$ 102,000.00	111.7%
TRANSFERS	$ 1,666.67	$ 11,666.69	$ 11,666.67	$ 20,000.00	100.0%
TOTAL ADMIN EXPENDITURES	$ 225,477.87	$ 1,644,004.06	$ 1,626,977.92	$ 2,789,105.00	101.0%

PUBLIC SAFETY DEPARTMENT

EXPENDITURES	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2023 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
CODE ENFORCEMENT (INCLUDES SALARY)	$ 12,469.15	$ 77,192.79	$ 108,425.92	$ 185,873.00	71.2%
LSCO ADMIN SUPPLIES	$ -	$ 89.77	$ 875.00	$ 1,500.00	10.3%
ANIMAL CONTROL	$ 4,354.67	$ 30,482.69	$ 33,833.33	$ 58,000.00	90.1%
TRAFFIC CONTROL/PEDESTRIAN SAFETY	$ -	$ -	$ 583.33	$ 1,000.00	0.0%
DRUG EDUCATION/PUBLIC EVENTS	$ -	$ 1,035.76	$ 12,833.33	$ 22,000.00	8.1%
LARIMER COUNTY SHERIFF	$ -	$ 1,234,286.00	$ 1,440,833.33	$ 2,470,000.00	85.7%
TOTAL PUBLIC SAFETY EXPENDITURES	$ 16,823.82	$ 1,343,087.01	$ 1,597,384.25	$ 2,738,373.00	84.1%

STREETS DEPARTMENT

EXPENDITURES	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2023 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
SALARIES/TAXES/BENEFITS	$ 41,991.65	$ 311,135.55	$ 381,390.92	$ 653,813.00	81.6%
ADMINISTRATION OTHER	$ 803.59	$ 9,323.84	$ 16,858.33	$ 28,900.00	55.3%
STREET REPAIR/MAINTENANCE	$ 20,119.48	$ 118,160.97	$ 157,500.00	$ 270,000.00	75.0%
CONTRACT SERVICES	$ 10,768.25	$ 35,294.50	$ 29,166.67	$ 50,000.00	121.0%
SIGNAGE	$ 986.80	$ 24,610.89	$ 23,333.33	$ 40,000.00	105.5%
SNOW REMOVAL	$ -	$ -	$ 37,916.67	$ 65,000.00	0.0%
SHOP & VEHICLE MAINTENANCE	$ 3,789.62	$ 58,983.71	$ 79,333.33	$ 136,000.00	74.3%
TOTAL STREETS EXPENDITURES	$ 78,459.39	$ 557,509.46	$ 725,499.25	$ 1,243,713.00	76.8%

RECREATION DEPARTMENT

EXPENDITURES	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2023 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
ADMIN SALARIES/TAXES/BENEFITS	$ 22,651.11	$ 173,957.59	$ 163,127.42	$ 279,647.00	106.6%
ADMINISTRATION (SUPPLIES,CONCESSIONS)	$ 4,516.53	$ 19,259.35	$ 37,000.83	$ 63,430.00	52.1%
FLAG FOOTBALL	$ -	$ 11,884.65	$ 9,053.33	$ 15,520.00	131.3%
TRACK	$ 2,308.04	$ 4,239.05	$ 3,680.83	$ 6,310.00	115.2%
TENNIS	$ 1,392.60	$ 3,318.77	$ 3,406.67	$ 5,840.00	97.4%
ADULT SOFTBALL	$ -	$ -	$ 3,295.83	$ 5,650.00	0.0%
YOUTH BASEBALL	$ 2,543.25	$ 15,492.47	$ 12,162.50	$ 20,850.00	127.4%
YOUTH SOFTBALL	$ 645.00	$ 3,312.67	$ 7,005.83	$ 12,010.00	47.3%
ADULT KICKBALL	$ -	$ 856.60	$ 2,485.00	$ 4,260.00	34.5%
ADULT SOCCER	$ -	$ 1,568.80	$ 2,625.00	$ 4,500.00	59.8%
SOCCER	$ -	$ 8,892.12	$ 13,766.67	$ 23,600.00	64.6%
CAMPS/TOURNAMENTS	$ 2,749.14	$ 6,003.67	$ 5,856.67	$ 10,040.00	102.5%
ADDITIONAL PROGRAMS	$ 54.44	$ 377.15	$ 3,733.33	$ 6,400.00	10.1%
TOTAL RECREATION EXPENDITURES	$ 36,860.11	$ 249,162.89	$ 267,199.92	$ 458,057.00	93.2%

PARKS DEPARTMENT

EXPENDITURES	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2023 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
SALARIES/TAXES/BENEFITS	$ 50,882.10	$ 334,687.80	$ 430,665.08	$ 738,283.00	77.7%
ADMINISTRATION OTHER	$ 1,524.78	$ 10,843.42	$ 17,500.00	$ 30,000.00	62.0%
INSECT CONTROL	$ 5,693.66	$ 27,759.29	$ 26,250.00	$ 45,000.00	105.7%
FACILITIES MAINTENANCE	$ 3,910.30	$ 17,416.79	$ 25,666.67	$ 44,000.00	67.9%
TURF/BALLFIELDS	$ 2,012.55	$ 30,845.74	$ 83,708.33	$ 143,500.00	36.8%
GENERAL PARKS	$ 7,203.15	$ 61,715.80	$ 67,666.67	$ 116,000.00	91.2%
FLEET MAINTENANCE	$ 102.76	$ 3,074.02	$ 18,666.67	$ 32,000.00	16.5%
SEASONAL DECORATIONS/BANNERS	$ -	$ 2,900.28	$ 9,916.67	$ 17,000.00	29.2%
TRANSFER TO FORESTRY	$ 41,666.67	$ 291,666.69	$ 291,666.67	$ 500,000.00	100.0%
TOTAL PARKS EXPENDITURES	$ 112,995.97	$ 780,909.83	$ 971,706.75	$ 1,665,783.00	80.4%

ECONOMIC DEVELOPMENT

EXPENDITURES	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2023 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
SALARIES/TAXES/BENEFITS	$ 13,510.23	$ 100,735.92	$ 104,475.58	$ 179,101.00	96.4%
ADMINISTRATION OTHER	$ 520.56	$ 20,278.38	$ 21,901.25	$ 37,545.00	92.6%
BUSINESS DEVELOPMENT/MARKETING	$ 17,907.24	$ 48,480.66	$ 63,364.58	$ 108,625.00	76.5%
GRANTS - MARKET STUDY & FAÇADE/SIGN	$ 2,000.00	$ 16,000.00	$ 28,000.00	$ 48,000.00	57.1%
TOTAL ECONOMIC DEV EXPENDITURES	$ 33,938.03	$ 185,494.96	$ 217,741.42	$ 373,271.00	85.2%

BUILDING DEPARTMENT

EXPENDITURES	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2023 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
SALARIES/TAXES/BENEFITS	$ 9,739.84	$ 90,984.95	$ 146,460.42	$ 251,075.00	62.1%
ADMINISTRATION OTHER	$ 244.39	$ 2,194.82	$ 13,378.75	$ 22,935.00	16.4%
INSPECTIONS	$ 64,983.67	$ 477,908.41	$ 256,666.67	$ 440,000.00	186.2%
TOTAL BUILDING DEPARMENT EXPENDITURES	$ 74,967.90	$ 571,088.18	$ 416,505.83	$ 714,010.00	137.1%

PLANNING DEPARTMENT

EXPENDITURES	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2023 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
SALARIES/TAXES/BENEFITS	$ 24,905.11	$ 183,224.38	$ 174,339.67	$ 298,868.00	105.1%
ADMINISTRATION OTHER	$ 1,440.56	$ 9,348.73	$ 13,903.75	$ 23,835.00	67.2%
COMMISSION SUPPORT	$ 150.00	$ 3,902.30	$ 6,708.33	$ 11,500.00	58.2%
DEVELOPMENT REVIEW	$ 39,606.95	$ 67,150.00	$ 70,000.00	$ 120,000.00	95.9%
COMPREHENSIVE PLANNING	$ 2,717.50	$ 33,615.44	$ 112,000.00	$ 192,000.00	30.0%
TOTAL PLANNING DEPARTMENT EXPENDITURES	$ 68,820.12	$ 297,240.85	$ 376,951.75	$ 646,203.00	78.9%

ENGINEERING

EXPENDITURES	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2023 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
SALARIES/TAXES/BENEFITS	$ -	$ -	$ 167,691.42	$ 287,471.00	0.0%
ADMINISTRATION OTHER	$ 600.00	$ 1,200.00	$ 7,227.50	$ 12,390.00	16.6%
TOTAL ENGINEERING EXPENDITURES	$ 600.00	$ 1,200.00	$ 174,918.92	$ 299,861.00	0.7%

COMMUNITY OUTREACH

EXPENDITURES	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2023 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
SALARIES/TAXES/BENEFITS	$ 7,381.57	$ 55,409.75	$ 55,791.17	$ 95,642.00	99.3%
ADMINISTRATION OTHER	$ 115.41	$ 970.40	$ 5,217.92	$ 8,945.00	18.6%
COMMUNITY SUPPORT	$ 547.00	$ 5,690.09	$ 18,375.00	$ 31,500.00	31.0%
TOTAL COMMUNITY OUTREACH EXPENDITURES	$ 8,043.98	$ 62,070.24	$ 79,384.08	$ 136,087.00	78.2%

TOWN HALL-MOUNTAIN AVE

EXPENDITURES	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2023 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
INSURANCE AND TAXES	$ -	$ -	$ 21,583.33	$ 37,000.00	0.0%
BUILDING MAINTENANCE	$ 1,070.96	$ 7,244.74	$ 5,308.33	$ 9,100.00	136.5%
BUILDING REPAIRS	$ -	$ 282.00	$ -	$ -	0.0%
ELEVATOR MAINTENANCE	$ -	$ 310.00	$ 2,625.00	$ 4,500.00	11.8%
HOA FEES	$ 4,460.91	$ 30,933.20	$ 28,000.00	$ 48,000.00	0.0%
DESIGN	$ -	$ 942.92	$ -	$ -	0.0%
TOTAL MOUNTAIN AVE EXPENDITURES	**$ 5,531.87**	**$ 39,712.86**	**$ 57,516.67**	**$ 98,600.00**	69.0%

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2023 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL G.F.C.I. EXPENDITURES	$ 1,077,512.42	$ 5,204,643.85	$ 163,333.33	$ 280,000.00	3186.5%
TOTAL CONTRIBUTION EXPENDITURES	$ -	$ 85,390.92	$ 35,233.33	$ 60,400.00	242.4%
TOTAL EXPENDITURES GENERAL FUND	**$ 1,740,031.48**	**$ 11,021,515.11**	**$ 6,710,353.41**	**$ 11,503,463.00**	
TOTAL REVENUE OVER EXPENDITURES	**$ (23,816.22)**	**$ (2,224,933.50)**	**$ 383,552.76**	**$ 657,519.00**	

WATER FUND

SOURCE OF SUPPLY

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2023 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL SOURCE OF SUPPLY REVENUE	$ 124,531.11	$ 1,795,810.96	$ 1,785,729.17	$ 3,061,250.00	100.6%
TOTAL SOURCE OF SUPPLY EXPENDITURES	$ 47,528.67	$ 5,858,838.37	$ 3,531,960.83	$ 6,054,790.00	165.9%
NET REVENUE OVER EXPENDITURES	**$ 77,002.44**	**$ (4,063,027.41)**	**$ (1,746,231.66)**	**$ (2,993,540.00)**	

WATER OPERATIONS & MAINTENANCE

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2023 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL WATER OPERATING REVENUE	$ 555,683.94	$ 2,331,968.33	$ 2,384,666.67	$ 4,088,000.00	97.8%
EXPENDITURES					
SALARIES/TAXES/BENEFITS	$ 47,191.48	$ 350,771.89	$ 528,411.92	$ 905,849.00	66.4%
ADMINISTRATION OTHER	$ 15,900.48	$ 443,033.66	$ 305,929.17	$ 524,450.00	144.8%
DISTRIBUTION	$ 32,675.75	$ 127,042.32	$ 169,750.00	$ 291,000.00	74.8%
TREATMENT	$ 84,399.48	$ 472,345.20	$ 365,750.00	$ 627,000.00	129.1%
PROFESSIONAL SERVICES	$ 50,498.52	$ 311,377.61	$ 391,125.00	$ 670,500.00	79.6%
UTILITY BILLING	$ 1,258.30	$ 13,434.33	$ 7,700.00	$ 13,200.00	174.5%
IMPROVEMENTS	$ 15,544.00	$ 99,517.00	$ 671,591.67	$ 1,151,300.00	14.8%
TRANSFER	$ 18,375.00	$ 128,625.00	$ 384,932.33	$ 659,884.00	33.4%
TOTAL WATER OPERATING EXPENDITURES	$ 265,843.01	$ 1,946,147.01	$ 2,825,190.08	$ 4,843,183.00	68.9%
NET REVENUE OVER EXPENDITURES	**$ 289,840.93**	**$ 385,821.32**	**$ (440,523.41)**	**$ (755,183.00)**	

WATER PLANT CAPITAL IMPROVEMENTS

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2023 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL WATER PLANT CAPITAL REVENUE	$ 126,691.29	$ 1,465,107.88	$ 1,374,860.67	$ 2,356,904.00	106.6%
TOTAL WATER PLANT CAPITAL EXPENDITURES	$ 3,106.50	$ 3,106.75	$ 431,666.67	$ 740,000.00	0.7%
NET REVENUE OVER EXPENDITURES	**$ 123,584.79**	**$ 1,462,001.13**	**$ 943,194.00**	**$ 1,616,904.00**	

TOTAL WATER FUND REVENUE	$ 806,906.34	$ 5,592,887.17	$ 5,545,256.51	$ 9,506,154.00	100.9%
TOTAL WATER FUND EXPENDITURES	$ 316,478.18	$ 7,808,092.13	$ 6,788,817.58	$ 11,637,973.00	115.0%
NET REVENUE OVER EXPENDITURES	**$ 490,428.16**	**$ (2,215,204.96)**	**$ (1,243,561.07)**	**$ (2,131,819.00)**	

WASTEWATER FUND

WASTEWATER OPERATIONS & MAINTENANCE

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2023 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL WASTEWATER REVENUE	$ 381,544.68	$ 2,532,224.74	$ 1,878,625.00	$ 3,220,500.00	134.8%
EXPENDITURES					
SALARIES/TAXES/BENEFITS	$ 19,329.97	$ 129,999.81	$ 186,753.00	$ 320,148.00	69.6%
ADMINISTRATION OTHER	$ 2,513.47	$ 125,412.32	$ 110,716.67	$ 189,800.00	113.3%
MAIN WASTEWATER TREATMENT PLANT	$ 54,871.02	$ 384,046.43	$ 349,766.67	$ 599,600.00	109.8%
REGIONAL I-25 TREATMENT PLAN	$ 4,792.53	$ 90,831.79	$ 52,791.67	$ 90,500.00	172.1%
COLLECTION SYSTEM	$ 5,628.52	$ 67,034.77	$ 121,333.33	$ 208,000.00	55.2%
PROFESSIONAL SERVICES	$ 64,173.53	$ 452,438.40	$ 398,416.67	$ 683,000.00	113.6%
UTILITY BILLING	$ 2,106.61	$ 14,347.94	$ 7,700.00	$ 13,200.00	186.3%
TRANSFER	$ 8,750.00	$ 61,250.00	$ 61,250.00	$ 105,000.00	100.0%
IMPROVEMENTS	$ 78,702.00	$ 78,702.00	$ 1,662,500.00	$ 2,850,000.00	4.7%
BOND	$ -	$ 86,687.74	$ 556,364.67	$ 953,768.00	15.6%
TOTAL WASTEWATER EXPENDITURES	$ 240,867.65	$ 1,490,751.20	$ 3,507,592.67	$ 6,013,016.00	42.5%
NET REVENUE OVER EXPENDITURES	**$ 140,677.03**	**$ 1,041,473.54**	**$ (1,628,967.67)**	**$ (2,792,516.00)**	

WASTEWATER CAPITAL IMPROVEMENTS

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2023 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL WASTEWATER CAPITAL REVENUE	$ 144,249.41	$ 1,448,323.95	$ 1,222,100.83	$ 2,095,030.00	118.5%
TOTAL WASTEWATER CAPITAL EXPENDITURES	$ 224,883.46	$ 910,135.80	$ 1,003,333.33	$ 1,720,000.00	90.7%
NET REVENUE OVER EXPENDITURES	**$ (80,634.05)**	**$ 538,188.15**	**$ 218,767.50**	**$ 375,030.00**	
TOTAL WASTEWATER FUND REVENUE	$ 525,794.09	$ 3,980,548.69	$ 3,100,725.83	$ 5,315,530.00	128.4%
TOTAL WASTEWATER FUND EXPENDITURES	$ 465,751.11	$ 2,400,887.00	$ 4,510,926.00	$ 7,733,016.00	53.2%
TOTAL REVENUE OVER EXPENDITURES	**$ 60,042.98**	**$ 1,579,661.69**	**$ (1,410,200.17)**	**$ (2,417,486.00)**	

STORM WATER FACILITIES FUND

STORM WATER OPERATIONS & MAINTENANCE

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2023 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL STORM WATER REVENUE	$ 69,384.98	$ 472,628.12	$ 320,833.33	$ 550,000.00	147.3%
EXPENDITURES					
SALARIES/TAXES/BENEFITS	$ 1,636.86	$ 1,636.86	$ -	$ -	0.0%
ADMINISTRATION OTHER	$ 875.00	$ 6,660.92	$ 472.50	$ 810.00	1409.7%
STREET CLEANING	$ 6,705.50	$ 18,791.52	$ 53,958.33	$ 92,500.00	34.8%
PROFESSIONAL SERVICES	$ -	$ 9,763.75	$ 32,083.33	$ 55,000.00	30.4%
IMPROVEMENTS	$ -	$ 14,006.25	$ 23,333.33	$ 40,000.00	60.0%
TOTAL STORM WATER EXPENDITURES	$ 9,217.36	$ 50,859.30	$ 109,847.50	$ 188,310.00	46.3%
NET REVENUE OVER EXPENDITURES	**$ 60,167.62**	**$ 421,768.82**	**$ 210,985.83**	**$ 361,690.00**	

STORM WATER CAPITAL IMPROVEMENTS

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2023 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL STORM WATER CAPITAL REVENUE	$ 51,901.32	$ 471,330.31	$ 308,000.00	$ 528,000.00	153.0%
TOTAL STORM WATER CAPITAL EXPENDITURES	$ 13,712.00	$ 36,221.25	$ 962,500.00	$ 1,650,000.00	3.8%
NET REVENUE OVER EXPENDITURES	**$ 38,189.32**	**$ 435,109.06**	**$ (654,500.00)**	**$ (1,122,000.00)**	
TOTAL STORM WATER FUND REVENUE	$ 121,286.30	$ 943,958.43	$ 628,833.33	$ 1,078,000.00	150.1%
TOTAL STORM WATER FUND EXPENDITURES	$ 22,929.36	$ 87,080.55	$ 1,072,347.50	$ 1,838,310.00	8.1%
TOTAL REVENUE OVER EXPENDITURES	**$ 98,356.94**	**$ 856,877.88**	**$ (443,514.17)**	**$ (760,310.00)**	

SPECIAL REVENUE FUNDS

PARK DEVELOPMENT

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2023 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL PARK DEVELOPMENT REVENUE	$ 51,605.64	$ 634,712.85	$ 563,645.83	$ 966,250.00	112.6%
TOTAL PARK DEVELOPMENT EXPENDITURES	$ 16,947.46	$ 674,816.96	$ 105,000.00	$ 180,000.00	642.7%
NET REVENUE OVER EXPENDITURES	**$ 34,658.18**	**$ (40,104.11)**	**$ 458,645.83**	**$ 786,250.00**	

PARK DEDICATION

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2023 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL PARK DEDICATION REVENUE	$ 14,714.42	$ 168,270.40	$ 154,729.17	$ 265,250.00	108.8%
TOTAL PARK DEDICATION EXPENDITURES	$ -	$ -	$ 87,500.00	$ 150,000.00	0.0%
NET REVENUE OVER EXPENDITURES	**$ 14,714.42**	**$ 168,270.40**	**$ 67,229.17**	**$ 115,250.00**	

PUBLIC FACILITIES

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2023 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL PUBLIC FACILITIES REVENUE	$ 3,324.49	$ 198,354.34	$ 178,208.33	$ 305,500.00	111.3%
TOTAL PUBLIC FACILITIES EXPENDITURES	$ 6,340.00	$ 58,070.00	$ 90,416.67	$ 155,000.00	64.2%
NET REVENUE OVER EXPENDITURES	**$ (3,015.51)**	**$ 140,284.34**	**$ 87,791.66**	**$ 150,500.00**	

CONSERVATION TRUST/FORESTRY

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2023 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL CONSERVATION TRUST REVENUE	$ 44,518.08	$ 389,278.26	$ 370,416.67	$ 635,000.00	105.1%
EXPENDITURES					
SALARIES/TAXES/BENEFITS	$ 32,396.08	$ 217,517.84	$ 250,621.58	$ 429,637.00	86.8%
ADMINISTRATION OTHER	$ 252.64	$ 5,526.79	$ 7,764.17	$ 13,310.00	71.2%
FLEET MAINTENANCE	$ 20,152.92	$ 27,976.72	$ 24,500.00	$ 42,000.00	114.2%
PARK MAINTENANCE & IMPROVEMENTS	$ 30,879.15	$ 40,180.94	$ 15,750.00	$ 27,000.00	255.1%
TREE MAINTENANCE	$ 32,816.27	$ 51,791.61	$ 39,083.33	$ 67,000.00	132.5%
EAB RESPONSE	$ -	$ -	$ 26,250.00	$ 45,000.00	0.0%
TOTAL CONSERVATION TRUST EXPENDITURES	$ 116,497.06	$ 342,993.90	$ 363,969.08	$ 623,947.00	94.2%
NET REVENUE OVER EXPENDITURES	**$ (71,978.98)**	**$ 46,284.36**	**$ 6,447.59**	**$ 11,053.00**	

LARIMER COUNTY OPEN SPACE TAX

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2023 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL LARIMER COUNTY REVENUE	$ 37,897.31	$ 185,242.11	$ 329,583.33	$ 565,000.00	56.2%
TOTAL LARIMER COUNTY EXPENDITURES	$ 3,302.00	$ 543,020.02	$ 275,951.67	$ 473,060.00	196.8%
NET REVENUE OVER EXPENDITURES	**$ 34,595.31**	**$ (357,777.91)**	**$ 53,631.66**	**$ 91,940.00**	

CEMETERY ENDOWMENT

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2023 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL CEMETERY ENDOWMENT REVENUE	$ 13,489.65	$ 54,520.43	$ 44,916.67	$ 77,000.00	121.4%
EXPENDITURES					
SALARIES/TAXES/BENEFITS	$ 4,278.50	$ 33,902.22	$ 39,453.17	$ 67,634.00	85.9%
FUNERALS	$ -	$ -	$ 1,750.00	$ 3,000.00	0.0%
MAINTENANCE	$ 789.59	$ 9,824.26	$ 16,689.17	$ 28,610.00	58.9%
IMPROVEMENTS	$ 3,805.00	$ 17,597.98	$ 20,416.67	$ 35,000.00	0.0%
TOTAL CEMETERY ENDOWMENT EXPENDITURES	$ 8,873.09	$ 61,324.46	$ 78,309.00	$ 134,244.00	78.3%
NET REVENUE OVER EXPENDITURES	**$ 4,616.56**	**$ (6,804.03)**	**$ (33,392.33)**	**$ (57,244.00)**	

BATS

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2023 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL BATS REVENUE	$ 5,764.36	$ 112,939.06	$ 48,125.00	$ 82,500.00	234.7%
EXPENDITURES					
SALARIES/TAXES/BENEFITS	$ 8,801.31	$ 69,152.37	$ 71,993.25	$ 123,417.00	96.1%
ADMINISTRATION OTHER		$ 431.39	$ 4,264.17	$ 7,310.00	10.1%
DRIVING	$ 1,481.24	$ 15,951.30	$ 17,850.00	$ 30,600.00	89.4%
SERVICES	$ 1,082.50	$ 77,264.50	$ 70,000.00	$ 120,000.00	110.4%
TOTAL BATS EXPENDITURES	$ 11,365.05	$ 162,799.56	$ 164,107.42	$ 281,327.00	99.2%
NET REVENUE OVER EXPENDITURES	**$ (5,600.69)**	**$ (49,860.50)**	**$ (115,982.42)**	**$ (198,827.00)**	

ROAD IMPACT FEES

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2023 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL ROAD IMPACT REVENUE	$ 61,774.64	$ 632,122.87	$ 521,062.50	$ 893,250.00	121.3%
TOTAL ROAD IMPACT EXPENDITURES	$ 4,914.60	$ 40,360.53	$ 2,655,507.17	$ 4,552,298.00	1.5%
NET REVENUE OVER EXPENDITURES	**$ 56,860.04**	**$ 591,762.34**	**$ (2,134,444.67)**	**$ (3,659,048.00)**	

RECREATIONAL MMJ

	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2023 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL RECREATIONAL MMJ REVENUES	$ 55,792.96	$ 340,660.66	$ 320,833.33	$ 550,000.00	106.2%
TOTAL RECREATIONAL MMJ EXPENDITURES	$ 32,199.46	$ 407,641.37	$ 326,666.67	$ 560,000.00	124.8%
NET REVENUE OVER EXPENDITURES	**$ 23,593.50**	**$ (66,980.71)**	**$ (5,833.34)**	**$ (10,000.00)**	

1998 1% SALES TAX	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2023 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
TOTAL 1998 1% REVENUE	$ 305,132.98	$ 1,668,001.89	$ 1,611,254.17	$ 2,762,150.00	103.5%
TOTAL 1998 1% EXPENDITURES	$ 677,400.69	$ 1,961,941.98	$ 1,636,250.00	$ 2,805,000.00	119.9%
NET REVENUE OVER EXPENDITURES	**$ (372,267.71)**	**$ (293,940.09)**	**$ (24,995.83)**	**$ (42,850.00)**	

2019 1% SALES TAX	CURRENT MONTH	YTD ACTUAL	YTD BUDGET	TOTAL 2023 BUDGET	PERCENTAGE YTD ACTUAL vs YTD BUDGET
RECREATION CENTER REVENUE	$ 157,719.45	$ 1,123,564.07	$ 909,591.67	$ 1,559,300.00	123.5%
SALES TAX REVENUE/INTEREST	$ 326,431.43	$ 1,794,330.58	$ 1,635,520.83	$ 2,803,750.00	109.7%
TOTAL 2019 1% REVENUE	$ 484,150.88	$ 2,917,894.65	$ 2,545,112.50	$ 4,363,050.00	114.6%
RECREATION CENTER OPERATING EXPENSES	$ 154,599.23	$ 1,279,956.22	$ 1,387,451.33	$ 2,378,488.00	92.3%
PARK EXPENSES	$ 5,188.81	$ 71,933.87	$ 66,150.00	$ 113,400.00	108.7%
COP PAYMENT AND OTHER EXPENSES	$ -	$ 386,000.00	$ 665,000.00	$ 1,140,000.00	58.0%
TOTAL 2019 1% EXPENDITURES	$ 159,788.04	$ 1,737,890.09	$ 2,118,601.33	$ 3,631,888.00	82.0%
NET REVENUE OVER EXPENDITURES	**$ 324,362.84**	**$ 1,180,004.56**	**$ 426,511.17**	**$ 731,162.00**	

TOTAL SPECIAL FUNDS REVENUE	$ 1,078,165.41	$ 7,301,997.52	$ 6,687,887.50	$ 11,464,950.00
TOTAL SPECIAL FUNDS EXPENDITURES	$ 1,037,627.45	$ 5,990,858.87	$ 7,902,279.01	$ 13,546,764.00
TOTAL REVENUE OVER EXPENDITURES	**$ 40,537.96**	**$ 1,311,138.65**	**$ (1,214,391.51)**	**$ (2,081,814.00)**

TOTAL REVENUE	$ 4,248,367.40	$ 26,615,973.42	$ 23,056,609.34	$ 39,525,616.00
TOTAL EXPENDITURES	$ 3,582,817.58	$ 27,308,433.66	$ 26,984,723.50	$ 46,259,526.00

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

BILLS SUMMARY
JULY 2024 FINAL

BILLS ALLOWED

TOTAL BILLS	$	2,566,066
NET PAYROLL	$	335,579

Mayor William Karspeck _____

Trustee May Albrecht _____

Trustee Karl Ayers _____

Trustee Tim Hardy _____

Trustee Chris Kurtz _____

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
1100130000							
76793							
07/24	07/03/2024	76793	USPS-Berthoud	07032024	11-00-130000	Prepaid Expenditures	10,000.00
Total 1100130000:							10,000.00
1100200400							
70124300							
07/24	07/02/2024	701243	Allstate	JULY 2024	11-00-200400	Insurance Payable	826.49
70124301							
07/24	07/02/2024	701243	Guardian	JULY 2024	11-00-200400	Insurance Payable	6,679.12
71024300							
07/24	07/22/2024	710243	CIGNA	JULY 2024	11-00-200400	Insurance Payable	44,236.71
Total 1100200400:							51,742.32
1100200500							
76738							
07/24	07/16/2024	76738	Marsh, Timothy	ESCROW R	11-00-200500	Deferred Revenue	1,995.00
76742							
07/24	07/18/2024	76742	Schroetlin Custom Homes	10232	11-00-200500	Deferred Revenue	1,200.00
Total 1100200500:							3,195.00
1100410300							
77042							
07/24	07/31/2024	77042	Town of Johnstown	JULY 2024	11-00-4103-00	Sales/Use Tax	7,230.33
Total 1100410300:							7,230.33
1101500941							
76852							
07/24	07/08/2024	76852	Leader's Edge Consulting I	2633	11-01-5009.41	Travel/Training-Board	2,995.00
Total 1101500941:							2,995.00
1101501001							
76741							
07/24	07/18/2024	76741	Office Depot	Multiple	11-01-5010.01	Office Supplies-General Office	200.27
76792							
07/24	07/03/2024	76792	Xerox Business Solutions	5156312	11-01-5010.01	Office Supplies-General Office	811.54
76858							
07/24	07/10/2024	76858	Culligan of Cheyenne	62497	11-01-5010.01	Office Supplies-General Office	83.00
76967							
07/24	07/30/2024	76967	Digital Print Resources Inc	21932	11-01-5010.01	Office Supplies-General Office	903.00
Total 1101501001:							1,997.81
1101501004							
76822							
07/24	07/03/2024	76822	Pioneer Press of Greeley	98243	11-01-5010.04	Office Supplies-Board	52.00
77017							
07/24	07/30/2024	77017	Awards Unlimited	38356	11-01-5010.04	Office Supplies-Board	39.24
Total 1101501004:							91.24

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
1101501101							
76791							
07/24	07/03/2024	76791	Voice Exchange (Paragon	60405-45880	11-01-5011.01	Telephone-General Office	43.60
Total 1101501101:							43.60
1101501501							
76722							
07/24	07/03/2024	76722	Department of the Treasury	2024	11-01-5015.01	Insurance	286.58
Total 1101501501:							286.58
1101501707							
76864							
07/24	07/10/2024	76864	Terminix	448473203	11-01-5017.07	Building Maintenance-Town Hall	115.00
Total 1101501707:							115.00
1101501804							
77018							
07/24	07/30/2024	77018	Berthoud Weekly Surveyor	39232	11-01-5018.04	Publications/Legal Notice	421.85
Total 1101501804:							421.85
1101502103							
76813							
07/24	07/03/2024	76813	Law Offices of Sunita Shar	2452-A	11-01-5021.03	Municipal Judge	1,660.00
76817							
07/24	07/03/2024	76817	March & Olive, LLC	158817	11-01-5021.03	Municipal Judge	59.00
Total 1101502103:							1,719.00
1101502801							
76800							
07/24	07/03/2024	76800	DataShield	0139379	11-01-5028.01	Records Management	56.25
Total 1101502801:							56.25
1101503800							
76778							
07/24	07/02/2024	76778	Hays Market	JUNE2024	11-01-5038.00	Administrative Expenses	506.44
Total 1101503800:							506.44
1101503901							
76869							
07/24	07/10/2024	76869	Employers Council Service	511521	11-01-5039.01	Dues/Subscriptions-Admin	13,450.00
Total 1101503901:							13,450.00
1101504001							
76829							
07/24	07/03/2024	76829	SullivanGreenSeavy, LLC	1152	11-01-5040.01	Attorney-Admin	3,224.00
76876							
07/24	07/11/2024	76876	CHARLES E. NORTON, P	13016	11-01-5040.01	Attorney-Admin	723.40

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
Total 1101504001:							3,947.40
1101504003							
76920							
07/24	07/18/2024	76920	Bell Gould Linder & Scott P	38065	11-01-5040.03	Attorney-Municipal Court	1,292.28
Total 1101504003:							1,292.28
1101504004							
76805							
07/24	07/03/2024	76805	Foote Law Firm	418	11-01-5040.04	Attorney-Board Meetings	756.25
Total 1101504004:							756.25
1101508907							
76774							
07/24	07/02/2024	76774	C & B Cleaning	Multiple	11-01-5089.07	Janitorial Service & Supplies	6,620.00
Total 1101508907:							6,620.00
1101509501							
76725							
07/24	07/03/2024	76725	Insight Public Sector, Inc	Multiple	11-01-5095.01	Computer Maintenance/Replace	24.05
76848							
07/24	07/08/2024	76848	Anchor Network Solutions,	Multiple	11-01-5095.01	Computer Maintenance/Replace	9,836.33
76931							
07/24	07/22/2024	76931	Anchor Network Solutions,	46377	11-01-5095.01	Computer Maintenance/Replace	450.00
Total 1101509501:							10,310.38
1101509601							
76788							
07/24	07/03/2024	76788	Comcast	JULY24	11-01-5096.01	Internet	22.76
Total 1101509601:							22.76
1101525201							
76828							
07/24	07/03/2024	76828	Rockfan Entertainment	4182	11-01-5252.01	Community Events	3,672.59
76849							
07/24	07/08/2024	76849	Big Air Jumpers	045907	11-01-5252.01	Community Events	5,200.28
76850							
07/24	07/08/2024	76850	DJ Drake Entertainment, L	1052	11-01-5252.01	Community Events	.00
76853							
07/24	07/08/2024	76853	Unauthorized Absence	06252024	11-01-5252.01	Community Events	1,000.00
76854							
07/24	07/08/2024	76854	United Rentals	235876602-0	11-01-5252.01	Community Events	255.00
76874							
07/24	07/10/2024	76874	Zambelli Fireworks	520414-2	11-01-5252.01	Community Events	21,250.00
Total 1101525201:							31,377.87
1102501001							
77002							
07/24	07/22/2024	77002	Cardmember Service	JUNE24	11-02-5010.01	Office Supplies-LCSO	15,899.51

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
Total 1102501001:							15,899.51
1102503404							
76789							
07/24	07/03/2024	76789	NOCO Humane	1042	11-02-5034.04	Animal Control	4,354.67
Total 1102503404:							4,354.67
1102522801							
76959							
07/24	07/22/2024	76959	Larimer Co Sheriff's Office	24-0606	11-02-5228.01	LCSO Contract Services	617,143.00
Total 1102522801:							617,143.00
1103500801							
76821							
07/24	07/03/2024	76821	NOCO Drug Testing	24-2374	11-03-5008.01	Employee Physicals	155.50
Total 1103500801:							155.50
1103500901							
76804							
07/24	07/03/2024	76804	Flaggers Inc.	06262024	11-03-5009.01	Travel/Training	300.00
Total 1103500901:							300.00
1103501202							
76930							
07/24	07/18/2024	76930	XCEL Energy	JUNE24-2	11-03-5012.02	Utilities-Street Lights	93.61
Total 1103501202:							93.61
1103501406							
76812							
07/24	07/03/2024	76812	Kwik Korner	JUNE24	11-03-5014.06	Gas & Oil	2,561.68
Total 1103501406:							2,561.68
1103502106							
76836							
07/24	07/03/2024	76836	University Auto Parts-NAP	Multiple	11-03-5021.06	Light Duty Veh/Eqiup Maint	265.31
76926							
07/24	07/18/2024	76926	The Sherwin-Williams CO	8026-5	11-03-5021.06	Light Duty Veh/Eqiup Maint	1,475.00
Total 1103502106:							1,740.31
1103503602							
76961							
07/24	07/22/2024	76961	Wagner Equipment Compa	Multiple	11-03-5036.02	Heavy Duty Veh/Equip Maint	330.72
Total 1103503602:							330.72
1103503702							
76939							
07/24	07/22/2024	76939	Ennis-Flint	Multiple	11-03-5037.02	Materials for Maintenance	6,183.86

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
Total 1103503702:							6,183.86
1103504007							
77023							
07/24	07/30/2024	77023	Envirotech	Multiple	11-03-5040.07	Contract Services	9,076.50
Total 1103504007:							9,076.50
1103504506							
76728							
07/24	07/08/2024	76728	Republic Services	Multiple	11-03-5045.06	Shop Operations	5,251.92
76795							
07/24	07/03/2024	76795	Boulder Environmental Ma	11067	11-03-5045.06	Shop Operations	1,000.00
76840							
07/24	07/08/2024	76840	Cintas First Aid & Safety	Multiple	11-03-5045.06	Shop Operations	267.00
76960							
07/24	07/22/2024	76960	Mountain View Commercial	Multiple	11-03-5045.06	Shop Operations	4,070.00
Total 1103504506:							10,588.92
1103504704							
76798							
07/24	07/03/2024	76798	Colorado Barricade Co	65161950-00	11-03-5047.04	Signs & Signage	1,878.50
Total 1103504704:							1,878.50
1104502022							
76780							
07/24	07/02/2024	76780	Northern Colorado Sports	11047	11-04-5020.22	Officials-Youth Baseball	540.00
76845							
07/24	07/08/2024	76845	Northern Colorado Sports	11064	11-04-5020.22	Officials-Youth Baseball	440.00
76948							
07/24	07/22/2024	76948	Northern Colorado Sports	Multiple	11-04-5020.22	Officials-Youth Baseball	900.00
77006							
07/24	07/24/2024	77006	Northern Colorado Sports	11104	11-04-5020.22	Officials-Youth Baseball	870.00
Total 1104502022:							2,750.00
1104504651							
76862							
07/24	07/10/2024	76862	MI Sports and Casuals	Multiple	11-04-5046.51	Uniforms-Sports Camp	4,495.45
Total 1104504651:							4,495.45
1104505022							
76952							
07/24	07/22/2024	76952	Republic Services	Multiple	11-04-5050.22	Equipment-Youth Baseball	546.76
Total 1104505022:							546.76
1104505051							
76936							
07/24	07/22/2024	76936	BSN Sports	Multiple	11-04-5050.51	Equipment-Camp	247.29
Total 1104505051:							247.29

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
1104505601							
77008							
07/24	07/24/2024	77008	Smart Marketing with Easy	5330	11-04-5056.01	Brochures/Advertising	2,860.00
Total 1104505601:							2,860.00
1106503906							
77009							
07/24	07/24/2024	77009	The Denver Post	JULY24	11-06-5039.06	Dues & Subscriptions	342.95
Total 1106503906:							342.95
1106510606							
76935							
07/24	07/22/2024	76935	Brewhop Trolley	07112024	11-06-5106.06	Travel-Business Prospecting	4,740.00
Total 1106510606:							4,740.00
1106511006							
76878							
07/24	07/11/2024	76878	Crazy Good Marketing	3907	11-06-5110.06	Professional Serv-Consultants	105.00
76889							
07/24	07/11/2024	76889	Colorado Futures Center	2024	11-06-5110.06	Professional Serv-Consultants	12,000.00
Total 1106511006:							12,105.00
1106512006							
76726							
07/24	07/03/2024	76726	You + Me Floral	21940	11-06-5120.06	Grants for Business Facade Imp	2,000.00
Total 1106512006:							2,000.00
1107501101							
76944							
07/24	07/22/2024	76944	Hilltop Broadband	1489-202407	11-07-5011.01	Telephone	262.51
Total 1107501101:							262.51
1107501209							
76950							
07/24	07/22/2024	76950	Poudre Valley REA	JULY24	11-07-5012.09	Utilities-facilities/gen parks	1,424.93
Total 1107501209:							1,424.93
1107501309							
77019							
07/24	07/30/2024	77019	Big Brand Tire & Service	2013-504508	11-07-5013.09	Vehicle Maint-General Park	1,798.43
Total 1107501309:							1,798.43
1107502004							
76830							
07/24	07/03/2024	76830	Thirsty Soil Solutions	9234	11-07-5020.04	Weed/turf maint contract	3,940.00
76865							
07/24	07/10/2024	76865	Thirsty Soil Solutions	Multiple	11-07-5020.04	Weed/turf maint contract	3,297.50

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
Total 1107502004:							7,237.50
1107504601							
76731							
07/24	07/09/2024	76731	Kouns, Samantha	UNIFORM 7-	11-07-5046.01	Uniforms	115.20
Total 1107504601:							115.20
1107504904							
76801							
07/24	07/03/2024	76801	DBC Irrigation Supply	Multiple	11-07-5049.04	Irrigation Repair-Ball Fields	3,432.71
76857							
07/24	07/10/2024	76857	Colorado Water Well	186	11-07-5049.04	Irrigation Repair-Ball Fields	1,161.16
Total 1107504904:							4,593.87
1107505709							
76922							
07/24	07/18/2024	76922	EcoResource Solutions Inc	16631	11-07-5057.09	Repair/Supplies-General Park	463.05
76932							
07/24	07/22/2024	76932	Anchor Roofing	5988	11-07-5057.09	Repair/Supplies-General Park	1,560.00
76942							
07/24	07/22/2024	76942	Gulley Greenhouse & Gard	306093	11-07-5057.09	Repair/Supplies-General Park	103.65
77026							
07/24	07/30/2024	77026	Gulley Greenhouse & Gard	306225	11-07-5057.09	Repair/Supplies-General Park	232.60
Total 1107505709:							2,359.30
1107505806							
76815							
07/24	07/03/2024	76815	MAC Equipment INC	481096	11-07-5058.06	Equipment Maint-Fleet	.00
Total 1107505806:							.00
1107505902							
76957							
07/24	07/22/2024	76957	Vector Disease Control Inte	PI-A0001463	11-07-5059.02	Insect Control	5,693.66
Total 1107505902:							5,693.66
1108521502							
76846							
07/24	07/08/2024	76846	ProCode, Inc.	473365	11-08-5215.02	Contract Inspections	46,708.10
Total 1108521502:							46,708.10
1110512800							
76454							
07/24	07/30/2024	76454	Wilson & Company, Inc.	125514	11-10-5128.00	3rd & Massachusetts	13,357.28-
76847							
07/24	07/08/2024	76847	Wilson & Company, Inc.	127366	11-10-5128.00	3rd & Massachusetts	3,217.50
76966							
07/24	07/30/2024	76966	Wilson & Company, Inc.	125514	11-10-5128.00	3rd & Massachusetts	13,357.28
Total 1110512800:							3,217.50

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
1110512900							
76919							
07/24	07/18/2024	76919	Baseline Engineering Corp.	Multiple	11-10-5129.00	Richardson Park Construction	33,730.00
76953							
07/24	07/22/2024	76953	RRC Associates	20868	11-10-5129.00	Richardson Park Construction	11,000.00
77022							
07/24	07/30/2024	77022	DTJ Design	68409	11-10-5129.00	Richardson Park Construction	233,046.87
Total 1110512900:							277,776.87
1110571500							
76872							
07/24	07/10/2024	76872	Quality well and Pump	2024-3357	11-10-5715.00	Irrigation Map	3,930.71
Total 1110571500:							3,930.71
1111500906							
76921							
07/24	07/18/2024	76921	Collaborative Group Dyna	2024121	11-11-5009.06	Travel and Education	1,000.00
Total 1111500906:							1,000.00
1111504003							
76819							
07/24	07/03/2024	76819	Maynes Bradford Shipps &	12943	11-11-5040.03	Attorney	7,482.46
Total 1111504003:							7,482.46
1111518902							
76916							
07/24	07/16/2024	76916	Baseline Engineering Corp.	JUNE24	11-11-5189.02	DEVELOPMENT REVIEW	41,593.75
Total 1111518902:							41,593.75
1112501702							
76775							
07/24	07/02/2024	76775	Clear Shine Window Cleani	14424	11-12-5017.02	Building Maintenance-Maint	30.00
77004							
07/24	07/24/2024	77004	Clear Shine Window Cleani	14826	11-12-5017.02	Building Maintenance-Maint	30.00
Total 1112501702:							60.00
1112503901							
76785							
07/24	07/03/2024	76785	Berthoud Village Shopping	JULY2024	11-12-5039.01	HOA Fees	4,460.91
Total 1112503901:							4,460.91
1113502001							
76790							
07/24	07/03/2024	76790	Picture This Creative Servi	241-R-0016	11-13-5020.01	Prof Services-Community	300.00
Total 1113502001:							300.00
1115515400							
76924							
07/24	07/18/2024	76924	House of Neighborly Servic	6	11-15-5154.00	HNS Utility Assistance	2,933.38

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
Total 1115515400:							2,933.38
2000504002							
76928							
07/24	07/18/2024	76928	Vranesh & Raisch	Multiple	20-00-5040.02	Attorney Fees	14,625.50
Total 2000504002:							14,625.50
2000510402							
76814							
07/24	07/03/2024	76814	Leonard Rice Engineers In	26806	20-00-5104.02	Water Resource Master Plan	11,197.25
Total 2000510402:							11,197.25
2000510800							
76863							
07/24	07/10/2024	76863	Resource Central	6062	20-00-5108.00	Water Conservation Program	2,116.67
76881							
07/24	07/11/2024	76881	Intera Incorporated	06-24-230 R	20-00-5108.00	Water Conservation Program	3,900.00
Total 2000510800:							6,016.67
2000512302							
76730							
07/24	07/09/2024	76730	Stewart Title Company	2339435	20-00-5123.02	Water Purchase	42.50
76744							
07/24	07/18/2024	76744	Stewart Title Company	2339435 BAL	20-00-5123.02	Water Purchase	.00
Total 2000512302:							42.50
2100441000							
76194							
07/24	07/03/2024	76194	RECYCLED PROPERTIES	1336.2	21-00-4410-00	Sale of Water	394.20
76195							
07/24	07/03/2024	76195	D.I.N.S. INC	HM0905	21-00-4410-00	Sale of Water	2,500.00
76196							
07/24	07/08/2024	76196	Grace Place	HM0907	21-00-4410-00	Sale of Water	200.74
76197							
07/24	07/09/2024	76197	GRAHAM, RODNEY	11.1	21-00-4410-00	Sale of Water	81.89
76198							
07/24	07/09/2024	76198	ZINC, JOCELYN	10267.2	21-00-4410-00	Sale of Water	136.50
76199							
07/24	07/15/2024	76199	DENOVELLIS, JOHN J	1170.1	21-00-4410-00	Sale of Water	27.44
76200							
07/24	07/15/2024	76200	PEARL VENTURE LLC	9855.2	21-00-4410-00	Sale of Water	84.54
76893							
07/24	07/15/2024	76893	TREGENZA, JOSEPH W.	9385.3	21-00-4410-00	Sale of Water	75.28
76894							
07/24	07/15/2024	76894	BOLTON, TIMOTHY & TR	9494.2	21-00-4410-00	Sale of Water	91.97
76895							
07/24	07/18/2024	76895	TAYLOR KOHRS	HM0910	21-00-4410-00	Sale of Water	860.84
76896							
07/24	07/23/2024	76896	BABEON, JORDAN	9956.3	21-00-4410-00	Sale of Water	53.38
76897							
07/24	07/23/2024	76897	ROBBINS, DIANNE	10336.2	21-00-4410-00	Sale of Water	83.23

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
76898							
07/24	07/23/2024	76898	VIEGUT, DAVID G & BERN	1707.2	21-00-4410-00	Sale of Water	31.91
76899							
07/24	07/23/2024	76899	ASPECTUS REALTY PAR	10408.3	21-00-4410-00	Sale of Water	.00
76900							
07/24	07/23/2024	76900	Ridgeway Custom Homes	12409.1	21-00-4410-00	Sale of Water	136.81
76901							
07/24	07/23/2024	76901	RECYCLED PROPERTIES	1336.2A	21-00-4410-00	Sale of Water	394.20
76902							
07/24	07/29/2024	76902	Botterill Excavating	HM0922	21-00-4410-00	Sale of Water	1,812.33
76903							
07/24	07/30/2024	76903	GOLICIC, SUSAN L	11521.2	21-00-4410-00	Sale of Water	309.45
Total 2100441000:							7,274.71
2100500901							
76947							
07/24	07/22/2024	76947	Matthews, Ken	07162024	21-00-5009.01	Travel, Training	590.00
77024							
07/24	07/30/2024	77024	Express Toll	2093956794	21-00-5009.01	Travel, Training	2.05
Total 2100500901:							592.05
2100501101							
76870							
07/24	07/10/2024	76870	Hilltop Broadband	3582-202406	21-00-5011.01	Telephone	197.15
76937							
07/24	07/22/2024	76937	Comcast	JULY2024	21-00-5011.01	Telephone	436.77
Total 2100501101:							633.92
2100501203							
76784							
07/24	07/02/2024	76784	XCEL Energy	JUNE2024	21-00-5012.03	Utilities-Treatment	10,607.84
77010							
07/24	07/24/2024	77010	XCEL Energy	JULY24-2	21-00-5012.03	Utilities-Treatment	14,010.00
Total 2100501203:							24,617.84
2100501301							
76816							
07/24	07/03/2024	76816	Mainstreet Car Care & Qui	Multiple	21-00-5013.01	Vehicle Maintenance	351.21
Total 2100501301:							351.21
2100501801							
76794							
07/24	07/03/2024	76794	Advanced Direct Marketing	191306	21-00-5018.01	Publications.Legal Notices	1,419.73
Total 2100501801:							1,419.73
2100504601							
76721							
07/24	07/03/2024	76721	Calderon, Armando	UNIFORM 6-	21-00-5046.01	Uniforms	67.17
Total 2100504601:							67.17

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
2100504701							
76737							
07/24	07/16/2024	76737	Northern Water	JULY 2024	21-00-5047.01	Rental of Office Space	2,400.00
76963							
07/24	07/29/2024	76963	Northern Water	JULY 2025	21-00-5047.01	Rental of Office Space	4,800.00
Total 2100504701:							7,200.00
2100504802							
76806							
07/24	07/03/2024	76806	Grainger	Multiple	21-00-5048.02	Safety Equipment	1,123.39
Total 2100504802:							1,123.39
2100505703							
76808							
07/24	07/03/2024	76808	Hach Co.	14066530	21-00-5057.03	Repair, Maint, Supp Treat	1,527.26
76880							
07/24	07/11/2024	76880	Grainger	Multiple	21-00-5057.03	Repair, Maint, Supp Treat	114.37
76886							
07/24	07/11/2024	76886	Ramey Environmental	Multiple	21-00-5057.03	Repair, Maint, Supp Treat	90,983.16
76943							
07/24	07/22/2024	76943	Hach Co.	14102686	21-00-5057.03	Repair, Maint, Supp Treat	1,527.26
77030							
07/24	07/30/2024	77030	USA Bluebook	Multiple	21-00-5057.03	Repair, Maint, Supp Treat	3,541.54
Total 2100505703:							97,693.59
2100506003							
76820							
07/24	07/03/2024	76820	Nalco Company LLC	Multiple	21-00-5060.03	Chemicals-Treatment	43,524.32
76824							
07/24	07/03/2024	76824	PVS DX INC	Multiple	21-00-5060.03	Chemicals-Treatment	14,655.88
76826							
07/24	07/03/2024	76826	Riley Equipment Company	010601	21-00-5060.03	Chemicals-Treatment	14,204.00
76885							
07/24	07/11/2024	76885	Nalco Company LLC	Multiple	21-00-5060.03	Chemicals-Treatment	53,122.43
76951							
07/24	07/22/2024	76951	PVS DX INC	737002380-2	21-00-5060.03	Chemicals-Treatment	7,407.52
Total 2100506003:							132,914.15
2100508103							
76831							
07/24	07/03/2024	76831	Timber Line Electric & Cont	22248	21-00-5081.03	SCADA	1,370.00
Total 2100508103:							1,370.00
2100510802							
76877							
07/24	07/11/2024	76877	City of Fort Collins	100966	21-00-5108.02	Lab Testing	720.00
Total 2100510802:							720.00
2100510902							
76799							
07/24	07/03/2024	76799	Dana Kepner	Multiple	21-00-5109.02	Meters-repairs	16,933.06

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
Total 2100510902:							16,933.06
2100511102							
76810							
07/24	07/03/2024	76810	Jones Excavating & Plumbi	Multiple	21-00-5111.02	Water Breaks	3,940.00
76945							
07/24	07/22/2024	76945	Jones Excavating & Plumbi	Multiple	21-00-5111.02	Water Breaks	549.89
Total 2100511102:							4,489.89
2100512401							
76809							
07/24	07/03/2024	76809	Handy Ditch Company	1647	21-00-5124.01	Water Assessments	1,339.00
Total 2100512401:							1,339.00
2300501101							
76786							
07/24	07/03/2024	76786	CenturyLink	JULY24	23-00-5011.01	Telephone-Main Plant	409.76
76787							
07/24	07/03/2024	76787	Comcast	JULY24-2	23-00-5011.01	Telephone-Main Plant	1,640.62
Total 2300501101:							2,050.38
2300501201							
76823							
07/24	07/03/2024	76823	Poudre Valley REA	JUNE24-2	23-00-5012.01	Utilities-Main Plant	12,245.17
76892							
07/24	07/11/2024	76892	Rise Broadband	Multiple	23-00-5012.01	Utilities-Main Plant	341.54
77005							
07/24	07/24/2024	77005	Little Thompson Water Dist	JULY24	23-00-5012.01	Utilities-Main Plant	197.66
77007							
07/24	07/24/2024	77007	Poudre Valley REA	JULY2024	23-00-5012.01	Utilities-Main Plant	323.92
77029							
07/24	07/30/2024	77029	Poudre Valley REA	JULY24-2	23-00-5012.01	Utilities-Main Plant	8,525.72
Total 2300501201:							21,634.01
2300501203							
76842							
07/24	07/08/2024	76842	Little Thompson Water Dist	JUNE24	23-00-5012.03	Utilities	9,976.93
77028							
07/24	07/30/2024	77028	Little Thompson Water Dist	JULY2024	23-00-5012.03	Utilities	34.41
Total 2300501203:							10,011.34
2300502004							
76827							
07/24	07/03/2024	76827	RJN Group	412802	23-00-5020.04	Professional Fees	9,598.15
Total 2300502004:							9,598.15
2300504004							
76844							
07/24	07/08/2024	76844	Maynes Bradford Shipps &	JUNE24	23-00-5040.04	Attorney	17,445.13

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
Total 2300504004:							17,445.13
2300505401							
76727							
07/24	07/08/2024	76727	Republic Services	Multiple	23-00-5054.01	Trash	575.46
Total 2300505401:							575.46
2300505701							
76818							
07/24	07/03/2024	76818	Mathias Lock and Key	Multiple	23-00-5057.01	Repair, Maint. & Supplies-Main	1,322.73
76825							
07/24	07/03/2024	76825	Ramey Environmental	Multiple	23-00-5057.01	Repair, Maint. & Supplies-Main	23,903.83
76884							
07/24	07/11/2024	76884	MTech Mechanical	135117	23-00-5057.01	Repair, Maint. & Supplies-Main	564.00
76887							
07/24	07/11/2024	76887	Trojan Technologies Group	Multiple	23-00-5057.01	Repair, Maint. & Supplies-Main	15,392.66
Total 2300505701:							41,183.22
2300505702							
76835							
07/24	07/03/2024	76835	Weinfield Group Contractin	18234822	23-00-5057.02	Repair, Maint & Supplies-Reg	4,916.00
76958							
07/24	07/22/2024	76958	Gopher Excavation Inc	06-2524	23-00-5057.02	Repair, Maint & Supplies-Reg	13,757.50
Total 2300505702:							18,673.50
2300505703							
76833							
07/24	07/03/2024	76833	UNCC	224060186	23-00-5057.03	Repair, Maint. & Supplies-Lift	599.85
Total 2300505703:							599.85
2300506002							
76832							
07/24	07/03/2024	76832	Treatment Technology	191783	23-00-5060.02	Chemicals-Regional	4,430.60
76875							
07/24	07/11/2024	76875	AGFINITY INC	K27765	23-00-5060.02	Chemicals-Regional	1,465.00
Total 2300506002:							5,895.60
2300509004							
76923							
07/24	07/18/2024	76923	Hinkle & Company	15683	23-00-5090.04	Audit	9,650.00
Total 2300509004:							9,650.00
2300510801							
76797							
07/24	07/03/2024	76797	Colorado Analytical Labs, I	Multiple	23-00-5108.01	Lab Tests-Main Plant	4,242.41
76837							
07/24	07/03/2024	76837	Colorado Analytical Labs, I	Multiple	23-00-5108.01	Lab Tests-Main Plant	114.30
76940							
07/24	07/22/2024	76940	Environmental Resource A	082295	23-00-5108.01	Lab Tests-Main Plant	218.42

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
Total 2300510801:							4,575.13
2300511401							
76802							
07/24	07/03/2024	76802	Denali Water Solutions	Multiple	23-00-5114.01	Sludge Hauling-Main Plant	8,111.27
76890							
07/24	07/11/2024	76890	Denali Water Solutions	848558	23-00-5114.01	Sludge Hauling-Main Plant	1,479.24
76938							
07/24	07/22/2024	76938	Denali Water Solutions	Multiple	23-00-5114.01	Sludge Hauling-Main Plant	3,070.86
Total 2300511401:							12,661.37
2300513803							
76882							
07/24	07/11/2024	76882	McDonald Farms	0112863	23-00-5138.03	T.V. Lines/Line Cleaning	1,296.50
Total 2300513803:							1,296.50
2300521405							
71524300							
07/24	07/02/2024	715243	Caselle Inc.	JULY 2024	23-00-5214.05	Computer Maint/Replacement	1,941.00
Total 2300521405:							1,941.00
2300530004							
76956							
07/24	07/22/2024	76956	UMB BANK	983596	23-00-5300.04	Bank Fees	250.00
Total 2300530004:							250.00
2400501900							
73124309							
07/24	07/31/2024	731243	Alfa Construction LLC	JULY 2024	24-00-5019.00	ALFA Line Reimbursement	4,950.00
Total 2400501900:							4,950.00
2400527100							
76732							
07/24	07/10/2024	76732	Michael Cook and Marilyn	TOB 1ST ST	24-00-5271.00	1st Street Sewer Upgrade	34,341.25
76735							
07/24	07/16/2024	76735	CDPHE	WUDR24230	24-00-5271.00	1st Street Sewer Upgrade	2,562.00
76736							
07/24	07/16/2024	76736	CDPHE	WUSA24230	24-00-5271.00	1st Street Sewer Upgrade	2,361.00
76811							
07/24	07/03/2024	76811	Kimley-Horn and Associate	196724000-0	24-00-5271.00	1st Street Sewer Upgrade	70,183.27
76968							
07/24	07/31/2024	76968	William Dombrowski and S	TOB 1ST ST	24-00-5271.00	1st Street Sewer Upgrade	45,039.56
Total 2400527100:							154,487.08
2400527804							
76740							
07/24	07/18/2024	76740	CDPHE	WUSA24230	24-00-5278.04	Plant Improvements	1,586.00
Total 2400527804:							1,586.00

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
2900511004							
76724							
07/24	07/03/2024	76724	BC Services	WM22111197	29-00-5110.04	Permit	535.92
Total 2900511004:							535.92
2900526102							
76834							
07/24	07/03/2024	76834	Wear Parts & Equip CO	54815	29-00-5261.02	Sweeper Parts	724.08
Total 2900526102:							724.08
3100520701							
76933							
07/24	07/22/2024	76933	BERTHOUD HOMES, LLC	07022024	31-00-5207.01	Pioneer Park	13,155.96
Total 3100520701:							13,155.96
3300502000							
76861							
07/24	07/10/2024	76861	Infusion Architects	3	33-00-5020.00	Professional Fees	4,100.00
Total 3300502000:							4,100.00
3400500901							
76860							
07/24	07/10/2024	76860	Highline Tree Care	1372	34-00-5009.01	Travel, Education	1,000.00
Total 3400500901:							1,000.00
3400504601							
76746							
07/24	07/22/2024	76746	Calhoun, Richard	UNIFORM 7-	34-00-5046.01	Uniforms	136.41
76879							
07/24	07/11/2024	76879	Gonzo Screen Printing	10428	34-00-5046.01	Uniforms	341.38
76941							
07/24	07/22/2024	76941	Gonzo Screen Printing	10564	34-00-5046.01	Uniforms	48.00
Total 3400504601:							525.79
3400505801							
76871							
07/24	07/10/2024	76871	O. J. Watson Equipment	J10586	34-00-5058.01	Equipment Maintenance	18,714.59
Total 3400505801:							18,714.59
3400507902							
76925							
07/24	07/18/2024	76925	MAC Equipment INC	Multiple	34-00-5079.02	Supplies	622.27
Total 3400507902:							622.27
3400508004							
76873							
07/24	07/10/2024	76873	Schra Tree Care	29096	34-00-5080.04	EAB Response/Treatment	32,816.27

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
Total 3400508004:							32,816.27
3400526600							
76866							
07/24	07/10/2024	76866	Wenk Associates, Inc.	Multiple	34-00-5266.00	Arboretum at Waggener Farm	20,831.64
Total 3400526600:							20,831.64
3600430600							
77043							
07/24	07/31/2024	77043	Larimer County Sales Tax	JULY 2024	36-00-4306.00	County Open Space Revenue	41,428.99
Total 3600430600:							41,428.99
3600502000							
77031							
07/24	07/30/2024	77031	Wenk Associates, Inc.	Multiple	36-00-5020.00	Professional Fees	4,567.50
Total 3600502000:							4,567.50
3600522000							
76917							
07/24	07/16/2024	76917	ECI Site Construction Man	Multiple	36-00-5220.00	Waggener Farm Park Const	29,113.98
Total 3600522000:							29,113.98
3600526500							
76793							
07/24	07/03/2024	76793	#1 Backflow Pros	1692	36-00-5265.00	Jaskowski Property Maint	350.00
Total 3600526500:							350.00
3700505702							
76807							
07/24	07/03/2024	76807	Green Hills Sod Farm Inc	76999	37-00-5057.02	Repair & Maintenance	95.00
Total 3700505702:							95.00
3900501302							
76796							
07/24	07/03/2024	76796	B-Town Automotive	Multiple	39-00-5013.02	Vehicle Maintenance	3,019.75
Total 3900501302:							3,019.75
3900511402							
70224305							
07/24	07/02/2024	702243	WEX BANK	JUNE 2024	39-00-5114.02	Gas & Oil	2,780.16
73124300							
07/24	07/31/2024	731243	WEX BANK	JULY 2024	39-00-5114.02	Gas & Oil	4,046.33
Total 3900511402:							6,826.49
4000511400							
76859							
07/24	07/10/2024	76859	HDR Engineering	1200634666	40-00-5114.00	Spartan Design and Crossing	1,857.75

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
Total 4000511400:							1,857.75
4100522100							
76779							
07/24	07/02/2024	76779	Lucero Concrete	1	41-00-5221.00	Downtown Sidewalk Replacement	267,844.15
Total 4100522100:							267,844.15
5100503800							
76745							
07/24	07/22/2024	76745	Buckingham, Glen and Am	70	51-00-5038.00	Sidewalk Improvements	1,800.00
Total 5100503800:							1,800.00
5100523900							
76776							
07/24	07/02/2024	76776	Coulson Excavating Co Inc	2024-1	51-00-5239.00	Street Improvements	99,056.50
76918							
07/24	07/16/2024	76918	Loveland Barricade LLC	23704	51-00-5239.00	Street Improvements	19,431.50
76949							
07/24	07/22/2024	76949	Pioneer	Multiple	51-00-5239.00	Street Improvements	8,721.02
Total 5100523900:							127,209.02
5200440000							
76964							
07/24	07/29/2024	76964	Freedom Forever, Attn: Ref	24BER-0024	52-00-4400-00	Sales Tax Revenue	925.04
76965							
07/24	07/29/2024	76965	JAAK Properties	23BRD-0017	52-00-4400-00	Sales Tax Revenue	25,750.00
Total 5200440000:							26,675.04
5201501101							
76851							
07/24	07/08/2024	76851	Hilltop Broadband	4872-202407	52-01-5011.01	Telephone/Internet	392.45
77003							
07/24	07/24/2024	77003	AT&T Mobility	JULY24	52-01-5011.01	Telephone/Internet	842.15
Total 5201501101:							1,234.60
5201501201							
76867							
07/24	07/10/2024	76867	XCEL Energy	JUNE24	52-01-5012.01	Utilities	19,416.63
Total 5201501201:							19,416.63
5201502004							
76855							
07/24	07/08/2024	76855	Xerox Business Solutions	5151171	52-01-5020.04	Purchased Services	26.90
Total 5201502004:							26.90
5201505404							
76729							
07/24	07/08/2024	76729	Republic Services	Multiple	52-01-5054.04	Trash Service	639.63

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
Total 5201505404:							639.63
5201524701							
76841							
07/24	07/08/2024	76841	DaySmart Recreation	1237929	52-01-5247.01	Computer Software	1,252.63
Total 5201524701:							1,252.63
5202502004							
76739							
07/24	07/18/2024	76739	Bittner, Pam	6-22	52-02-5020.04	Purchased Services	100.00
76743							
07/24	07/18/2024	76743	Stephenson, Judi	6-15 7-6	52-02-5020.04	Purchased Services	200.00
Total 5202502004:							300.00
5203501701							
76856							
07/24	07/10/2024	76856	Ace Handyman Services	28447284	52-03-5017.01	Building Maintenance/Repair	1,037.39
76934							
07/24	07/22/2024	76934	Big Johnson Construction	14323	52-03-5017.01	Building Maintenance/Repair	395.00
Total 5203501701:							1,432.39
5203502004							
76843							
07/24	07/08/2024	76843	Long Building Technologies	SCPAY00008	52-03-5020.04	Purchased Services	637.65
77020							
07/24	07/30/2024	77020	Bugs And Beyond	12176	52-03-5020.04	Purchased Services	155.00
Total 5203502004:							792.65
5203505701							
76891							
07/24	07/11/2024	76891	IVR Systems	SV24-1046-1	52-03-5057.01	Equipment Maintenance/Repair	450.00
76946							
07/24	07/22/2024	76946	Malm Electrical Contractor	4580	52-03-5057.01	Equipment Maintenance/Repair	332.50
Total 5203505701:							782.50
5203510201							
76783							
07/24	07/02/2024	76783	Western Paper Distributors	4884242	52-03-5102.01	Supplies/Equipment	94.05
76929							
07/24	07/18/2024	76929	Western Paper Distributors	4447551	52-03-5102.01	Supplies/Equipment	304.74
77027							
07/24	07/30/2024	77027	HD Supply formerly Home	Multiple	52-03-5102.01	Supplies/Equipment	1,992.67
Total 5203510201:							2,391.46
5205506001							
76839							
07/24	07/08/2024	76839	CEM Sales & Service	Multiple	52-05-5060.01	Chemicals	2,685.00
76954							
07/24	07/22/2024	76954	The Aqueous Solution, Inc	Multiple	52-05-5060.01	Chemicals	1,612.76

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
Total 5205506001:							4,297.76
5206505701							
76777							
07/24	07/02/2024	76777	Extreme Care	Multiple	52-06-5057.01	Equipment Maintenance/Repair	1,322.23
Total 5206505701:							1,322.23
5206510201							
76781							
07/24	07/02/2024	76781	Push Pedal Pull, Inc	384271	52-06-5102.01	Supplies/Equipment	778.50
Total 5206510201:							778.50
5207502004							
76782							
07/24	07/02/2024	76782	Tang Soo Do Concepts LL	JUNE2024	52-07-5020.04	Purchased Services	1,372.00
76955							
07/24	07/22/2024	76955	The Cheer and Dance Con	2641	52-07-5020.04	Purchased Services	1,134.00
Total 5207502004:							2,506.00
5207502104							
76888							
07/24	07/11/2024	76888	Berthoud Local	207	52-07-5021.04	Wildfire Class	38.40
76962							
07/24	07/22/2024	76962	Wildfire Arts Center	060124	52-07-5021.04	Wildfire Class	2,497.64
Total 5207502104:							2,536.04
5208500801							
76838							
07/24	07/08/2024	76838	American DataBank LLC	2406264	52-08-5008.01	Background/Physicals	125.90
Total 5208500801:							125.90
5209504632							
76883							
07/24	07/11/2024	76883	MI Sports and Casuals	Multiple	52-09-5046.32	Uniforms-Youth Volleyball	707.15
Total 5209504632:							707.15
5240570100							
76927							
07/24	07/18/2024	76927	Thirsty Soil Solutions	Multiple	52-40-5701.00	Waggener Farm Park maint	4,641.00
77025							
07/24	07/30/2024	77025	G2 Seeding	749	52-40-5701.00	Waggener Farm Park maint	2,262.30
Total 5240570100:							6,903.30
5240570200							
76803							
07/24	07/03/2024	76803	Diamond Enterprise Fencin	1378	52-40-5702.00	Berthoud Bike Park maint	3,300.00
77021							
07/24	07/30/2024	77021	Colorado Portables	18997	52-40-5702.00	Berthoud Bike Park maint	300.00

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Invoice GL Account Title	Check Amount
Total 5240570200:							3,600.00
Grand Totals:							2,566,066.48

Proclamation

Constitution Week

WHEREAS, September 17th is known as Constitution Day; and

WHEREAS, September 17, 2024, marks the two hundred thirty-seventh anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week.

NOW, THEREFORE, we, the Town Board of Berthoud, do hereby proclaim September 17 – September 23, 2024 as

CONSTITUTION WEEK

In the Town of Berthoud, Colorado, and ask our citizens to reaffirm the ideals that the Framers of the of the constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never by regained.

Signed this 10th day of September 2024.

_____

William Karspeck, Mayor

Proclamation

Honoring Colorado Co-Responder Teams

WHEREAS, The Town of Berthoud is committed to providing support for those facing behavioral health issues in our communities; and

WHEREAS, behavioral health describes the emotions and behaviors that affect an individual's overall well-being including mental health disorders and substance use; and

WHEREAS, the National Institute of Mental Health estimates that more than one in five U.S. adults live with a mental illness, and

WHEREAS, the widespread opioid use continues to grow across the nation, our state, and here in Larimer County, with over 100,000 overdose deaths occurring nationally as reported by National Institute on Drug Abuse, and

WHEREAS, behavioral health conditions may lead to homelessness, criminal charges, and arrests and have a serious negative impact on communities; and

WHEREAS, the many issues created by mental illness, substance abuse and addiction are community problems at the local, state, and national levels, not limited to law enforcement, fire services, and emergency medical staff; and

WHEREAS, many communities have realized the need for additional resources to address these issues more effectively when individuals are experiencing crisis situations and have identified an evidence-based and effective program called Co-Response; and

WHEREAS, the Co-Responder model pairs law enforcement, fire, and EMS with behavioral health professionals to intervene and respond to behavioral health-related calls for service; and

WHEREAS, these teams utilize the combined expertise of law enforcement and first responders with behavioral health professionals to de-escalate situations and help link individuals experiencing behavioral health issues to appropriate resources in their communities including counseling, access to medications, medical assisted treatment for alcohol and drug dependency, access to housing, food, basic necessities, and other similar resources; and

WHEREAS, Co-Responder Programs have expanded across the state of Colorado with statewide, and local support. Co-Responder Units in Colorado have embraced the philosophies of meeting those in need where they are to offer emergency access to treatment, connection to community resources, and on-going care for those in need throughout Colorado.

WHEREAS, the Larimer County Sheriff's Office (LCSO) Co-Responder Unit in partnership with SummitStone Health Partners, and the Town of Berthoud, and the Youth Crisis Response Team(YCRT), LCSO and Loveland Police Department in partnership with Thompson School District and SummitStone Health Partners, have responded to countless thousands of emergency and non-emergency calls for service, provided crisis intervention, conducted important follow-up, developed safety plans, assisted people to get connected with the resources they need for healthier living including access to behavioral health and other community resource services; and

WHEREAS, these first responders have shown exceptional commitment, dedication, leadership, and passion to help those in need, reinforcing how vital their work is to the communities of Larimer County; and

NOW, THEREFORE, we, the Board of Trustees for the Town of Berthoud, hereby proclaim the week of September 15-September 21, 2024, as Larimer County Co-Responders and Crisis Clinicians Week. We also, along with the Colorado Co-Responder Alliance (COCRA), and the International Co-Responder Alliance (ICRA) (both non-profit agencies dedicated to furthering and fostering co-response in Colorado, across the nation, and internationally ,respectively), wish to express our appreciation and gratitude for member of the LCSO CRU Co-Responders working in the Town of Berthoud, recognizing the significant contributions of these dedicated first responders and mental and behavioral health co-responders, who routinely respond to non-routine, and sometimes dangerous situations involving persons in crisis and who work together to intervene and ensure the best possible outcomes through appropriate placement, safety planning, access to treatment, and connection to needed services.

As the Board of Trustees for the Town of Berthoud, we also call upon Larimer County residents and public and private institutions and organizations to specifically recognize, honor, and give thanks to these amazing professionals for their daily sacrifice and public service through the great work they do to assist those in need!

THE BOARD of TRUSTEES of THE TOWN OF BERTHOUD, COUNTIES OF LARIMER AND WELD, STATE OF COLORADO

Signed this 10th day of September 2024.

_____

William Karspeck, Mayor

BOARD OF TRUSTEES INFORMATION

ADMINISTRATION DEPARTMENT

Meeting Date:	**September 10, 2024**
Agenda Title/Subject:	**Planning Commission Appointments**
Type of Item:	**Regular Item**
Purpose:	**To appoint new member to fill vacancy on the Planning Commission**
Presented by:	**Town Board Interview Committee**

ATTACHMENTS:

- Planning Commission Application

BACKGROUND:

This request is to reappoint Karen Anderson to the Planning Commission. At the time of advertising this vacancy, Karen Anderson was the only applicant. There will be additional interviews to fill another expiring term and vacancy in the second half of September.

The Interview Committee was established as follows:

- Two Town Board Members (Karspeck, Kurtz / Ayers)
- Co-Chair of the Planning Commission
- Community Development Director

An interview to fill the noted expiring vacancy is scheduled for September 9, 2024. One application was received to fill the vacancies on the Planning Commission.

The current members on the Planning Commission are as follows:

Member	Expiration of Term
Marc Hofmans	01/2027
Joe Donnelly	12/2026
Nick Semedalas, Secretary	08/2026
Abigail Smith, Vice Chair	11/2026
Karen Anderson, Chair	09/2024
Pond, David	06/2027
Vacant	

UPDATE/NEXT STEPS:

- No additional action is needed if one resident is appointed to the Planning Commission.

FISCAL IMPACT AND FUND SOURCE:

There is not any fiscal impact anticipated with this request.

COMMUNITY TOUCHSTONES:

The Planning Commission works to ensure that development applications are in compliance with the Berthoud Municipal Code as part of Berthoud's *Community Identity.*

RECOMMENDED ACTION(S):

A Board Member may "move to appoint _____ to the Planning Commission for a term of 3 years." Followed by a second and a roll call vote.

Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513
970.532.2643

Advisory Committee Application

To be considered a candidate for a committee, please complete this application and return it to the Town Clerk's Office, 807 Mountain Ave., PO Box 1229, Berthoud, Co. 80513, fax to (970) 532-0640, or email to clerk@berthoud.org. Application deadlines vary. Late applications will be kept on file for one year for future vacancies.

Additional information can be found on the Town's website under Advisory Committees or contact the Town Clerk's office at (970) 532-2643.

Candidates will be invited to an interview with the interview team and appointments are made by the Town Board as a whole.

Name of Committee or Commission: Plan Commission

Name: Karen Anderson

Address: 344 Banjo Drive

Day Phone: 317-523-5049 Night Phone: Same E-Mail Address: aimpro@aol.com

How long have you been a resident of Berthoud? About 4 years in August, 2024

Do you currently serve, or have you served previously, on a board, commission or committee? If so, which one(s) Yes, Berthoud Plan Commission, Commerce City, CO Plan Commission, Fishers, Indiana Plan Commission, Fishers Board of Zoning Appeals

Why do you want to become a member of this particular committee? Interest in growth planning, law school education in real estate and land use law

Briefly explain what you believe are the two most important issues facing this committee, and how do you believe this committee should address each issue?

1) Reconciling Berthoud's continued growth with its desire to maintain a small town culture and ambiance, will be a perpetual issue for the foreseeable future. Careful planning of growth areas as well as enhancement of Berthoud's culture and charm are keys to being successful on this issue.

2) Planning areas that entice new business and business growth is a challenging issue. One of the essential elements in achieving success is providing land development opportunities business in for current businesses to thrive and future businesses to root in Berthoud.

List any abilities, skills, licenses, certificates, specialized training, past related experience or interests you have which are applicable to this committee. I have a law degree and focused real estate and land use law while in law school. Further, I have served on the Berthoud Plan Commission since 2021 and served on the Plan Commissions in 2 other towns where we lived.

Please specify any activities which might create a conflict of interest that would prevent you from taking official action if you should be appointed to this committee. I am the vice president of the Berthoud Habitat for Humanity Board but know when its appropriate to recuse myself from a Plan Commission meeting when a issue is being discussed for which I may have a conflict or perceived conflict.

Have you attended a meeting of the committee you are applying to or talked to anyone currently on the committee? _X_ Yes ____ No
Comments:

If not appointed at this time, would you be interested in serving on any other advisory committees at the Town of Berthoud? If so, please list any preference: None at this time.

All applicants are strongly encouraged to attend a regularly scheduled meeting of the committee for which they are applying prior to submitting an application.

The Town of Berthoud will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call (970)532-2643 for assistance.

I certify that all statements on this form are true and complete. I further understand that false statements shall be sufficient cause for rejection of this application.

Signature: Karen Anderson Date: June 13, 2024

BOARD OF TRUSTEES INFORMATION

ADMINISTRATION DEPARTMENT

Meeting Date:	**September 10, 2024**
Agenda Title/Subject:	**CSU Extension Program Presentation**
Type of Item:	**Presentation**
Purpose:	**Informational Presentation**
Presented by:	**Commissioner Stephens and Staff**

BACKGROUND:

This item will be an informational presentation. There may be additional information distributed during the presentation.

BOARD OF TRUSTEES INFORMATION

COMMUNITY DEVELOPMENT DEPARTMENT

Meeting Date:	**September 10, 2024**
Agenda Title/Subject:	**Request for continuance of the Public Hearing for the Neighborhood Master Plan and zoning map amendment for Farmstead 3rd Filing**
Type of Item:	**Public Hearing**
Purpose:	**To allow the Developer and the School District time to work through new information on the proposed school site, as reflected in the Farmstead 3rd Filing Neighborhood Master Plan and find a solution for the proposed school site.**
Presented by:	**Tawn Hillenbrand, Senior Planner**

ATTACHMENTS:
Draft minutes from the August 8, 2024, Planning Commission public hearing.

BACKGROUND:
The Farmstead 3rd Filing Neighborhood Master Plan includes a proposed public-school site. The School District provided Staff and the Applicant new information regarding the proposed school site shortly before the scheduled Planning Commission public meeting on August 8, 2024. For this reason, the Planning Commission moved to continue the Planning Commission meeting to September 12, 2024, with the expectation that the Applicant/Developer and School District work through the new information and work together to find a solution for the proposed school site.

UPDATE/NEXT STEPS:
The applicant will provide documentation to Staff of the solution reached for the proposed school site. This information will be presented to the Planning Commission at their public meeting on September 12, 2024. The Town Board of Trustees hearing will be scheduled for September 24, 2024.

FISCAL IMPACT AND FUND SOURCE:
There is no negative impact to the Town in consideration of this request.

COMMUNITY TOUCHSTONES:
Consideration of this request does not negatively impact community touchstones and in fact, the continuance allows the Applicant and School District time to find a solution for the proposed school site and ensure their request is in conformance with the Town's Codes, policies and Master Plans.

RECOMMENDED ACTION(S):
Staff recommends that the Town Trustees approve the Planning Commission's request to

continue this land use matter. Because the Planning Commission's request continued the hearing to a date certain, September 12, 2024, new public noticing is not required.

BOARD OF TRUSTEES INFORMATION

COMMUNITY DEVELOPMENT DEPARTMENT

Meeting Date:	**September 10, 2024**
Agenda Title/Subject:	**Consideration of Adoption of a Resolution of Substantial Compliance regarding a petition for Annexation filed by River Trails, LLC and setting the matter for a public hearing, Resolution Number 12 (Series 2024)**
Type of Item:	**Regular Item**
Purpose:	**Consider acceptance of an Annexation Petition and setting a public hearing date for November 12, 2024**
Presented by:	**Anne Johnson, Community Development Director**

ATTACHMENTS:

- Resolution 12 (Series 2024)
- Annexation Map
- Annexation Petitions and Legal Descriptions

BACKGROUND:

The applicant, River Trails, LLC (Jon Turner) through his representative, Kristin Turner of TB Group has submitted a petition to annex 245.211 +/- acres of land generally located east of and adjacent to 1st Street and south of and adjacent to Larimer County Road 6C. This proposed annexation is south of Mary's Farm and southeast of Heritage Ridge residential developments in the Town of Berthoud.

This particular agenda item is to establish that the Petition was filed correctly and that there is an interest to hear the Annexation request by establishing a public hearing in accordance with Colorado Revised Statutes (C.R.S.) and the Municipal Code Section 30-8-104.B.3. This particular agenda item does not consider the merits of the Annexation, zoning request or the neighborhood master plan. These items will be discussed at the future public hearing. This particular agenda item only sets the record that the Annexation Petition has been filed correctly, that there exists an interest in the act of annexation, and to establish a public hearing date to hear the details of the proposed project.

Findings of compliance with the adequacy of filing the petition and establishing an interest in hearing the request are found below:

1. Staff has reviewed the application materials submitted and find they are in substantial compliance with Section 30-8-103 of the Municipal Code. Staff further finds the Petition submitted substantially complies with the criteria established in C.R.S. § 31-12-104 for annexation eligibility as follows:

a. That not less than 1/6 of the perimeter of the area proposed for annexation is contiguous with the Town of Berthoud.
    i. The property will be annexed in a series of four annexations to attain contiguity requirements. Each of the four petitions meets the 1/6th contiguity requirements as attested by the Town Surveyor.

b. That a community of interest exists between the area proposed to be annexed and the annexing municipality; that the area is urban or will be urbanized in the near future; and that area is integrated with or is capable of being integrated with the Town of Berthoud. The fact that the area proposed for annexation has the contiguity with the Town of Berthoud shall be a basis for finding of compliance with these requirements.
    i. The Town of Berthoud has envisioned these properties on the Future Land Use Map as being appropriate for Suburban Residential, Open Space and Agricultural land uses. While the Comprehensive Plan and the Future Land Use Map adopted by the Town in 2021 are not legislative and rather a vision document only, the intent illustrated on the map has been adhered to with the Petition presented. Should the Town Trustees proceed to establish a date for a public hearing to consider the annexation, change of zone and the Neighborhood Master Plan, the Trustees, Planning Commission and public will have the opportunity to hear the details of the envisioned land uses.

Municipal Code Section 30-8-104.B.3 outlines the steps that the Town Board of Trustees must take to determine if the submitted Annexation Petition is in substantial compliance with the Colorado Annexation Act, as follows:

a. If the petition is found to be in substantial compliance with C.R.S. § 31-12-107, as amended, the Town Board may, by the adoption of a Resolution of Substantial Compliance, set the annexation (and zoning if requested) for public hearing on a specified date, time, and place, not less than 30 days nor more than 60 days from the effective date of the Resolution, subject to compliance with C.R.S. § 31-12-108, as amended.
    1. Staff has found that the Annexation Petition filed is in substantial compliance with the requirements for annexation petition application materials found in C.R.S. § 31-12-107. The applicant has requested that the hearing before the Town Board of Trustees be held on November 12, 2024. This is 64 days following the September 10, 2024 hearing of the Petition's substantial compliance however, this date was selected by the Petitioner.

b. If the petition is found to not be in compliance with the Act, no further action shall be taken, except that the determination shall be made by resolution of the Town Board.
    1. This provision is not applicable as the Annexation Petition was found to be in compliance with Colorado Revised Statutes.

c. If the Town Board, in its sole discretion, finds that the annexation is not in the best interest of the Town, it may deny the petition by resolution.
    1. The Town Board may, in its sole discretion, find that the annexation is not in the best interest of the Town and deny the petition by resolution.

UPDATE/NEXT STEPS:

Should the Town Board of Trustees find the annexation petition has been filed correctly and that there is an interest to hear the Annexation request, the Trustees shall establish a public hearing date of November 12, 2024. It is at this public hearing where the merits of the application request including the annexation, change of zone and neighborhood master plan will be reviewed and public testimony is taken.

FISCAL IMPACT AND FUND SOURCE:

An Annexation Impact Report shall be prepared and presented at the November 12, 2024 hearing along with an Annexation Agreement. Both documents will indicate 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 contains areas suitable for Open Space/Environmentally Sensitive Area as well as Agricultural 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. 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.

Should the Board of Trustees set a public hearing date, staff will evaluate the submitted application materials for an annexation, change of zone and neighborhood master plan to ensure substantial compliance with Colorado Revised States and the Municipal Code processing standards, the intent of the vision established in the 2021 Comprehensive Plan, and the Design Standards found in 30-2-102 of the Municipal Code. By doing so, the applications will also be evaluated to meet the community touchstones of maintaining community identity, resiliency and sustainability.

RECOMMENDED ACTION(S):

Staff recommends the Town Board of Trustees find the annexation petition filed by River Trails, LLC is substantially compliant with C.R.S. 31-12-107 and 31-12-108 as well as Sections 30-8-103 and 30-8-104 of the Municipal Code and set November 12, 2024 as a public hearing date to evaluate the Annexation, Change of Zone and the Neighborhood Master Plan.

The following motion is provided for consideration:

I move to accept the annexation petition filed by River Trails, LLC as being substantially compliant with C.R.S. 31-12-107 and 31-12-108 as well as Sections 30-8-103 and 30-8-104 of the Municipal Code and set November 12, 2024 as a public hearing date to evaluate the Annexation, Change of Zone and the Neighborhood Master Plan.

RESOLUTION NUMBER 12

(SERIES 2024)

A RESOLUTION REGARDING PETITION FOR ANNEXATION FILED BY RIVER TRAILS, LLC AND SETTING THE MATTER FOR A PUBLIC HEARING

WHEREAS, River Trails, LLC as property owner ("the Petitioner"), filed with the Town Clerk a Petition for Annexation on July 29, 2024 ("the Petition"); and

WHEREAS, The Town Board of Trustees of the Town of Berthoud reviewed such Petition at its meeting held on September 10, 2024.

FINDINGS

The Town Board of Trustees hereby finds and concludes that the Petition substantially complies with Section 31-12-107(1), C.R.S., and that a public hearing should be held to determine if the proposed annexation of the 245.2 +/- -acre property, commonly known as Parcel Numbers 9425000004, 9425000003 and 9424000006, further described in Exhibit A, and generally located east of and adjacent to 1st Street and south of and adjacent to Larimer County Road 6C, in Larimer County, Colorado, complies with Section 31-12-104 and Section 31-12-105, C.R.S.

NOW THEREFORE BE IT RESOLVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD, COORADO, AS FOLLOWS:

The public hearing shall be set for November 12, 2014 beginning at 6:30 P.M., or as soon thereafter as the matter may be heard, with such hearing to be conducted at the Berthoud Town Board of Trustees Chambers, 807 Mountain Avenue, Berthoud, Colorado. The purpose of such hearing shall be to consider the Petition for Annexation and to determine whether the statutes referred to above have been complied with, whether the property is eligible for annexation, and whether the area proposed to be annexed meets the requirements of Section 31-12-104 and 31-12-105, C.R.S.

[Intentionally left blank]

MOVED, SECONDED AND ADOPTED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD, COLORADO THIS 10th DAY OF SEPTEMBER, 2024.

TOWN OF BERTHOUD

By _____

William Karspeck, Mayor

ATTEST:

By: _____

Christian Samora, Town Clerk

Exhibit A: Legal Descriptions

PARCEL DESCRIPTION
RIVER TRAILS ANNEXATION NO. 1

A parcel of land situate in the Southwest Quarter (SW1/4) of Section Twenty-four (24), Township Four North (T.4N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), Town of Berthoud, County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the South Sixteenth corner of said SW1/4 of Section 24 and assuming the North line of the South half of said SW1/4 as bearing North 89°02'27" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2657.78 feet Monumented by a #5 rebar with 2" aluminum cap stamped LS 13446 on the West end, and a #5 rebar with 3.25" aluminum cap stamped LS 38348 on the East end, and with all other bearings contained herein relative thereto;

THENCE North 89°02'27" East, along said North line, a distance of 30.00 feet to the POINT OF BEGINNING, also being a point on the boundary of the South First Street Annexation to the Town of Berthoud, recorded April 3, 1997, as Reception Number 19970020418 of the Records of the Larimer County Clerk and Recorder;

THENCE North 89°02'27" East, continuing along said North line and said annexation boundary, a distance of 20.00 feet;

THENCE North 00°21'20" West, continuing along said annexation boundary, a distance of 35.00 feet to a point on the North right of way of East County Road 6C, as shown on the plat of Mary V. Moore M.R.D., recorded November 2, 1993 as Reception Number 19930082235 of the Records of the Larimer County Clerk and Recorder;

THENCE North 89°02'27" East, along said North right of way, a distance of 318.75 feet;

THENCE South 82°35'32" West a distance of 311.64 feet to a point on the North line of the South half of said SW1/4;

THENCE South 04°19'57" East a distance of 362.91 feet to a point on the East line of that parcel recorded January 7, 1878 as Book G Page 580 of the Records of the Larimer County Clerk and Recorder;

THENCE North 08°56'36" West, along said East line, a distance of 178.75 feet;

THENCE South 89°38'27" West a distance of 27.84 feet to the Southeast corner of said South First Street Annexation;

THENCE North 00°23'06" West, along said annexation boundary a distance of 184.98 feet to the POINT OF BEGINNING.

Said described parcel of land contains 13,654 Square Feet or 0.313 Acres, more or less (±).

PARCEL DESCRIPTION
RIVER TRAILS ANNEXATION NO. 2

A parcel of land, situate in the Southwest Quarter (SW1/4) of Section Twenty-four (24), Township Four North (T.4N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), Town of Berthoud, County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the South Sixteenth corner of said SW1/4 of Section 24 and assuming the North line of the South half of said SW1/4 as bearing North 89°02'27" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2657.78 feet Monumented by a #5 rebar with 2" aluminum cap stamped LS 13446 on the West end, and a #5 rebar with 3.25" aluminum cap stamped LS 38348 on the East end, and with all other bearings contained herein relative thereto;

THENCE North 89°02'27" East, along said North line, a distance of 59.46 feet to the POINT OF BEGINNING;

THENCE North 82°35'32" East a distance of 311.64 feet to a point on the North right of way of East County Road 6C, as shown on the plat of Mary V. Moore M.R.D., recorded November 2, 1993 as Reception Number 19930082235 of the Records of the Larimer County Clerk and Recorder;

THENCE North 89°02'27" East, along said North right of way, a distance of 831.94 feet;

THENCE South 80°45'46" West a distance of 1036.95 feet;

THENCE South 00°32'05" East a distance of 872.85 feet to a point on the East line of that parcel recorded January 7, 1878 as Book G Page 580 of the Records of the Larimer County Clerk and Recorder;

THENCE North 08°56'36" West, along said East line, a distance of 630.95 feet;

THENCE North 04°19'57" West a distance of 362.91 feet to the POINT OF BEGINNING.

Said described parcel of land contains 141,781 Square Feet or 3.255 Acres, more or less (±).

PARCEL DESCRIPTION
RIVER TRAILS ANNEXATION NO. 3

A parcel of land, situate in the South half (S1/2) of Section Twenty-four (24), Township Four North (T.4N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), and the Northwest Quarter (NW1/4) of Section Twenty-five (25), Township Four North (T.4N.), Range Sixty-nine West (R.69.W.) of the Sixth Principal Meridian (6th P.M.), Town of Berthoud, County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the South Sixteenth corner of said SW1/4 of Section 24 and assuming the North line of the South Half of said SW1/4 as bearing North 89°02'27" East , being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2657.78 feet Monumented by a #5 rebar with 2" aluminum cap stamped LS 13446 on the West end, and a #5 rebar with 3.25" aluminum cap stamped LS 38348 on the East end, and with all other bearings contained herein relative thereto;

THENCE North 89°02'27" East, along said North line, a distance of 50.37 feet;

THENCE North 00°57'33" West a distance of 35.00 feet to a point on the North right of way of East County Road 6C, as shown on the plat of Mary V. Moore M.R.D., recorded November 2, 1993 as Reception Number 19930082235 of the Records of the Larimer County Clerk and Recorder;

THENCE North 89°02'27" East, along said North right of way, a distance of 1150.69 feet to the POINT OF BEGINNING;

THENCE North 89°02'27" East, continuing along said North right of way, a distance of 792.67 feet;
THENCE South 00°19'57" East a distance of 5.00 feet to a point on the North right of way of East County Road 6C, as shown on the plat of Golden Acres Minor Land Division 02-S1964, recorded August 22, 2003 as Reception Number 20030107937 of the Records of the Larimer County Clerk and Recorder;

THENCE North 89°02'27" East, along said North right of way, a distance of 664.43 feet to a point on the East line of the North half of said SW1/4, from which the Center-South Sixteenth Corner of said Section 24 bears South 00°19'12" East a distance of 30.00 feet;

THENCE North 89°02'42" East, continuing along said North right of way, a distance of 1248.36 feet;
THENCE South 00°57'18" East a distance of 30.00 feet to a point on the North line of the South half of the Southeast Quarter of said Section 24;

THENCE South 61°08'42" West, along the approximate centerline of Rockwell Ditch, a distance of 422.20 feet;

THENCE South 23°25'42" West a distance of 142.60 feet to the approximate confluence of Rockwell Ditch and the Little Thompson River;

The following 8 courses are along the approximate centerline of said Little Thompson River.

THENCE North 75°15'42" West a distance of 89.83 feet;
THENCE South 38°48'59" West a distance of 75.80 feet;
THENCE South 30°41'09" West a distance of 150.28 feet;
THENCE South 12°10'45" West a distance of 120.83 feet;
THENCE South 40°45'06" West a distance of 110.06 feet;

THENCE South 62°50’06” West a distance of 144.57 feet;
THENCE South 67°38’42” West a distance of 325.77 feet;

THENCE South 52°17’46” West a distance of 99.24 feet to a point on the West line of the South half of the Southeast Quarter of said Section 24;

THENCE South 00°19’12” East, along said West line, a distance of 392.52 feet to the South Quarter Corner of said Section 24;

THENCE South 00°23’40” East, along the East line of the NW1/4 of said Section 25, a distance of 970.68 feet;

THENCE North 89°56’28” West a distance of 2493.94 feet to a point on the East line of that parcel recorded January 7, 1878 as Book G Page 580 of the Records of the Larimer County Clerk and Recorder;

The following 4 courses are along the East line of said parcel.

THENCE North 02°04’42” East a distance of 624.62 feet;
THENCE North 07°20’03” East a distance of 149.82 feet;
THENCE North 07°04’32” East a distance of 153.28 feet to a point on North line of said NW1/4, from which the Northwest Corner of said Section 25 bears South 88°58’50” West a distance of 230.00 feet;
THENCE North 08°56’36” West a distance of 342.51 feet;
THENCE North 00°32’05” West a distance of 872.85 feet;
THENCE North 80°45’46” East a distance of 1036.95 feet to the POINT OF BEGINNING.

Said described parcel of land contains 6,259,750 Square Feet or 143.704 Acres, more or less (±).

PARCEL DESCRIPTION
RIVER TRAILS ANNEXATION NO. 4

A parcel of land, situate in the Northwest Quarter (NW1/4) of Section Twenty-five (25), Township Four North (T.4N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), Town of Berthoud, County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the West Quarter corner of said Section 25 and assuming the South line of said NW1/4 as bearing North 89°10'21" East , being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2657.58 feet Monumented by a #6 rebar with 2.5" aluminum cap stamped LS 17662 on the West end, and a #6 rebar with 2" aluminum cap stamped LS 13446 on the East end, and with all other bearings contained herein relative thereto;

THENCE North 89°10'21" East, along said South line, a distance of 90.00 feet to the POINT OF BEGINNING;

THENCE North 02°04'42" East, along the East line of that parcel recorded January 7, 1878 as Book G Page 580 of the Records of the Larimer County Clerk and Recorder, a distance of 1706.94 feet;

THENCE South 89°56'28" East a distance of 2493.94 feet to a point on the East line of said NW1/4;

THENCE South 00°23'40" East, along said East line, a distance of 1666.21 feet to the Center Quarter Corner of said Section 25;

THENCE South 89°10'21" West, along the South line of said NW1/4, a distance of 2567.58 feet to the POINT OF BEGINNING.

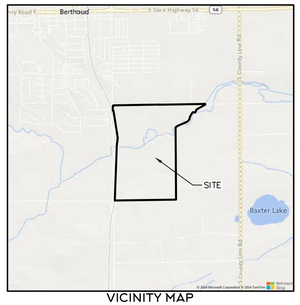
Said described parcel of land contains 4,266,195 Square Feet or 97.938 Acres, more or less (±).

RIVER TRAILS ANNEXATIONS NO. 1 – 4

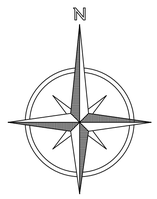
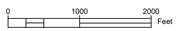
TO THE TOWN OF BERTHOUD, COLORADO

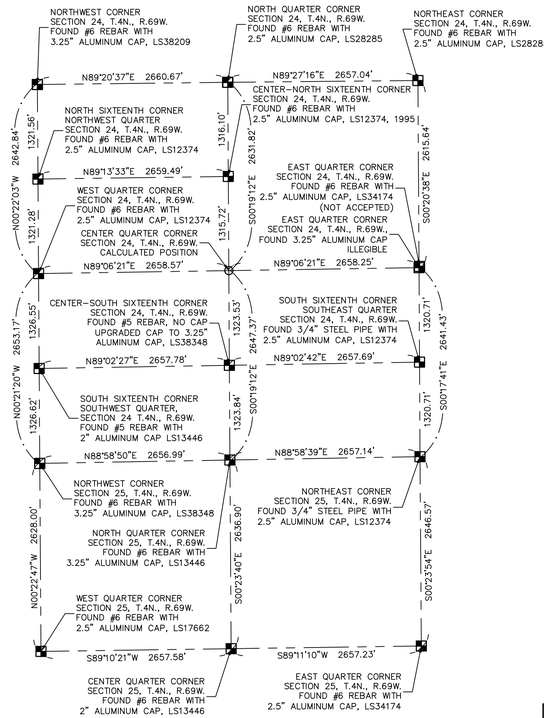
SITUATE IN THE SOUTH HALF OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M. AND THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M. COUNTY OF LARIMER, STATE OF COLORADO

245.211 ACRES



VICINITY MAP
SCALE: 1" = 3000'





SECTION BREAKDOWN
SCALE: 1" = 1000'

OWNERSHIP CERTIFICATE

KNOW BY ALL MEN THESE PRESENTS: That the undersigned, being the owners and petitioners of portions of the South Half of Section 24, Township 4 North, Range 69 West of the 6th P.M., and the Northwest Quarter of Section 25, Township 4 North, Range 69 West of the 6th P.M., Town of Berthoud, County of Larimer, State of Colorado and more particularly described as follows:

ANNEXATION NO. 1

A parcel of land situate in the Southwest Quarter (SW1/4) of Section Twenty-four (24), Township Four North (T.4N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), Town of Berthoud, County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the South Sixteenth corner of said SW1/4 of Section 24 and assuming the North line of the South half of said SW1/4 as bearing North 89°02'27" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2657.78 feet Monumented by a #5 rebar with 2" aluminum cap stamped LS 13446 on the West end, and a #5 rebar with 3.25" aluminum cap stamped LS 38348 on the East end, and with all other bearings contained herein relative thereto;

THENCE North 89°02'27" East, along said North line, a distance of 30.00 feet to the POINT OF BEGINNING, also being a point on the boundary of the South First Street Annexation to the Town of Berthoud, recorded April 3, 1997, as Reception Number 1997002041 8 of the Records of the Larimer County Clerk and Recorder;
THENCE North 89°02'27" East, continuing along said North line and said annexation boundary, a distance of 20.00 feet;
THENCE North 00°21'20" West, continuing along said annexation boundary, a distance of 35.00 feet to a point on the North right of way of East County Road 6C, as shown on the plat of Mary V. Moore M.R.D., recorded November 2, 1993 as Reception Number 19930082235 of the Records of the Larimer County Clerk and Recorder;
THENCE North 89°02'27" East, along said North right of way, a distance of 318.75 feet;
THENCE South 82°35'32" West a distance of 311.64 feet to a point on the North line of the South half of said SW1/4;
THENCE South 04°19'57" East a distance of 362.91 feet to a point on the East line of that parcel recorded January 7, 1878 as Book G Page 580 of the Records of the Larimer County Clerk and Recorder;
THENCE North 08°56'36" West, along said East line, a distance of 178.75 feet;
THENCE South 89°38'27" West a distance of 27.84 feet to the Southeast corner of said South First Street Annexation;
THENCE North 00°23'06" West, along said annexation boundary a distance of 184.98 feet to the POINT OF BEGINNING.

Said described parcel of land contains 13,654 Square Feet or 0.313 Acres, more or less (±).

ANNEXATION NO. 2

A parcel of land, situate in the Southwest Quarter (SW1/4) of Section Twenty-four (24), Township Four North (T.4N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), Town of Berthoud, County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the South Sixteenth corner of said SW1/4 of Section 24 and assuming the North line of the South half of said SW1/4 as bearing North 89°02'27" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2657.78 feet Monumented by a #5 rebar with 2" aluminum cap stamped LS 13446 on the West end, and a #5 rebar with 3.25" aluminum cap stamped LS 38348 on the East end, and with all other bearings contained herein relative thereto;

THENCE North 89°02'27" East, along said North line, a distance of 59.46 feet to the POINT OF BEGINNING;
THENCE North 82°35'32" East a distance of 311.64 feet to a point on the North right of way of East County Road 6C, as shown on the plat of Mary V. Moore M.R.D., recorded November 2, 1993 as Reception Number 19930082235 of the Records of the Larimer County Clerk and Recorder;
THENCE North 89°02'27" East, along said North right of way, a distance of 831.94 feet;
THENCE South 80°45'46" West a distance of 1036.95 feet;
THENCE South 00°32'05" East a distance of 872.85 feet to a point on the East line of that parcel recorded January 7, 1878 as Book G Page 580 of the Records of the Larimer County Clerk and Recorder;
THENCE North 08°56'36" West, along said East line, a distance of 630.95 feet;
THENCE North 04°19'57" West a distance of 362.91 feet to the POINT OF BEGINNING.

Said described parcel of land contains 141,781 Square Feet or 3.255 Acres, more or less (±).

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION (ANNEXATIONS NO. 1 - 3)

Assuming the North line of the South Half of the Southwest Quarter of Section 24, Township 4 North, Range 69 West of the 6th P.M., monumented as shown on this plat, as bearing North 89°02'27" East, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 2657.78 feet and with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION (ANNEXATION NO. 4)

Assuming the South line of the Northwest Quarter of Section 25, Township 4 North, Range 69 West of the 6th P.M., monumented as shown on this plat, as bearing South 89°10'21" West, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 2657.58 feet and with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

TITLE COMMITMENT NOTE

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number FCC25208786, dated November 14, 2023, as prepared by Land Title Guarantee Company to delineate the aforesaid information. This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

FLOOD PLAIN NOTE

Portions of the subject property are in the regulatory floodway, zone AE, and zone X, "0.2% annual chance flood hazard, areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile" per FEMA flood maps 08069C1387H and 08069C1391H, revised January 15, 2021

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

LEGEND

ALIQUOT CORNER AS DESCRIBED	FEMA REGULATORY FLOODWAY	FLOW LINE
CALCULATED POSITION	FEMA ZONE AE	BOUNDARY LINE
FENCE	FEMA ZONE X	EASEMENT LINE
TIE LINE	TOWN LIMITS	RIGHT OF WAY LINE
RAILROAD TRACKS		SECTION LINE

OWNERSHIP CERTIFICATE (cont.)

ANNEXATION NO. 3

A parcel of land, situate in the South half (S1/2) of Section Twenty-four (24), Township Four North (T.4N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), and the Northwest Quarter (NW1/4) of Section Twenty-five (25), Township Four North (T.4N.), Range Sixty-nine West (R.69.W.) of the Sixth Principal Meridian (6th P.M.), Town of Berthoud, County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the South Sixteenth corner of said SW1/4 of Section 24 and assuming the North line of the South Half of said SW1/4 as bearing North 89°02'27" East , being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2657.78 feet Monumented by a #5 rebar with 2" aluminum cap stamped LS 13446 on the West end, and a #5 rebar with 3.25" aluminum cap stamped LS 38348 on the East end, and with all other bearings contained herein relative thereto;

THENCE North 89°02'27" East, along said North line, a distance of 50.37 feet;
THENCE North 00°57'33" West a distance of 35.00 feet to a point on the North right of way of East County Road 6C, as shown on the plat of Mary V. Moore M.R.D., recorded November 2, 1993 as Reception Number 19930082235 of the Records of the Larimer County Clerk and Recorder;
THENCE North 89°02'27" East, along said North right of way, a distance of 1150.69 feet to the POINT OF BEGINNING;
THENCE North 89°02'27" East, continuing along said North right of way, a distance of 792.67 feet;
THENCE South 00°19'57" East a distance of 5.00 feet to a point on the North right of way of East County Road 6C, as shown on the plat of Golden Acres Minor Land Division 02-S1964, recorded August 22, 2003 as Reception Number 20030107937 of the Records of the Larimer County Clerk and Recorder;
THENCE North 89°02'27" East, along said North right of way, a distance of 664.43 feet to a point on the East line of the North half of said SW1/4, from which the Center-South Sixteenth Corner of said Section 24 bears South 00°19'12" East a distance of 30.00 feet;
THENCE North 89°02'42" East, continuing along said North right of way, a distance of 1248.36 feet;
THENCE South 00°57'18" East a distance of 30.00 feet to a point on the North line of the South half of the Southeast Quarter of said Section 24;
THENCE South 61°08'42" West, along the approximate centerline of Rockwell Ditch, a distance of 422.20 feet;
THENCE South 23°25'42" West a distance of 142.60 feet to the approximate confluence of Rockwell Ditch and the Little Thompson River;
The following 8 courses are along the approximate centerline of said Little Thompson River.
THENCE North 75°15'42" West a distance of 89.83 feet;
THENCE South 38°48'59" West a distance of 75.80 feet;
THENCE South 30°41'09" West a distance of 150.28 feet;
THENCE South 12°10'45" West a distance of 120.83 feet;
THENCE South 40°45'06" West a distance of 110.06 feet;
THENCE South 62°50'06" West a distance of 144.57 feet;
THENCE South 67°38'42" West a distance of 325.77 feet;
THENCE South 52°17'46" West a distance of 99.24 feet to a point on the West line of the South half of the Southeast Quarter of said Section 24;
THENCE South 00°19'12" East, along said West line, a distance of 392.52 feet to the South Quarter Corner of said Section 24;
THENCE South 00°23'40" East, along the East line of the NW1/4 of said Section 25, a distance of 970.68 feet;
THENCE North 89°56'28" West a distance of 2493.94 feet to a point on the East line of that parcel recorded January 7, 1878 as Book G Page 580 of the Records of the Larimer County Clerk and Recorder;
The following 4 courses are along the East line of said parcel.
THENCE North 02°04'42" East a distance of 624.62 feet;
THENCE North 07°20'03" East a distance of 149.82 feet;
THENCE North 07°04'32" East a distance of 153.28 feet to a point on North line of said NW1/4, from which the Northwest Corner of said Section 25 bears South 88°58'50" West a distance of 230.00 feet;
THENCE North 08°56'36" West a distance of 342.51 feet;
THENCE North 00°32'05" West a distance of 872.85 feet;
THENCE North 80°45'46" East a distance of 1036.95 feet to the POINT OF BEGINNING.

Said described parcel of land contains 6,259,750 Square Feet or 143.704 Acres, more or less (±).

ANNEXATION NO. 4

A parcel of land, situate in the Northwest Quarter (NW1/4) of Section Twenty-five (25), Township Four North (T.4N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), Town of Berthoud, County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the West Quarter corner of said Section 25 and assuming the South line of said NW1/4 as bearing North 89°10'21" East , being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2657.58 feet Monumented by a #6 rebar with 2.5" aluminum cap stamped LS 17662 on the West end, and a #6 rebar with 2" aluminum cap stamped LS 13446 on the East end, and with all other bearings contained herein relative thereto;

THENCE North 89°10'21" East, along said South line, a distance of 90.00 feet to the POINT OF BEGINNING;
THENCE North 02°04'42" East, along the East line of that parcel recorded January 7, 1878 as Book G Page 580 of the Records of the Larimer County Clerk and Recorder, a distance of 1706.94 feet;
THENCE South 89°56'28" East a distance of 2493.94 feet to a point on the East line of said NW1/4;
THENCE South 00°23'40" East, along said East line, a distance of 1666.21 feet to the Center Quarter Corner of said Section 25;
THENCE South 89°10'21" West, along the South line of said NW1/4, a distance of 2567.58 feet to the POINT OF BEGINNING.

Said described parcel of land contains 4,266,195 Square Feet or 97.938 Acres, more or less (±).

Said parcels contains a total of 10,681,380 Square Feet or 245.211 Acres more or less by this survey, and is subject to any existing easements and/or rights of way of record.

SURVEYOR'S CERTIFICATE

I, Steven Parks, a Colorado Licensed Professional Land Surveyor, do hereby state that this River Trails Annexation Map is an accurate representation of the property to the best of my knowledge, information, belief, and in my professional opinion.

OWNER: RIVER TRAILS, LLC

By:_____ As:_____

Witness my hand and seal this _____ day of _____, 20 ___.

NOTARIAL CERTIFICATE

STATE OF COLORADO)
ss
COUNTY OF LARIMER)
The foregoing instrument was acknowledged before me by _____ as _____this _____ day of _____, 20___.
Witness my Hand and Official Seal.
My commission expires: _____.

APPROVAL CERTIFICATES:

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 _____, 20__, and the Mayor of the Town of Berthoud as authorized by said ordinance on behalf of the Town of Berthoud hereby for all acknowledges and adopts the said annexation upon which the certificate is endorsed for all indicated hereon.

Approval by the Board of Trustees of the Town of Berthoud, Colorado this _____ day of _____, 20__.

_____
Mayor

This forgoing map is approved for the filing and accepted by the Town of Berthoud, Colorado this _____ day of _____, 20__.

Attest: _____
Town Clerk

ANNEXATION TABLE

ANNEXATION NO. 1

TOTAL BOUNDARY: 1,439.87 L.F.
CONTIGUOUS BOUNDARY: 239.98 L.F.
1/6 OF TOTAL BOUNDARY 239.98 L.F.
TOTAL ANNEXATION AREA: 13,654 S.F. / 0.313 ACRES

ANNEXATION NO. 2

TOTAL BOUNDARY: 4,047.24 L.F.
CONTIGUOUS BOUNDARY: 674.54 L.F.
1/6 OF TOTAL BOUNDARY 674.54 L.F.
TOTAL ANNEXATION AREA: 141,781 S.F. / 3.255 ACRES

ANNEXATION NO. 3

TOTAL BOUNDARY: 11,458.80 L.F.
CONTIGUOUS BOUNDARY: 1,909.80 L.F.
1/6 OF TOTAL BOUNDARY 1,909.80 L.F.
TOTAL ANNEXATION AREA: 6,259,750 S.F. / 143.704 ACRES

ANNEXATION NO. 4

TOTAL BOUNDARY: 8,434.68 L.F.
CONTIGUOUS BOUNDARY: 2,493.94 L.F.
1/6 OF TOTAL BOUNDARY 1,405.78 L.F.
TOTAL ANNEXATION AREA: 4,266,195 S.F. / 97.938 ACRES

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

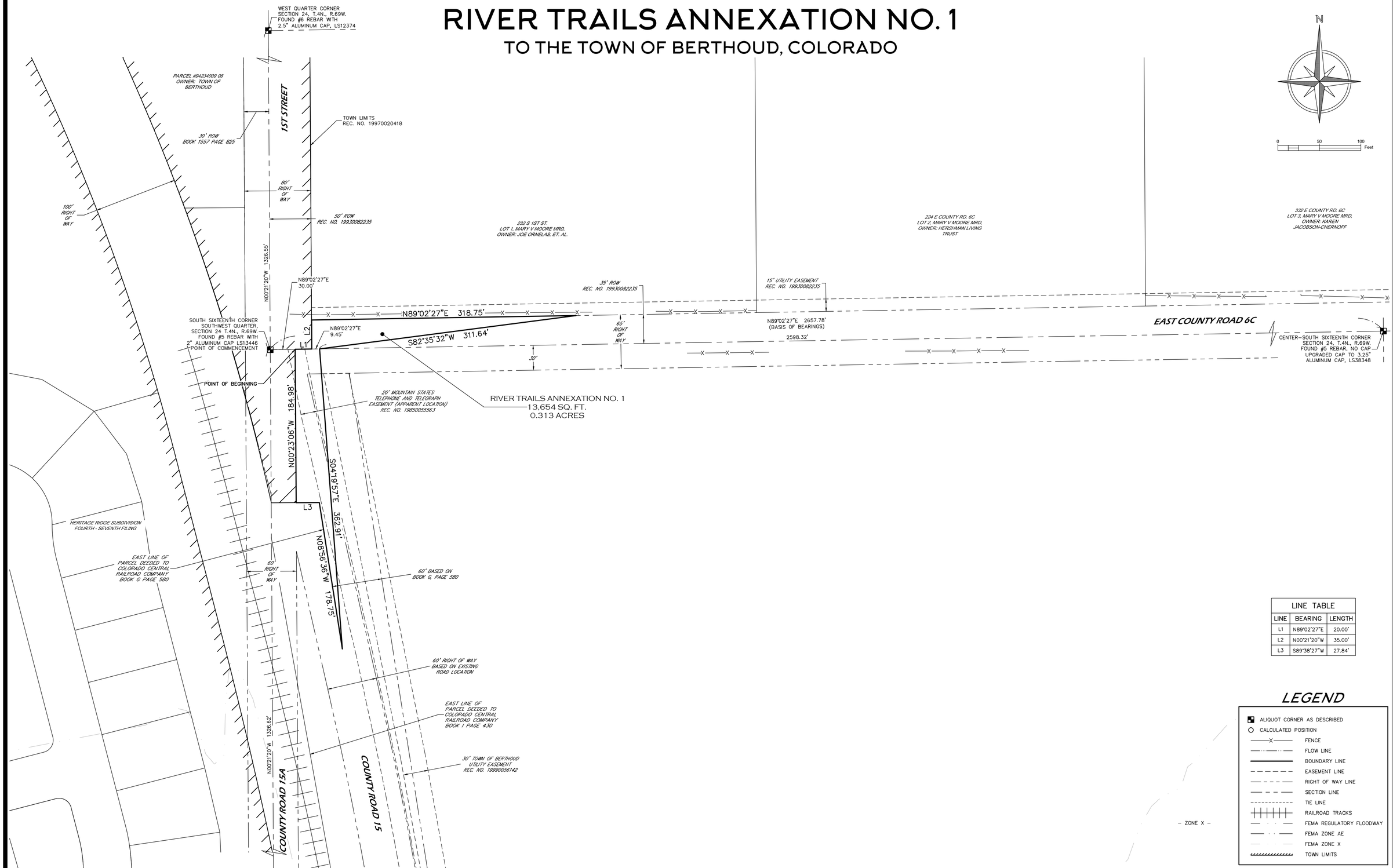
Owner: Jon Turner, River Trails, LLC, 6355 N. Fairgrounds Ave. Suite 300, Windsor, CO, 970-204-9393
Developer: Warren A. Turner, Hillside Commercial Group, 6355 N. Fairgrounds Ave. Suite 300, Windsor, CO, 970-204-9393
Engineer: Danny Weber, Avant Civil Group, 1337 Riverside Ave. #2, Fort Collins, CO, 970-305-3534
Surveyor: Majestic Surveying, LLC, C/O Steven Parks, PLS, 1111 Diamond Valley Drive, Suite 104, Windsor, CO 80550, 970-833-5698

MAJESTIC SURVEYING
MAJESTIC SURVEYING, LLC 1111 DIAMOND VALLEY DRIVE #104, WINDSOR, CO 80550

PROJECT NO: 2024093	PROJECT NAME: BEFUS	REVISIONS:	DATE:	1
DATE: 07-10-2024	CLIENT: HILLSIDE DEVELOPMENT			
DRAWN BY: AU	FILE NAME: 2024093ANNEX			
CHECKED BY: SIP	SCALE: 1" = 1000'			SHEET 1 OF 5

RIVER TRAILS ANNEXATION NO. 1

TO THE TOWN OF BERTHOUD, COLORADO



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°02'27"E	20.00'
L2	N00°21'20"W	35.00'
L3	S89°38'27"W	27.84'

LEGEND

- ALIQUOT CORNER AS DESCRIBED
- CALCULATED POSITION
- FENCE
- FLOW LINE
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- TIE LINE
- RAILROAD TRACKS
- FEMA REGULATORY FLOODWAY
- FEMA ZONE AE
- FEMA ZONE X
- TOWN LIMITS

– ZONE X –

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

MAJESTIC SURVEYING
MAJESTIC SURVEYING, LLC 1111 DIAMOND VALLEY DRIVE #104, WINDSOR, CO 80550

PROJECT NO: 2024093	PROJECT NAME: BEFUS	REVISIONS:	DATE:
DATE: 07-10-2024	CLIENT: HILLSIDE DEVELOPMENT		
DRAWN BY: AU	FILE NAME: 2024093ANNEX		
CHECKED BY: SIP	SCALE: 1" = 50'		

2

RIVER TRAILS ANNEXATION NO. 2

TO THE TOWN OF BERTHOUD, COLORADO

WEST QUARTER CORNER
SECTION 24, T.4N., R.69W.
FOUND #6 REBAR WITH
2.5" ALUMINUM CAP, LS12374

30' ROW
BOOK 1557 PAGE 825

80'
RIGHT
OF
WAY

PARCEL
#94234009 06
OWNER:
TOWN OF
BERTHOUD

50' ROW
REC. NO. 19930082235

TOWN LIMITS
REC. NO. 19970020418

N00°21'20"W 1326.55'

1ST STREET

100'
RIGHT
OF
WAY

232 S 1ST ST.
LOT 1, MARY V MOORE MRD.
OWNER: JOE ORNELAS, ET. AL.

224 E COUNTY RD. 6C
LOT 2, MARY V MOORE MRD.
OWNER: HERSHMAN LIVING
TRUST

332 E COUNTY RD. 6C
LOT 3, MARY V MOORE MRD.
OWNER: KAREN
JACOBSON-CHERNOFF

418 E COUNTY RD. 6C
LOT 4, MARY V MOORE MRD.
OWNER: DAVID PERRY, ET. AL.

550 E COUNTY RD. 6C
LOT 1, GOLDEN ACRES MLD.
OWNER: MARSHALL PERRY, ET. AL.

35' ROW
REC. NO. 19930082235

15' UTILITY EASEMENT
REC. NO. 19930082235

N89°02'27"E 831.94'

N89°02'27"E 2657.78'
(BASIS OF BEARINGS)

30' ROW REC. NO. 2003010793.7

N00°19'12"W 1323.53'

EAST COUNTY ROAD 6C

SOUTH SIXTEENTH CORNER
SOUTHWEST QUARTER,
SECTION 24 T.4N., R.69W.
FOUND #5 REBAR WITH
2" ALUMINUM CAP LS13446
POINT OF COMMENCEMENT

59.46'

N82°35'32"E 311.64'

901.04'

1697.28'

65'
RIGHT
OF
WAY

30'

POINT OF BEGINNING

S80°45'46"W 1036.95'

CENTER QUARTER CORNER
SECTION 24, T.4N., R.69W.
CALCULATED POSITION

CENTER-SOUTH SIXTEENTH CORNER
SECTION 24, T.4N., R.69W.
FOUND #5 REBAR, NO CAP
UPGRADED CAP TO 3.25"
ALUMINUM CAP, LS38348

N04°19'57"W 362.91'

RIVER TRAILS ANNEXATION NO. 2
141,781 SQ. FT.
3.255 ACRES

60'
RIGHT OF WAY
BASED ON EXISTING
ROAD LOCATION

HERITAGE RIDGE SUBDIVISION
FOURTH - SEVENTH FILING

EAST LINE OF
PARCEL DEEDED TO
COLORADO CENTRAL
RAILROAD COMPANY
BOOK G PAGE 580

N00°21'20"W 1326.62'

N08°56'36"W 630.95'

S00°32'05"E 872.85'

EAST LINE OF
PARCEL DEEDED TO
COLORADO CENTRAL
RAILROAD COMPANY
BOOK I PAGE 430

30' TOWN OF BERTHOUD
UTILITY EASEMENT
REC. NO. 19990056142

60' BASED ON
BOOK G, PAGE 580

20' MOUNTAIN STATES
TELEPHONE AND TELEGRAPH
EASEMENT (APPARENT LOCATION)
REC. NO. 19850055563

COUNTY ROAD 15A

COUNTY ROAD 15

309 MOUNT RAINIER ST.
TRACT A, HERITAGE
RIDGE SIXTH FILING
OWNER: HERITAGE
RIDGE METROPOLITAN
DISTRICT

15' MOUNTAIN STATES
TELEPHONE AND TELEGRAPH
EASEMENT (APPARENT LOCATION)
POINT OF COMMENCEMENT 19850055563

NORTHWEST CORNER
SECTION 25, T.4N., R.69W.
FOUND #6 REBAR WITH
3.25" ALUMINUM CAP, LS38348

N88°58'50"E 2656.99'

NORTH QUARTER CORNER
SECTION 25, T.4N., R.69W.
FOUND #6 REBAR WITH
3.25" ALUMINUM CAP, LS13446

N00°19'12"W 1323.84'

– ZONE AE –

– ZONE X –

– ZONE AE –

– FLOODWAY –

30' TOWN OF BERTHOUD
UTILITY EASEMENT
REC. NO. 19980108437
AND 19990056142

LITTLE THOMPSON RIVER

N

0 100 200 Feet

LEGEND

- ALIQUOT CORNER AS DESCRIBED
- CALCULATED POSITION
- FENCE
- FLOW LINE
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- TIE LINE
- RAILROAD TRACKS
- FEMA REGULATORY FLOODWAY
- FEMA ZONE AE
- FEMA ZONE X
- TOWN LIMITS

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

NOTICE

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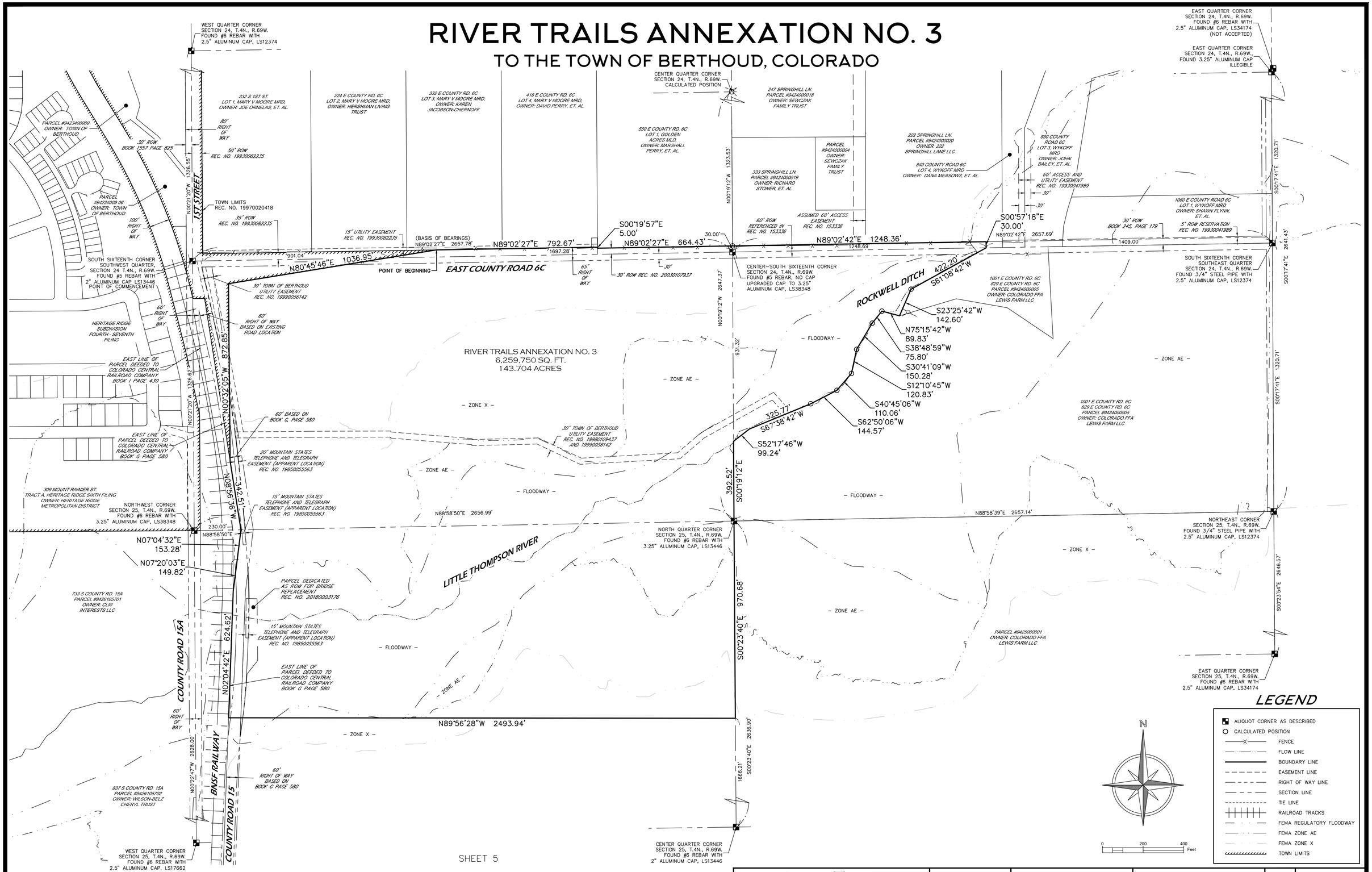
MAJESTIC SURVEYING
MAJESTIC SURVEYING, LLC 1111 DIAMOND VALLEY DRIVE #104, WINDSOR, CO 80550

PROJECT NO: 2024093	PROJECT NAME: BEFUS	REVISIONS:	DATE:
DATE: 07-10-2024	CLIENT: HILLSIDE DEVELOPMENT		
DRAWN BY: AU	FILE NAME: 2024093ANNEX		
CHECKED BY: SIP	SCALE: 1" = 50'		

3

RIVER TRAILS ANNEXATION NO. 3

TO THE TOWN OF BERTHOUD, COLORADO



SHEET 5

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

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According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

MAJESTIC SURVEYING
MAJESTIC SURVEYING, LLC 1111 DIAMOND VALLEY DRIVE #104, WINDSOR, CO 80550

PROJECT NO: 2024093	PROJECT NAME: BEFUS	REVISIONS:	DATE:
DATE: 07-10-2024	CLIENT: HILLSIDE DEVELOPMENT		
DRAWN BY: AU	FILE NAME: 2024093ANNEX		
CHECKED BY: SIP	SCALE: 1" = 200'		

4

SHEET 4 OF 5

RIVER TRAILS ANNEXATION NO. 4

TO THE TOWN OF BERTHOUD, COLORADO

SHEET 4

309 MOUNT RAINIER ST.
TRACT A, HERITAGE RIDGE SIXTH FILING
OWNER: HERITAGE RIDGE
METROPOLITAN DISTRICT

NORTHWEST CORNER
SECTION 25, T.4N., R.69W.
FOUND #6 REBAR WITH
3.25" ALUMINUM CAP, LS38348

15' MOUNTAIN STATES
TELEPHONE AND TELEGRAPH
EASEMENT (APPARENT LOCATION)
REC. NO. 19850055563

230.00'

N88°58'50"E 2656.99'

– FLOODWAY –

LITTLE THOMPSON RIVER

NORTH QUARTER CORNER
SECTION 25, T.4N., R.69W.
FOUND #6 REBAR WITH
3.25" ALUMINUM CAP, LS13446

N88°58'39"E 2657.14'

NORTHEAST CORNER
SECTION 25, T.4N., R.69W.
FOUND 3/4" STEEL PIPE WITH
2.5" ALUMINUM CAP, LS12374

– ZONE X –

733 S COUNTY RD. 15A
PARCEL #9426105701
OWNER: CLW
INTERESTS LLC

PARCEL DEDICATED
AS ROW FOR BRIDGE
REPLACEMENT
REC. NO. 20180003176

15' MOUNTAIN STATES
TELEPHONE AND TELEGRAPH
EASEMENT (APPARENT LOCATION)
REC. NO. 19850055563

– FLOODWAY –

– ZONE AE –

PARCEL #9425000001
OWNER: COLORADO FFA
LEWIS FARM LLC

COUNTY ROAD 15A

EAST LINE OF
PARCEL DEEDED TO
COLORADO CENTRAL
RAILROAD COMPANY
BOOK G PAGE 580

60'
RIGHT
OF
WAY

S89°56'28"E 2493.94'

– ZONE X –

BNSF RAILWAY

60'
RIGHT OF WAY
BASED ON
BOOK G PAGE 580

837 S COUNTY RD. 15A
PARCEL #9426105702
OWNER: WILSON-BELZ
CHERYL TRUST

N00°24'47"W 2628.00'

COUNTY ROAD 15

N02°04'42"E 1706.94'

RIVER TRAILS ANNEXATION NO. 4
4,266,195 SQ. FT.
97.938 ACRES

S00°23'40"E 1666.21'

S00°23'54"E 2646.57'

60'
RIGHT OF WAY
BASED ON EXISTING
ROAD LOCATION

POINT OF BEGINNING

20' STUMPF LATERAL
DITCH COMPANY
ACCESS EASEMENT
REC. NO. 20120090191

20' STUMPF LATERAL DITCH
COMPANY IRRIGATION EASEMENT
REC. NO. 20120090191

200' OIL AND GAS
SETBACK

90.00'

S89°10'21"W 2567.58'
N89°10'21"E 2657.58'
(BASIS OF BEARINGS)

S89°11'10"W 2657.23'

WEST QUARTER CORNER
SECTION 25, T.4N., R.69W.
FOUND #6 REBAR WITH
2.5" ALUMINUM CAP, LS17662
POINT OF COMMENCEMENT

1224 S. COUNTY ROAD 15
LOT 2, BRADNEY MLD
OWNER: JAMES BRADNEY, ET. AL.

PARCEL #9425307701
LOT 1, BRADNEY MLD
OWNER: JAMES
BRADNEY, ET. AL.

CENTER QUARTER CORNER
SECTION 25, T.4N., R.69W.
FOUND #6 REBAR WITH
2" ALUMINUM CAP, LS13446

1305 WILFRED CT.
LOT 1, PARK MEADOWS
OWNER: GARY
CLEVELAND, ET. AL.

1316 WILFRED CT.
LOT 2A, AMENDED PLAT LOTS 2 & 3 PARK MEADOWS
OWNER: MARK PARSONS, ET. AL.

EAST QUARTER CORNER
SECTION 25, T.4N., R.69W.
FOUND #6 REBAR WITH
2.5" ALUMINUM CAP, LS34174

1217 S. COUNTY ROAD 13
LOT 4, PARK MEADOWS
OWNER: JOHN SMITH

20' UTILITY EASEMENT
REC. NO. 20170039141

13' UTILITY EASEMENT
REC. NO. 20170039141

20' ADDITIONAL
ROW DEDICATION
TO CR 15
REC. NO. 20170039141

20' STUMPF LATERAL
DITCH CO.
IRRIGATION EASEMENT
REC. NO. 20120090190

N

0 200 400 Feet

LEGEND

- ALIQUOT CORNER AS DESCRIBED
- CALCULATED POSITION
- FENCE
- FLOW LINE
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- TIE LINE
- RAILROAD TRACKS
- FEMA REGULATORY FLOODWAY
- FEMA ZONE AE
- FEMA ZONE X
- TOWN LIMITS

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

MAJESTIC SURVEYING
MAJESTIC SURVEYING, LLC 1111 DIAMOND VALLEY DRIVE #104, WINDSOR, CO 80550

PROJECT NO: 2024093	PROJECT NAME: BEFUS	REVISIONS:	DATE:
DATE: 07-10-2024	CLIENT: HILLSIDE DEVELOPMENT		
DRAWN BY: AU	FILE NAME: 2024093ANNEX		
CHECKED BY: SIP	SCALE: 1" = 200'		

5

River Trails

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 July 19, 2024, our petition for annexation is filed with the Town of Berthoud.

CONTIGUITY:

1. The perimeter of the proposed annexation has a distance of 1,439.87 feet of which 239.98 are contiguous to the existing Town Limits of Berthoud.

2. This contiguity results in a minimum of 16.6% of the perimeter (at least 1/6) of proposed annexation being contiguous to the Town of Berthoud.

3. The proposed annexation contains approximately 0.313 acres.

4. The requirements of §31-12-104 and §31-12-105 C.R.S., 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.

   b. A community of interest exists between the territory and the Town of Berthoud.

   c. The territory is integrated or capable of being integrated with the Town of Berthoud.

   d. The territory is urban or will be urbanized in the near future.

   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 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.

7. 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.

8. 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.

9. 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.

10. 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).

11. 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.

12. 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 agrees to enter into a subdivision improvements agreement pertaining to such improvements and other matters at time of final plat.

13. 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 acknowledges 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 development directly connecting to the improvements.

14. The Petitioners agree to satisfy the public land dedication and landscaping requirements specified in the Town's Development Code.

15. 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.

16. 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.

17. 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.

18. 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.

19. 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.

20. The Petitioners understand that the R2-J School District forms an integral part of the Berthoud community. Berthoud has enacted fees to support the acquisition of land by this 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.

River Trails, LLC by Jon H. Turner — 7-23-2024

Petitioner — Date

Petitioner — Date

EXHIBIT A
PROJECT NAME
LEGAL DESCRIPTION

EXHIBIT B
PROJECT NAME
ANNEXATION MAP

River Trails

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 July 19, 2024, our petition for annexation is filed with the Town of Berthoud.

CONTIGUITY:

1. The perimeter of the proposed annexation has a distance of 4,047.24 feet of which 674.54 are contiguous to the existing Town Limits of Berthoud.

2. This contiguity results in a minimum of 16.6% of the perimeter (at least 1/6) of proposed annexation being contiguous to the Town of Berthoud.

3. The proposed annexation contains approximately 3.255 acres.

4. The requirements of §31-12-104 and §31-12-105 C.R.S., 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.

   b. A community of interest exists between the territory and the Town of Berthoud.

   c. The territory is integrated or capable of being integrated with the Town of Berthoud.

   d. The territory is urban or will be urbanized in the near future.

   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 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.

7. 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.

8. 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.

9. 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.

10. 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).

11. 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.

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and above the proportionate impact of the development. Such reimbursement shall come from new development directly connecting to the improvements.

14. The Petitioners agree to satisfy the public land dedication and landscaping requirements specified in the Town's Development Code.

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18. 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.

19. 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.

20. The Petitioners understand that the R2-J School District forms an integral part of the Berthoud community. Berthoud has enacted fees to support the acquisition of land by this 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.

River Trails LLC by Jon C. Turner — 7-23-2024

Petitioner — Date

Petitioner — Date

EXHIBIT A
PROJECT NAME
LEGAL DESCRIPTION

EXHIBIT B
PROJECT NAME
ANNEXATION MAP

River Trails
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 July 19, 2024, our petition for annexation is filed with the Town of Berthoud.

CONTIGUITY:

1. The perimeter of the proposed annexation has a distance of 11,458.80 feet of which 1,909.80 are contiguous to the existing Town Limits of Berthoud.

2. This contiguity results in a minimum of 16.6% of the perimeter (at least 1/6) of proposed annexation being contiguous to the Town of Berthoud.

3. The proposed annexation contains approximately 143.704 acres.

4. The requirements of §31-12-104 and §31-12-105 C.R.S., 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.

   b. A community of interest exists between the territory and the Town of Berthoud.

   c. The territory is integrated or capable of being integrated with the Town of Berthoud.

   d. The territory is urban or will be urbanized in the near future.

   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 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.

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9. 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.

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18. 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.

19. 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.

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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.

River Trails LLC by Jon G. Turner — 7-23-2024

Petitioner — Date

Petitioner — Date

EXHIBIT A
PROJECT NAME
LEGAL DESCRIPTION

EXHIBIT B
PROJECT NAME
ANNEXATION MAP

River Trails
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 July 19, 2024, our petition for annexation is filed with the Town of Berthoud.

CONTIGUITY:

1. The perimeter of the proposed annexation has a distance of 8,434.68 feet of which 2,493.94 are contiguous to the existing Town Limits of Berthoud.

2. This contiguity results in a minimum of 29.5% of the perimeter (at least 1/6) of proposed annexation being contiguous to the Town of Berthoud.

3. The proposed annexation contains approximately 97.938 acres.

4. The requirements of §31-12-104 and §31-12-105 C.R.S., 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.

    b. A community of interest exists between the territory and the Town of Berthoud.

    c. The territory is integrated or capable of being integrated with the Town of Berthoud.

    d. The territory is urban or will be urbanized in the near future.

    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 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.

7. 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.

8. 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.

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18. 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.

19. 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.

20. The Petitioners understand that the R2-J School District forms an integral part of the Berthoud community. Berthoud has enacted fees to support the acquisition of land by this 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.

_____ _____
Petitioner Date

_____ _____
Petitioner Date

EXHIBIT A
PROJECT NAME
LEGAL DESCRIPTION

EXHIBIT B
PROJECT NAME
ANNEXATION MAP

SUPPLEMENT TO *PROJECT NAME* PETITION FOR ANNEXATION

The undersigned petitioners are requesting annexation by the Town of Berthoud of property of which they are 100% owners. 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.

Section 1 – Capital Investment Fee

The petitioners are aware that Berthoud has enacted fees and policies with the intention that growth should pay its own way and should improve the health, safety and welfare of its citizens. Examples of Berthoud's fees, which are acceptable to the petitioners, include capital investment fees such as the water dedication fee, water system investment fee, wastewater system investment fee, parkland dedication fee, parkland development fee, public facilities fee and density transfer fee.

Section 2 – Enterprises

Berthoud has various enterprise funds through which the utilities provided by Berthoud are financed. Examples of services provided by Berthoud's enterprises are its water, wastewater and drainage utilities. Berthoud's Utility Board and the Board of Trustees believe that the provision of utilities by Berthoud assists in complying with the *Comprehensive Plan* and *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.

Section 3 – Development Rate

Berthoud's *Development Code* requires that as a condition of approval for any subdivision a development agreement is executed which contains specific limitations on the rate at which the development can proceed. The petitioners understand that the growth of Berthoud is limited by the *Comprehensive Plan* and agree to comply with these limitations.

Section 4 – Open Space, Parks, Setbacks and Trails

Berthoud's citizens and its Board of Trustees have determined that open space and agriculture add to the community and have implemented sales taxes and fees to financially support trails, parks, open space and agriculture. The petitioners agree to provide land for increased setbacks, easements and/or rights-of-way for and along major arterials and for trails and open space. To the extent these setbacks, easements and/or rights-of-way improve the quality of the

property being annexed and are of a benefit to the Berthoud community, the petitioners hereby commit to providing land for these purposes.

Section 5 – R2-J School District Site Acquisition

The Thompson R2-J School District forms an integral part of the Berthoud community and Berthoud has adopted an Intergovernmental Agreement (IGA) with the District to collect fees in-lieu of dedication or land dedication to support the acquisition of land by this School District. The petitioners are aware of these fees or land dedication requirements and agree to support the District's land acquisition program.

Section 6 – Annexation Impact Report

Berthoud is required to prepare and file an annexation impact report. The petitioners have prepared an annexation impact report and provided it to Berthoud for review and consideration six (6) weeks prior to the hearing.

Section 7 – Rezoning

The petitioners will file site-specific development plans with the Town of Berthoud for review and consideration, following the approval the annexation, rezoning. The petitioner recognizes that vested rights do not occur until the time of final plat (FP) approval. In the event that the applicant pursues de-annexation prior to final plat (FP) approval, the Town agrees that it will cooperate with this request.

The petitioners intend that this supplement be attached to their Petition for Annexation and presented to the Board of Trustees for consideration in conjunction with the annexation.

EXHIBIT A

PARCEL DESCRIPTION
RIVER TRAILS ANNEXATION NO. 1

A parcel of land situate in the Southwest Quarter (SW1/4) of Section Twenty-four (24), Township Four North (T.4N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), Town of Berthoud, County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the South Sixteenth corner of said SW1/4 of Section 24 and assuming the North line of the South half of said SW1/4 as bearing North 89°02'27" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2657.78 feet Monumented by a #5 rebar with 2" aluminum cap stamped LS 13446 on the West end, and a #5 rebar with 3.25" aluminum cap stamped LS 38348 on the East end, and with all other bearings contained herein relative thereto;

THENCE North 89°02'27" East, along said North line, a distance of 30.00 feet to the POINT OF BEGINNING, also being a point on the boundary of the South First Street Annexation to the Town of Berthoud, recorded April 3, 1997, as Reception Number 19970020418 of the Records of the Larimer County Clerk and Recorder;
THENCE North 89°02'27" East, continuing along said North line and said annexation boundary, a distance of 20.00 feet;
THENCE North 00°21'20" West, continuing along said annexation boundary, a distance of 35.00 feet to a point on the North right of way of East County Road 6C, as shown on the plat of Mary V. Moore M.R.D., recorded November 2, 1993 as Reception Number 19930082235 of the Records of the Larimer County Clerk and Recorder;
THENCE North 89°02'27" East, along said North right of way, a distance of 318.75 feet;
THENCE South 82°35'32" West a distance of 311.64 feet to a point on the North line of the South half of said SW1/4;
THENCE South 04°19'57" East a distance of 362.91 feet to a point on the East line of that parcel recorded January 7, 1878 as Book G Page 580 of the Records of the Larimer County Clerk and Recorder;
THENCE North 08°56'36" West, along said East line, a distance of 178.75 feet;
THENCE South 89°38'27" West a distance of 27.84 feet to the Southeast corner of said South First Street Annexation;
THENCE North 00°23'06" West, along said annexation boundary a distance of 184.98 feet to the POINT OF BEGINNING.

Said described parcel of land contains 13,654 Square Feet or 0.313 Acres, more or less (±).

SURVEYORS STATEMENT

I, Steven Parks, a Colorado Licensed Professional Land Surveyor do hereby state that this Parcel Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.

_____

Steven Parks - on behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

MAJESTIC SURVEYING
1111 Diamond Valley Drive, Suite 104
Windsor, Colorado 80550

EXHIBIT A

PARCEL DESCRIPTION
RIVER TRAILS ANNEXATION NO. 2

A parcel of land, situate in the Southwest Quarter (SW1/4) of Section Twenty-four (24), Township Four North (T.4N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), Town of Berthoud, County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the South Sixteenth corner of said SW1/4 of Section 24 and assuming the North line of the South half of said SW1/4 as bearing North 89°02'27" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2657.78 feet Monumented by a #5 rebar with 2" aluminum cap stamped LS 13446 on the West end, and a #5 rebar with 3.25" aluminum cap stamped LS 38348 on the East end, and with all other bearings contained herein relative thereto;

THENCE North 89°02'27" East, along said North line, a distance of 59.46 feet to the POINT OF BEGINNING;
THENCE North 82°35'32" East a distance of 311.64 feet to a point on the North right of way of East County Road 6C, as shown on the plat of Mary V. Moore M.R.D., recorded November 2, 1993 as Reception Number 19930082235 of the Records of the Larimer County Clerk and Recorder;
THENCE North 89°02'27" East, along said North right of way, a distance of 831.94 feet;
THENCE South 80°45'46" West a distance of 1036.95 feet;
THENCE South 00°32'05" East a distance of 872.85 feet to a point on the East line of that parcel recorded January 7, 1878 as Book G Page 580 of the Records of the Larimer County Clerk and Recorder;
THENCE North 08°56'36" West, along said East line, a distance of 630.95 feet;
THENCE North 04°19'57" West a distance of 362.91 feet to the POINT OF BEGINNING.

Said described parcel of land contains 141,781 Square Feet or 3.255 Acres, more or less (±).

SURVEYORS STATEMENT

I, Steven Parks, a Colorado Licensed Professional Land Surveyor do hereby state that this Parcel Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.

_____

Steven Parks - on behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

MAJESTIC SURVEYING
1111 Diamond Valley Drive, Suite 104
Windsor, Colorado 80550

EXHIBIT A

PARCEL DESCRIPTION
RIVER TRAILS ANNEXATION NO. 3

A parcel of land, situate in the South half (S1/2) of Section Twenty-four (24), Township Four North (T.4N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), and the Northwest Quarter (NW1/4) of Section Twenty-five (25), Township Four North (T.4N.), Range Sixty-nine West (R.69.W.) of the Sixth Principal Meridian (6th P.M.), Town of Berthoud, County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the South Sixteenth corner of said SW1/4 of Section 24 and assuming the North line of the South Half of said SW1/4 as bearing North 89°02'27" East , being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2657.78 feet Monumented by a #5 rebar with 2" aluminum cap stamped LS 13446 on the West end, and a #5 rebar with 3.25" aluminum cap stamped LS 38348 on the East end, and with all other bearings contained herein relative thereto;

THENCE North 89°02'27" East, along said North line, a distance of 50.37 feet;
THENCE North 00°57'33" West a distance of 35.00 feet to a point on the North right of way of East County Road 6C, as shown on the plat of Mary V. Moore M.R.D., recorded November 2, 1993 as Reception Number 19930082235 of the Records of the Larimer County Clerk and Recorder;
THENCE North 89°02'27" East, along said North right of way, a distance of 1150.69 feet to the POINT OF BEGINNING;
THENCE North 89°02'27" East, continuing along said North right of way, a distance of 792.67 feet;
THENCE South 00°19'57" East a distance of 5.00 feet to a point on the North right of way of East County Road 6C, as shown on the plat of Golden Acres Minor Land Division 02-S1964, recorded August 22, 2003 as Reception Number 20030107937 of the Records of the Larimer County Clerk and Recorder;
THENCE North 89°02'27" East, along said North right of way, a distance of 664.43 feet to a point on the East line of the North half of said SW1/4, from which the Center-South Sixteenth Corner of said Section 24 bears South 00°19'12" East a distance of 30.00 feet;
THENCE North 89°02'42" East, continuing along said North right of way, a distance of 1248.36 feet;
THENCE South 00°57'18" East a distance of 30.00 feet to a point on the North line of the South half of the Southeast Quarter of said Section 24;
THENCE South 61°08'42" West, along the approximate centerline of Rockwell Ditch, a distance of 422.20 feet;
THENCE South 23°25'42" West a distance of 142.60 feet to the approximate confluence of Rockwell Ditch and the Little Thompson River;
The following 8 courses are along the approximate centerline of said Little Thompson River.
THENCE North 75°15'42" West a distance of 89.83 feet;
THENCE South 38°48'59" West a distance of 75.80 feet;
THENCE South 30°41'09" West a distance of 150.28 feet;

THENCE South 12°10’45” West a distance of 120.83 feet;
THENCE South 40°45’06” West a distance of 110.06 feet;
THENCE South 62°50’06” West a distance of 144.57 feet;
THENCE South 67°38’42” West a distance of 325.77 feet;
THENCE South 52°17’46” West a distance of 99.24 feet to a point on the West line of the South half of the Southeast Quarter of said Section 24;
THENCE South 00°19’12” East, along said West line, a distance of 392.52 feet to the South Quarter Corner of said Section 24;
THENCE South 00°23’40” East, along the East line of the NW1/4 of said Section 25, a distance of 970.68 feet;
THENCE North 89°56’28” West a distance of 2493.94 feet to a point on the East line of that parcel recorded January 7, 1878 as Book G Page 580 of the Records of the Larimer County Clerk and Recorder;
The following 4 courses are along the East line of said parcel.
THENCE North 02°04’42” East a distance of 624.62 feet;
THENCE North 07°20’03” East a distance of 149.82 feet;
THENCE North 07°04’32” East a distance of 153.28 feet to a point on North line of said NW1/4, from which the Northwest Corner of said Section 25 bears South 88°58’50” West a distance of 230.00 feet;
THENCE North 08°56’36” West a distance of 342.51 feet;
THENCE North 00°32’05” West a distance of 872.85 feet;
THENCE North 80°45’46” East a distance of 1036.95 feet to the POINT OF BEGINNING.

Said described parcel of land contains 6,259,750 Square Feet or 143.704 Acres, more or less (±).

SURVEYORS STATEMENT

I, Steven Parks, a Colorado Licensed Professional Land Surveyor do hereby state that this Parcel Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.

_____

Steven Parks - on behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

MAJESTIC SURVEYING
1111 Diamond Valley Drive, Suite 104
Windsor, Colorado 80550

EXHIBIT A

PARCEL DESCRIPTION
RIVER TRAILS ANNEXATION NO. 4

A parcel of land, situate in the Northwest Quarter (NW1/4) of Section Twenty-five (25), Township Four North (T.4N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), Town of Berthoud, County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the West Quarter corner of said Section 25 and assuming the South line of said NW1/4 as bearing North 89°10'21" East , being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2657.58 feet Monumented by a #6 rebar with 2.5" aluminum cap stamped LS 17662 on the West end, and a #6 rebar with 2" aluminum cap stamped LS 13446 on the East end, and with all other bearings contained herein relative thereto;

THENCE North 89°10'21" East, along said South line, a distance of 90.00 feet to the POINT OF BEGINNING;
THENCE North 02°04'42" East, along the East line of that parcel recorded January 7, 1878 as Book G Page 580 of the Records of the Larimer County Clerk and Recorder, a distance of 1706.94 feet;
THENCE South 89°56'28" East a distance of 2493.94 feet to a point on the East line of said NW1/4;
THENCE South 00°23'40" East, along said East line, a distance of 1666.21 feet to the Center Quarter Corner of said Section 25;
THENCE South 89°10'21" West, along the South line of said NW1/4, a distance of 2567.58 feet to the POINT OF BEGINNING.

Said described parcel of land contains 4,266,195 Square Feet or 97.938 Acres, more or less (±).

SURVEYORS STATEMENT

I, Steven Parks, a Colorado Licensed Professional Land Surveyor do hereby state that this Parcel Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.

_____

Steven Parks - on behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

MAJESTIC SURVEYING
1111 Diamond Valley Drive, Suite 104
Windsor, Colorado 80550

TOWN BOARD INFORMATION

COMMUNITY DEVELOPMENT DEPARTMENT

Meeting Date:	**September 10, 2024**
Agenda Title/Subject:	**Ordinance 1343 (Series 2024) Public Hearing to consider changes to Chapter 30 regarding land uses and defining terms; Section 3 regarding zoning; and implementation of the Comprehensive Plan goals regarding view protection, adding clarifying language regarding transect-based planning, and further refining Accessory Dwelling Units, 2nd Reading**
Type of Item:	**Public Hearing**
Purpose:	**Consideration of approval for Ordinance 1343 (Series 2024)**
Presented by:	**Anne Johnson, Community Development Director**

ATTACHMENTS:

- Ordinance 1343 (Series 2024)
- Attachment to Ordinance 1343 (Series 2024)
- Publication

BACKGROUND:

Proposed Code amendments further the implementation of the 2021 Comprehensive Plan vision into the Land Use Code. The Land Use Code's land use table and definition sections also needed review and refinement. Staff has spent several months reviewing these proposed changes and have collaborated with the consulting team who lead the 2021 Comprehensive Plan update.

UPDATE/NEXT STEPS:

Two readings before the Town Board of Trustees were scheduled for June 25 and July 23, 2024 and were continued to August 27 and September 10, 2024.

Notice was published in the *Berthoud Surveyor* according to required publication deadlines.

FISCAL IMPACT AND FUND SOURCE:

There is no negative fiscal impact to the Town in clarifying the expectations for land use activities and incorporating the intent for view shed protection found in the Comprehensive Plan Action Plan into the Land Use Code.

COMMUNITY TOUCHSTONES:

Consideration of the amendment requests does not negatively impact community touchstones. Consideration of approval of the request does provide support for enhancing community identity, provides for support to strengthen the Town's sustainability and resiliency goals and affords the development community with a transparent set of standards to know what the expectations are for developing in the Town of Berthoud.

RECOMMENDED ACTION(S):

At their June 13, 2024 Public Hearing, Planning Commission voted to send the proposed amendments to Chapter 30 of the Berthoud Municipal Code to the Town Board of Trustees for their approval.

TOWN OF BERTHOUD ORDINANCE
NUMBER 1343
(SERIES 2024)

AN ORDINANCE AMENDING CERTAIN SECTIONS OF THE BERTHOUD MUNICIPAL CODE CHAPTER 30, SPECIFICALLY SECTION 3 REGARDING LAND USES, PERMITS AND ZONING CLASSIFICATIONS; SECTION 1 BY AMENDING DEFINITIONS; AND SECTION 2 REGARDING THE PROTECTION OF VIEWSHEDS

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 wishes to implement the vision and values expressed in the 2021 update to the Comprehensive Plan, including strengthening the Town's sense of place, enhancing community identity, supporting community resilience and sustainability touchstones; and

WHEREAS, the Planning Commission, after proper notice, has held a public hearing on June 13, 2024 on this ordinance providing for a recommendation of approval from the Town Board of Trustees; and

WHEREAS, the Board of Trustees, after proper notice has held a public hearing on June 25, 2024 and July 27, 2024; and

WHEREAS, the Development Code and amendments thereto have been submitted to the Board of Trustees in writing and the Board of Trustees has determined that such code and amendments thereto should be adopted as herein set forth.

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

Section 1. The attached Ordinance 1343 (Series 2024) shall be amended as presented in Attachment A and adopted into Chapter 30 of the Berthoud Municipal Code.

Section 2. Interpretation: This Ordinance shall be so interpreted and construed to effectuate its general purpose.

Section 3. Effective Date: The provisions of this Ordinance shall take effect thirty (30) days following the date of public hearing.

[INTENTIONALLY LEFT BLANK]

INTRODUCED, READ, ADOPTED, AND APPROVED on this 10th day of September, 2024.

TOWN OF BERTHOUD

By _____

William Karspeck, Mayor

ATTEST:

By: _____

Christian Samora, Town Clerk

Ordinance 1343 (2024) Attachment A

Note to the reader: *This round of amendments to the Land Use Code are divided into "Items" for ease in discussion. The notes and item number are not to be codified and provide background information on why the proposed Code amendment is being made.*

Item 1: *The Land Use Table contains uses contemplated as being appropriate for the different zone districts in the Town of Berthoud. The Land Use Table presented for discussion combines separate tables, 3.3, 3.5, 3.7 and 3.10. Multiple tables are cumbersome and tables 3.5, 3.7 and 3.10 were difficult to navigate as the zone districts of Conservation, Urban and Suburban were arranged in a way that is not intuitive to the common reader. Staff has taken meaningful time to review each land use category and the zone district most appropriate for the use. In addition to the changes in these land use tables, the uses themselves should be defined so that future developers understand the expectations of development through clear definitions. New definitions and amendments to existing definitions are proposed for consideration.*

The Town Code shall not include numbered definitions. MuniCode is instructed to remove all numbering of definitions. When a definition includes a lettered list, the numbered list may remain. Definitions shall be placed in alphabetical order.

Item 1, Part 1: 30-1-116 Definitions

Accessory dwelling means ~~an apartment integrated within a single-family dwelling, or located in a detached accessory building, such as carriage houses or agricultural-type outbuildings, located on the same lot as a single-family dwelling. Accessory dwellings shall be limited to 850 square feet in floor area. For purposes of calculating residential density, each accessory dwelling shall count as one-third of a dwelling unit. There shall not be more than one accessory dwelling located on a lot in addition to the principal single-family dwelling.~~ An internal, attached, or detached residential dwelling less than 850 square feet that provides complete independent living facilities, including but not limited to provisions for sleeping, eating, cooking, and sanitation for one or more persons. The accessory dwelling is located on a lot with an existing primary dwelling unit and is secondary and subordinate to that primary residential dwelling. Mobile homes, manufactured homes and recreational vehicles shall not be included within the definition of the term Accessory Dwelling Unit.

Amphitheater, outdoor – An outdoor space with tiers of seats for spectators at events.

Appliance sales and service – A retail establishment for the sale and service of appliances including portable devices or instruments used for domestic functions such as vacuum cleaners, kitchen appliances, radios, ovens/ranges, dishwashers, washers, driers, refrigerators, freezers, for example.

Banks and financial institutions are open to the public and engaged in deposit banking, and that performs closely related functions such as making loans, investments, and fiduciary activities with or without drive through windows and/or an attached or stand-alone banking kiosk (Automated Teller Machine (ATM)).

Bus shelters – A small, roofed structure, usually having three walls and located near a street. The structure is designed primarily for the protection and convenience of bus passengers who are waiting to board transit.

Caretaker Dwelling means an accessory dwelling on a non-residential property, secondary to the non-residential use of the property, occupied by the person who oversees the non-residential operation 24 hours a day, and their family.

Car and motor vehicle sales – Storage and display of operational automobiles, motorcycles, RV's, boats and trucks in the open or in an enclosed space for sale or trade.

Car/motor vehicle washes – A building or portion of a building used for the washing of automobiles, light trucks and vans, but not commercial fleet, buses and heavy trucks. Operating functions are performed mechanically, manually (self-service), and some may include partial manual detailing by the operator/owner of the vehicle. Vacuum stations may be included.

Commercial and retail businesses, indoor sales and service – An establishment or place of business primarily engaged in selling merchandise or providing a service to individuals located indoors.

Community garden – A private or public facility used for the cultivation of fruits, flowers, vegetables or ornamental plants by more than one person or family.

Contractor's office/shop – An establishment for the indoor repair, maintenance, or storage of contractor's vehicles, equipment or materials for use in the mechanical, plumbing, electrical, electronic repair, small engine, landscaping contracting industry, for example. A contractor's office/shop may include the business office.

Cremation facility – A business containing properly installed, certified apparatus intended for use in the act of cremation.

Farmer's Market – A temporary or occasional location for the outdoor retail sales of farm produce, art, fresh flowers, craft items, food and beverages from vehicles or temporary stands.

Fire station – A building used to store and maintain fire equipment and to house firefighters.

Family care, elderly day care center – A facility providing care for the elderly and/or functionally impaired adults in a protective setting for a portion of a 24-hour day. No overnight care is provided.

Fireworks sales – temporary – An establishment for the sale of fireworks on a temporary basis.

Kennel means a facility licensed to house dogs, cats or other household pets and/or where grooming, ~~breeding,~~ boarding or training ~~or selling~~ of animals is conducted as business. Outdoor runs may be allowed when screened from view of adjacent properties and where sound mitigation is established.

Live work buildings are used for both living and working. The particular building is officially designated to allow the occupant of the residential portion of the building to operate their business. An example is a professional or business office on the first floor and residential uses on the second floor.

Marina – A waterfront establishment where docking, moorings and dry storage is offered for boats and marine sporting equipment. Retail sales of supplies may be included.

Movie Theater: A structure that contains audience seating, on one or more screens and auditoriums, and a lobby with or without a refreshment station. If more than one auditorium/theater will be in one overall structure, they shall share a box office/ticket office, lobby areas, parking facilities, restrooms, concession areas, signs, and other service and maintenance facilities.

Museum – An institution devoted to the procurement, care, study, and display of objects of lasting interest or value.

Nursing facility means a facility, or a distinct part of a facility, which meets the state nursing home licensing standards, is maintained primarily for the care and treatment of inpatients under the direction of a physician, and meets the requirements in federal regulations for certification as a qualified provider of nursing facility services. "Nursing facility" includes private, nonprofit, or proprietary intermediate nursing facilities for the mentally ~~retarded~~ or developmentally disabled.

Places of ~~religious~~ *assembly (neighborhood scale)* means any structure or place wherein ~~religious~~ worship, ceremonies, rituals, and education are held in space less than 25,000 square feet in size. ~~for a congregation, and one that is not considered a community scale religious assembly~~.

Places of ~~religious~~ *assembly (community scale)* means any structure or building larger than 25,000 square feet in size wherein ~~religious~~ worship, ceremonies, rituals, and education are held.

Public utility means a common carrier supplying electricity, wire telephone service, natural gas, water, wastewater or storm water service or similar public services, but shall not include railroads or other forms of rail mass transit or depots or terminals supporting the same; or wireless telecommunication facilities. A public utility includes main lines, transmission lines and substations.

~~*Mini-storage warehouse* means a building or a group of buildings, not consisting of containers as defined herein, comprised of separate, individual self-storage units divided from the floor to ceiling by walls, each with an independent entrance from the exterior of the building and that are designed to be rented or leased on a short-term basis to the general public for private storage of personal goods, materials and equipment.~~

Research facilities – Research, development, testing, manufacturing, assembling, repair of goods and products. The facilities shall be free of dust, smoke, fumes, odors or unusual vibrations and noise. The waste shall meet the requirements of the appropriate health authority.

Roadside or temporary retail stand/tent – A temporary structure not permanently affixed to the ground and is readily removable in its entirety, which is used solely for the display or sale of farm products

produced on the premises upon which such roadside stand is located. There shall be no more than one roadside stand on any one property. A building permit is required as necessary.

Safe house for adults or children (up to 8 persons) – A facility providing temporary protective sanctuary for victims of crime or abuse, including emergency housing during crisis intervention for individuals, such as victims of a violent crime and abuse.

Sales of farm implements, heavy equipment, mobile/manufactured homes – An establishment for the sale of farm implements, heavy equipment or manufactured homes without repair facilities.

Schools, public and private (preschool – grade 12) – An institution for the teaching of children on a site that is operated as a school, and which contains all improvements required by local, state or federal regulations necessary for general academic instruction.

Schools, including colleges, vocational and technical training – An institution for the teaching of adults including colleges, professional schools, dance schools, business schools, trade schools, art schools, and similar facilities on a site that is operated as a school, and which contains all improvements required by local, state or federal regulations necessary for general academic instruction.

~~*Mini-storage warehouse*~~ *Storage facilities, enclosed* - A building or a group of buildings, not consisting of containers as defined herein, comprised of separate, individual self-storage units divided from the floor to ceiling by walls, each with an independent entrance from the exterior of the building and that are designed to be rented or leased on a short-term basis to the general public for private storage of personal goods, materials and equipment.
Storage facilities, outdoor – Property for use as storage for RV's, boats, trailers, etc. outdoors screened from adjacent properties. The facility shall be free of dust, smoke, fumes, odors or unusual vibrations and noise. There shall be no waste disposal on site.

Workshop and custom small industry means a facility wherein goods are produced or repaired by hand, using hand tools or small-scale equipment, including small engine repair, furniture making and restoring, upholstering, restoration of antiques and other art objects, or other similar uses, with or without sales occurring on site.

Item 1, Part 2: Tables 3.3, 3.5, 3.7 and 3.10 shall be deleted in their entirety and replaced with a new Table 3.3 which consolidates all tables into one master Land Use Table.

Table 3.3: Principal and conditional uses by zone district

	AG	TN	R1	R2	R3	R4	R5	C1	C2	M1	M2
■ Principal Use By Right											
□ Use by Special Review											
Residential land uses											
Accessory dwelling (incl. "carriage units") assoc. with a permitted use	■	■	■	■	■	■		■	□	□	□
Bed and breakfast establishments	■	□	□	□	□	□		■	■		
Boarding and rooming houses					□				■		
Child care home (up to 12 persons)	■	■	■	■	■	■		■			
Class A Recreational vehicles						□	■				
Family care, elderly day care homes	■	■	■	■	■	■		■			
Flex buildings (start as residential and shift to commercial over time)						□		□	■		
Group homes	■			■	■	■		■	■		
Long-term care facilities		■	■	■	■	■		■	■		
Manufactured/mobile home and park							■				
Multifamily dwellings (4 or more units)					■	■		■	□		
Multifamily dwellings (less than 4 units)				■	■	■		■	□		
Safe house for adults or children up to 8 persons				■	■						
Senior housing					■	■	■	■			
Single family detached dwellings	■	■	■	■	■	■	■	■	□		
Single room occupancy boarding house		□	□	□	□	□		■	■		
Two family (duplex) dwellings				■	■	■		■			
Zero lot line single or 2 family dwellings				■	■	■		■			
Mixed land uses											
Live/work units and buildings						■		■	■	□	
Mixed use buildings (residential, commercial, office, workshops, etc.)						■		■	■	□	□
Commercial, retail or service land uses											
Administrative, office and research facilities						■		■	■	■	■

Adult entertainment											☐
Agricultural uses: ranching, farming, grazing, etc.	■										
Appliance sales and service						☐		■	■	■	■
Automobile service and repair — minor						☐		☐	■	■	■
Automobile service and repair — major									☐	■	■
Banks and financial institutions						■		■	■	■	■
Bars/taverns/micro-breweries						■		■	■	■	■
Business offices (contractors, electronic repair, small engine, motorcycle)								☐	■	■	■
Car/motor vehicle washes									■	■	■
Child care center	☐	☐	☐	☐	☐	■		■	■	■	
Cremation facility										☐	☐
Commercial and retail businesses, indoor sales and service						■		■	■	■	■
Distillery including tasting room and retail sales						■		■	■	■	■
Entertainment facilities, comm. theaters, etc.						■		■	■		
Equipment (small) rental establishments without outdoor sales								☐	■	■	■
Equipment rental (heavy) establishments with outdoor sales										☐	■
Fireworks sales — temporary								■	■	■	
Gasoline/fueling station						☐		☐	■	■	■
Gas, oil and other hydrocarbon well drilling and production	■									☐	☐
Greenhouses, whether public or private	■					■		■	■	■	■
Grocery store of less than 25,000 sq. ft. of floor area						■		■	■	☐	☐
Grocery store of more than 25,000 sq. ft. of floor area						☐		☐	■	☐	☐
Home occupations	■	■	■	■	■	■	■	■			
Hospital		☐	☐	☐	☐	☐		■	■	■	☐
Hotel/motel (no room limit)						☐		☐	■	■	
Inn (up to 12 rooms)						■		■	■	■	
Kennel — small animal	■								■	■	☐
Laundromat and dry cleaning retail outlets						☐		■	■	■	
Marina	■					■			■		
Medical and dental offices and clinics		☐	☐	☐	☐	■		■	■	☐	☐
Allowed Marijuana Business										☐	☐

Mini-storage facilities — enclosed								☐	☐	☐	☐
Movie theater						■		■	■	■	
Office building						■		■	■	■	■
Parking lots and parking garages (as principal use)						☐		☐	■	■	■
Passenger terminal or park-n-ride						■		■	■	■	■
Personal and business service shops						■		■	■	■	■
Professional offices						■		■	■	■	■
Push cart (sidewalk vending)						■		■	■	■	
Recycling facilities (including biofuel) processing and sales										☐	☐
Restaurant not including drive through						■		■	■	■	■
Restaurant with drive-through						☐		☐	■	■	■
Retail sales — general						■		■	■	■	■
Retail sales building/center ≤ 50,000 gross s.f.						■		■	■	■	■
Retail sales building/center ≥ 50,000 gross s.f.						☐		☐	■	■	■
Retail and supply yard establishments with outdoor storage											☐
Roadside or temporary retail stand/tent	■					☐		■	■	■	■
Sales of farm implements, heavy equipment, Mobile/manufactured homes											■
Storage facilities, outdoor storage for RV's, boats, trailers, etc.										☐	☐
Truck depot									☐	■	■
Truck maintenance									☐	■	■
Vehicle sales including automobiles, motorcycles, RV's boats and trucks									■	■	■
Veterinary clinic for small animals with no outside kennels	■					■		■	■	■	■
Veterinary hospitals — large animals	■									☐	■
Public, quasi-public, other land uses											
Accessory buildings and uses incidental to the principal use	■	■	■	■	■	■	■	■	■	■	■
Alternative power generation facilities	☐		☐	☐	☐	☐	☐	☐	☐	☐	☐
Bus shelters	■	■	■	■	■	■	■	■	■	■	■
Cemetery	■	☐	☐	☐	☐						

~~Clubs and lodges~~						~~■~~		~~■~~	~~■~~	~~■~~	
~~Community garden~~	~~■~~	~~■~~	~~■~~	~~■~~	~~■~~	~~■~~	~~■~~	~~■~~	~~■~~		
~~Conference/convention center~~						~~■~~		~~□~~	~~■~~	~~■~~	
~~Farmer's market~~						~~□~~		~~■~~	~~■~~	~~■~~	~~□~~
~~Fire station~~	~~■~~	~~□~~	~~□~~	~~□~~	~~□~~	~~□~~		~~■~~	~~■~~	~~■~~	~~■~~
~~Municipal uses w/out equipment yards~~						~~□~~		~~■~~	~~■~~	~~■~~	~~■~~
~~Municipal uses with equipment yards~~										~~■~~	~~■~~
~~Museum~~	~~■~~	~~■~~	~~■~~	~~■~~	~~■~~	~~■~~		~~■~~	~~■~~	~~■~~	
~~Parks and open space~~	~~■~~	~~■~~	~~■~~	~~■~~	~~■~~	~~■~~	~~■~~	~~■~~	~~■~~	~~■~~	~~■~~
~~Parks and playgrounds — neighborhood~~		~~■~~	~~■~~	~~■~~	~~■~~	~~■~~	~~■~~	~~■~~	~~■~~		
~~Outdoor amphitheater~~	~~■~~					~~■~~		~~■~~	~~■~~	~~■~~	
~~Public or other non-profit recreational uses~~	~~■~~	~~■~~	~~■~~	~~■~~	~~■~~	~~■~~	~~■~~	~~■~~	~~■~~	~~■~~	~~■~~
~~Public utility main lines and substations~~	~~■~~	~~■~~	~~■~~	~~■~~	~~■~~	~~■~~	~~■~~	~~■~~	~~■~~	~~■~~	~~■~~
~~Religious assembly (neighborhood scale)~~	~~■~~	~~■~~	~~■~~	~~■~~	~~■~~	~~■~~	~~■~~	~~■~~	~~■~~	~~■~~	~~■~~
~~Religious assembly (community scale)~~								~~■~~	~~■~~	~~■~~	~~■~~
~~Rest stop~~	~~■~~					~~■~~		~~■~~	~~■~~		
~~Schools, public and private (preschool — grade 12)~~	~~■~~	~~■~~	~~■~~	~~■~~	~~■~~	~~■~~		~~■~~	~~■~~	~~■~~	
~~Schools, including colleges, vocational and technical training~~								~~□~~	~~■~~	~~■~~	~~■~~
~~Wireless telecommunications facility~~	~~■~~					~~□~~		~~□~~	~~■~~	~~■~~	~~■~~
~~Industrial land uses~~											
~~Heavy industrial facility~~											~~■~~
~~Laboratory and/or research facility~~						~~□~~			~~□~~	~~■~~	~~■~~
~~Light industrial facility~~						~~□~~			~~■~~	~~■~~	~~■~~
~~Manufacturing plants incl. assembly, sales and service of commodities~~										~~■~~	~~■~~
~~Warehouse, distribution and wholesale uses~~									~~□~~	~~■~~	~~■~~
~~Workshops and custom small industry including art studio with/without sales~~	~~□~~					~~■~~		~~■~~	~~■~~	~~■~~	~~■~~
~~■ Principal Use By Right~~											
~~□ Conditional Use~~											

Table 3.5 Conservation District Uses

	Conservation Subdivision
■ Principal Use By Right ⊟ Conditional Use	
Residential land uses	
Accessory dwelling (incl. "carriage units") assoc. with a permitted use	■
Child care home (up to 6 persons)	■
Child care home, large	⊟
Family care, elderly day care homes	⊟
Safe house for adults or children up to 8 persons	⊟
Single Family Detached Dwelling	■
Commercial land uses	
Agricultural uses (farming, grazing, etc.)	■
Greenhouses	■
Home Occupations	■

Table 3.7 Suburban Uses

	Suburban House	Duplex/ Paired Home	Townhomes	Suburban Commercial
■ Principal Use By Right ⊟ Conditional Use				
Residential land uses				
Accessory dwelling (incl. "carriage units") assoc. with a permitted use	■	⊟	⊟	
Bed and breakfast establishments	⊟	⊟	⊟	
Child care home (up to 6 persons)	■	■	■	
Child care home, large	■	⊟	⊟	
Class A Recreational vehicles				
Family care, elderly day care homes	■			
Group Homes	⊟			
Safe house for adults or children up to 8 persons	⊟			
Commercial land uses				
Administrative, office and research facilities				■
Agricultural uses: ranching, farming, grazing, etc.	■	■	■	■
Appliance sales and service				■
Automobile service and repair — minor				■
Automobile service and repair — major				⊟
Banks and financial institutions				■
Bars/taverns/micro-breweries				■
Business offices (contractors, electronic repair, small engine, motorcycle)				■
Car/motor vehicle washes				■
Child care center	⊟			■
Commercial and retail businesses, indoor sales and service				■
Distillery including tasting room and retail sales				■
Entertainment facilities, comm. theaters, etc.				■
Equipment (small) rental establishments without outdoor sales				■
Equipment rental (heavy) establishments with outdoor sales				⊟

Fireworks sales — temporary				■
Gasoline/fueling station				■
Greenhouses, whether public or private	■			■
Grocery store of less than 25,000 sq. ft. of floor area				■
Grocery store of more than 25,000 sq. ft. of floor area				■
Home occupations	■			
Hospital				■
Hotel/motel (no room limit)				■
Inn (up to 12 rooms)				■
Laundromat and dry cleaning retail outlets				□
Marina				□
Medical and dental offices and clinics				■
Medical marijuana center				□
Medical marijuana infused product manufacturing				□
Medical marijuana optional premises cultivation operation				□
Mixed Use Building				■
Movie theater				■
Office building				■
Parking lots and parking garages (as principal use)				■
Passenger terminal or park-n-ride				■
Personal and business service shops				■
Professional offices				■
Restaurant not including drive through				■
Restaurant with drive-through				■
Retail sales — general				■
Retail sales building/center ≤ 50,000 gross s.f.				■
Retail sales building/center ≥ 50,000 gross s.f.				■
Retail and supply yard establishments with outdoor storage				□
Roadside or temporary retail stand/tent				□
Truck depot				□
Truck maintenance				□
Vehicle sales including automobiles, motorcycles, RV's boats and trucks				□
Veterinary clinic for small animals with no outside kennels				■
Veterinary hospitals — large animals				□

Table 3.10 Urban Residential/Commercial Uses

	Urban House	Duplex/ Paired Home	Townhouse	Garden House	Apartment/ Condo	Urban Commercial
■ Principal Use By Right ⊟ Conditional Use						
Residential land uses						
Accessory dwelling (incl. "carriage units") assoc. with a permitted use	■	⊟				
Bed and breakfast establishments	⊟	⊟	⊟	⊟		
Child care home (up to 6 persons)	■	■	■	■	■	
Child care home, large	■	⊟	⊟	⊟		
Class A Recreational vehicles						
Family care, elderly day care homes	■					
Group Homes	⊟					
Safe house for adults or children up to 8 persons	⊟					
Commercial land uses						
Retail General						■
Restaurant without drive thru						■
Office-general and professional services						■
Bar or Microbrewery						■
Mixed Use Building						■
Home Occupation	■	■	■	■		■
Religious Assembly	■					■
Hotel/Inn						■
Workshop/Studio						■
Medical Office						■
Sidewalk/ Mobile Vending						■

Table 3.3: Land Use Table

Land uses contemplated in the Town's Zone Districts are found in the table below. Those uses listed on the table with a "P" require approval of a Site Plan Permit; with a "S"require approval of a Use by Special Review permit; and with a "B" require approval of a Building Permit following land use approval, as may be required. Those Land uses not specifically listed on the Table shall be presumed to be prohibited. A change in land use may necessitate a land use permit as listed below.

Land Use	Zone District														
Residential Land Uses	AG	CD	SR	SC	UR	UC	R1	R2	R3	R4	R5	C1	C2	M1	M2
Dwelling, single-family detached ~~Single-family detached dwelling~~	B	B	B		B		B	B	B	B S	B S	B	S		
Dwelling, Urban House, Single-family detached					B										
Dwelling, Suburban House, Single-family detached				B											
Dwelling, two family; and Dwelling, single-family attached; Duplex/Paried Home				B	B		B S	B ~~P~~	B ~~P~~	B ~~P~~		B ~~P~~			
Dwelling, Garden House, Single-family detached or attached				B	B										
Dwelling, Townhome, Multi-family dwelling (3~~-4~~ or more units)				P	P			~~P~~S	P	P		P	S		
~~Multi-family dwelling (4 or more units)~~									~~P~~	~~P~~		~~P~~	~~S~~		
~~Multi-family dwellings (fewer than 4 units)~~								~~P~~	~~P~~	~~P~~		~~P~~	~~S~~		
Dwelling, Apartment/Condo, Multi-family dwelling (4 or more units)				P	P			S	~~S~~ P	~~S~~ P		~~S~~ P	S		
Manufactured/mobile home and park											P				
Zero lot line single or two-family dwellings								P	P	P		P			
Accessory dwelling unit ~~(including carriage units)~~ associated with a permitted use, See Section 30-1-116.A.2	~~P~~B	~~P~~B	B, Dwelling, single family detached		B, Dwelling, single family detached; ~~S with a duplex or townhome~~		~~P~~B	~~P~~B, Primary dwelling needs to be single-family	~~P~~	~~P~~		~~P~~	~~S~~	~~S~~	~~S~~

Mixed Land Uses	AG	CD	SR	SC	UR	UC	R1	R2	R3	R4	R5	C1	C2	M1	M2
Bed and breakfast establishments	P		S		S; prohibited in Apartment/ Condo		S	S	S	S		P	P		
Boarding and rooming houses								S	S	S		S	P		
Single-room occupancy boarding house							S	S	S	S		P	P		
Caretaker dwelling												S	S		
Child care home (up to 12 persons)	B	B	B		B		B	B	B	B		~~P~~			
~~Class A Recreational vehicles~~										~~S~~	~~P~~				
Family care, elderly day care homes	P	S	P, Dwelling, single family detached		P, Dwelling, single family detached		P	P	P	P		P			
~~Flex buildings (start as residential and shift to commercial over time)~~										~~S~~		~~S~~	~~P~~		
Group homes	P		S, Dwelling, single family detached		S, Dwelling, single family detached			P	P	P		P	P		
Live-work units and buildings					P	P				P		P	P	S	S
Long-term care facilities							P	P	P	P		P	P		
Mixed use buildings (residential, commercial, office, workshops, etc.)				P		P				P		P	P	S	S
Safe house for adults or children (up to 8 persons)		S	S, Dwelling, single family detached		S, Dwelling, single family detached			P	P						
Senior housing			S		S			S	P	P	~~P~~S	P	S		
Nursing facility			S		S			S	P	P	S	P	S		

Commercial, retail or service land uses	AG	CD	SR	SC	UR	UC	R1	R2	R3	R4	R5	C1	C2	M1	M2
~~Suburban Commercial~~				~~P~~											
~~Urban Commercial~~						P									
~~Administrative, office and research facilities~~				~~P~~						~~P~~		~~P~~	~~P~~	~~P~~	~~P~~
Adult entertainment															S
Agricultural activity ~~uses: ranching, farming, grazing, etc.~~	P	P		P											
Appliance sales and service				P						S		P	P	P	P
Automotive~~bile~~ service and repair - minor				~~P~~ S						S		S	P	P	P
Automotive~~bile~~ service and repair - major				~~P~~ S									S	P	P
Banks and financial institutions with our without drive through and/or ATM kiosks				P		P				P		P	P	P	P
Bars/taverns/micro-breweries				P		P				P		P	P	P	P
Business / Professional offices (professional offices for attorneys, realtors, service contractors, administrative services, and similar service providers)				P		P				P		P	P	P	P
Car/motor vehicle washes				P									P	P	P
Child care center	S			P			S	S	S	P		P	P	P	
Cremation facility														S	S
Commercial and retail businesses, indoor sales and service				P		P				P		P	P	P	P
Contractor's office/shop ~~(electronic repair, small engine, motorcycle)~~				~~P~~ S						P		P	P	P	P
Distillery including tasting room and retail sales				P						P		P	P	P	P
Entertainment facilities, commercial theatres, etc.				P						P		P	P		
Equipment rental (small) establishments without outdoor				~~P~~								S	P	P	P
Equipment rental (heavy) establishments with outdoor sales				~~S~~										S	P
Fireworks sales - temporary				P								P	P	P	
Gasoline~~/fueling~~ station				P		S				S		S	P	P	P
Gas, oil and other hydrocarbon well drilling and production, See Section 11	~~P~~ S			~~P~~										S	S
Plant nursery and Greenhouses, public or private	P	P		P						P		P	P	P	P
Grocery store less than 25,000 square feet of floor area				P		P				P		P	P	S	S
Grocery store greater than 25,000 square feet of floor area				P		P				S		S	P	S	S
Home Occupations, See Section 30-3-112, "P" in this line item represents a Home Occupaion Permit is needed	P	P	P		P		P	P	P	P	P	P			
Hospital				P		P	S	S	S	S		P	P	P	S
Hotel/motel (no room limit)				P		P				S		S	P	P	
Inn (up to 12 rooms)				P		P				P		P	P	P	
Kennel - small animal	P			P		P				P		P	P	~~P~~S	S
Laundry~~omat~~ and dry cleaning retail outlets				S						S		P	P	P	

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Marina	P			S						P			P		
Medical and dental offices/clinics				P		P	S	S	S	P		P	P	S	S
Allowed Marijuana Business, See Section 30-3-113														S	S
Mixed Use Building (Building with a variety of uses including Commercial and Residential)				P		P									
Movie theater				P						P		P	P	P	
~~Office building~~						~~P~~				~~P~~		~~P~~	~~P~~	~~P~~	~~P~~
Parking lots and parking garages (as principal use)				P						S		S	P	P	P
Passenger terminal or park-n-ride				P						P		P	P	P	P
Personal and business service shops				P						P		P	P	P	P
~~Professional offices~~						~~P~~				~~P~~		~~P~~	~~P~~	~~P~~	~~P~~
Push cart (sidewalk /mobile vending)						P				P		P	P	P	
Recycling facilities (including biofuel) processing and sales														S	S
~~Administrative, office and r~~Research facilities				P						P		P	P	P	P
Restaurant not including drive-through				P		P				P		P	P	P	P
Restaurant with drive-through				P		S				S		S	P	P	P
~~Retail sales - general~~				~~P~~		~~P~~				~~P~~		~~P~~	~~P~~	~~P~~	~~P~~
Retail sales building/center <=50,000 gross square feet				P		P				P		P	P	P	P
Retail sales building/center >= 50,000 gross square feet				P		P				S		S	P	P	P
Retail and supply yard establishmets with outdoor storage				S											S
Roadside or temporary retail stand/tent	P			S						S		P	P	P	P
Sales of farm implements, heavy equipment, Mobile/manufactured homes															P
Short-term Rental (max. 10 guests), See Section 30-3-113			P	P	P	P	P	P	P	P		P			
Storage facilities, outdoor storage for RV's, boats, trailers, etc.														S	S
~~Mini-s~~Storage facilities - enclosed												~~S~~	~~S~~	S	S
Truck depot				S									S	P	P
~~Truck maintenance~~				~~S~~									~~S~~	~~P~~	~~P~~
Vehicle sales including automobiles, motorcycles, RV's, boats and trucks				S									P	P	P
Veterinary facilities, ~~clinic for~~ small animal clinic ~~s~~ with no outside kennels	P			P		P				P		P	P	P	P
Veterinary facilities, small animal clinic with outside kennels	P			S		S				S		S	S	S	S
Veterinary hospitals - small animals	P			P		P				P		P	P	P	P
Veterinary hospitals - large animals	P			S								S	S	S	~~P~~ S

Public, quasi-public, other land uses	AG	CD	SR	SC	UR	UC	R1	R2	R3	R4	R5	C1	C2	M1	M2
Accessory buildings and uses ~~incidental to the principal use~~	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Alternative power generation facilities	S						S	S	S	S	S	S	S	S	S
Bus shelters	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Cemetery	P						S	S	S						
Clubs and lodges										P		P	P	P	
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P		
Conference / convention center, see Places of Assembly										~~P~~		~~S~~	~~P~~	~~P~~	
Farmer's market				P		P				S		P	P	P	~~S~~ P
Fire station	P			P		P	S	S	S	S		P	P	P	P
Municipal uses without equipment yards										S		P	P	P	P
Municipal uses with equipment yards														P	P
Museum	P			P		P	P	P	P	P		P	P	P	
Parks and open space	P		P	P	P	P	P	P	P	P	P	P	P	P	P
Parks and playgrounds - neighborhood			P	P	P	P	P	P	P	P	P	P	P		
~~Outdoor~~ a Amphitheater, outdoor	P		S	S	S	S				~~P~~		~~P~~S	~~P~~S	~~P~~S	
Public or other non-profit recreational uses	P		P	P	P	P	P	P	P	P	P	P	P	P	P
Public utility ~~main lines and substations~~	P		P	P	P	P	P	P	P	P	P	P	P	P	P
Places of ~~Religious~~ assembly (neighborhood scale)	P				P	P	P	P	P	P	P	P	P	P	P
Places of ~~Religious~~ assembly (community scale)					P	P						P	P	P	P
Rest stop	P									P		P	P		
Schools, public and private (preschool - grade 12)	P			P		P	P	P	P	P		P	P	P	
Schools, including colleges, vocational and technical training				P		P						S	P	P	P
Wireless telecommunications facility, see Section 30-3-111	P		S	P	S	P				S		S	P	P	P
Industrial land uses	**AG**	**CD**	**SR**	**SC**	**UR**	**UC**	**R1**	**R2**	**R3**	**R4**	**R5**	**C1**	**C2**	**M1**	**M2**
Laboratory and/or research facility										S			S	P	P
~~Light i~~Industrial facility, light										S			P	P	P
~~Heavy i~~Industrial facility, heavy															P
Manufacturing plants including~~.~~ assembly, sales and service of commodities														P	P
Warehouse and~~,~~ distrubition ~~and wholesale uses~~													S	P	P
Workshops and custom small industry ~~including art studio with/without sales~~	S		S			P				P		P	P	P	P

Item 2: *Reference to the consolidated Land Use Table, Table 3.3 can now be referenced in the Use by Special Review and Site Plan purpose statements and in the zoning district introduction statement.*

30-3-106 Use by Special Review

30-3-106.A Purpose. In order to provide flexibility and to help diversity uses within a zoning district, specified uses are permitted in certain districts subject to granting of a Use by Special Review permit. Refer to Table 3.3 for uses that may be contemplated through the Use by Special Review permit process. Because of their unusual or special characteristics, the proposed use requires review and evaluation so that they may be located properly with respect to their effects on surrounding properties. The review process prescribed in this Section is intended to assure compatibility and harmonious development between adjacent land uses, surrounding properties, the vision of the Comprehensive Plan for the property and surrounding area, applicable overlay districts, and the Town at large. The Use by Special Review permits may be permitted, denied or permitted subject to conditions of approval and limitations as the town may prescribe to ensure that the location and operation of the uses proposed in the permit application will be in accordance with the Use by Special Review criteria. The scope and elements of any Use by Special Review may be limited or qualified by the conditions applicable to the specific property. Where conditions cannot be devised to achieve these objectives, applications for a Use by Special Review Permit shall be denied.

30-6-112.A - Site plan purpose

Site Plan Purpose. The site plan is a prerequisite to a building permit for all multi-family (excluding duplexes), commercial, and industrial developments. The site plan shows how the lot will be developed so that the Town can ensure that the site design will be in compliance with all Town regulations and this Code. Refer to Table 3.3 for uses that may be contemplated through the Site Plan permit process.

30-3-104 Principal and conditional uses permitted by zoning district

A. *General application of uses*. Uses contemplated in the Town's Zone Districts can be found in Table 3.3. Those uses listed on the table with a "P" require approval of a Site Plan Permit; with a "S" require approval of a Use by Special Review Permit; and with a "B" require approval of a Building Permit following land use approval, as may be required. Those land uses not specifically listed on the Table shall be presumed to be prohibited. A change in land use may necessitate a land use permit as found in Table 3.3. ~~Uses designated as "principal uses" are allowed in a zone district as a matter of right. Uses classified as a Use by Special Review are permitted upon approval of a conditional use permit per this Code. Unless a use is designated as a "principal use" or "Use by Special Review" or is classified as a legal "non-conforming" structure or use, it is not permitted.~~

~~Land uses not otherwise identified in this Code may be proposed. In order to allow such uses, the new or unlisted land use must be determined to be "similar" to either a principal or Use by Special Review listed within that zone district. "Similar" shall mean that the use can be reasonably interpreted to fit into a similar use category as identified in this Code. Town Administration will make a written determination regarding any request for a land use not listed in this Code. If a determination is made that the proposed use is similar to either a listed principal or Use by Special Review , it will be processed as a Use by Special Review conditional use under the provisions of this Code.~~

Item 3: *The Traditional Neighborhood District was developed without zoning properties to this District. The new Districts of Suburban and Commercial reflect the intent of the Traditional Neighborhood District and are an outcome of the 2021 Comprehensive Plan update. There are properties that have changed zones to these new Districts vs. requesting Traditional Neighborhood zoning.*

SECTION 3 ZONING[1]

30-3-103 Zoning districts and boundaries

A. *Zoning Districts*. In order to carry out the provisions of this Code, the Town is divided into the following zoning districts:

1. URC – Urban Residential/Commercial District
2. SRC – Suburban Residential/Commercial District
3. CD – Conservation District
4. AG — Agricultural District
5. ~~TN — Traditional Neighborhood District~~
6. R1 — Single Family District
7. R2 — Limited Multi-Family District
8. R3 — Multi-Family District
9. R4 — Mixed Use District
10. R5 — Manufactured/Mobile Home District
11. C1 — Neighborhood Commercial District
12. C2 — General Commercial District
13. M1 — Light Industrial District
14. M2 — Industrial District
15. T — Transitional District
16. PUD — Planned Unit Development Overlay District

30-3-104 Principal and conditional uses permitted by zoning district

~~F. *TN Traditional Neighborhood District.*~~

~~*Intent*. The TN District provides for the development of low to moderate density single family residential dwellings with alleys. New residential development in this District shall feature garages that are accessed from a 20-foot wide alley.~~

~~1. *Principal or Conditional uses*. Principal or conditional uses for the TN District are found on Table 3.1.~~

~~2. *Area and bulk requirements*. See Table Figure 3.2.~~

~~3. *Maximum density*. Accessory dwelling units in the TN District count as .33 units towards the overall project density.~~

~~4.~~1. ~~*Tree lawn requirement*. Developments within the TN District must include a seven-foot wide tree lawn along all streets.~~

30-3-104 - Principal and conditional uses permitted by zoning district, Table 3.1

Dimensions ✪	R-1	R-2	R-3	R-4	R-5 ✯✯	~~Traditional Neighborhood~~	AG
Maximum Density Per Gross Acre	8 Dwelling units	16 dwelling units	20 dwelling units	24 dwelling units	12 dwelling units	~~24 dwelling units~~	1 dwelling unit (unless on septic)
Maximum building height	40	40	40	50③	16	~~50③~~	40
Minimum lot width ① :	30	20②	16②	16②		~~16②~~	150
Minimum setback:							
Front yard Front loaded (with garage)	20*	20*	20*	20*	25 (entire park)	~~N/A~~	25
Front Yard Rear loaded (rear, or no garage)	15	10	10	10⑦	25 (entire park)	~~0⑦~~	25
Rear yard With front loaded garage	20⑧ ⑩	10⑧	10⑧	10⑦⑧	15 (entire park)	~~10⑦⑧~~	25
Rear yard With rear loaded garage	5-8⑧⑨	5-8⑧⑨	5-8⑧⑨	5-8⑧⑨	15 (entire park)	~~5-8⑧⑨~~	25
Side: MF: 3 Storeys	5⑧	5④⑧	5④⑧ 10	5④⑤⑧ 10	15 (entire park)	~~3④⑤⑧~~	15
Corner Side	10	10	10	10	15 (entire Park)	~~10~~	15
Minimum lot area:	3,500	2,000	1,400	1,200	3,000	~~1,200~~	1 acre

Table 3.1, Footnote 4:
On building lots in R-2, R-3 and R-4, ~~and Traditional Neighborhood,~~ dwelling units may be located on the lot at zero feet from one side lot line, if there is a maintenance agreement agreed to by the owner of the lot adjacent to that zero-lot line. Off-setting setbacks, setbacks of 0 ft. and 10 ft. are allowed in each district.

D. *Height Transition*: Any portion of a building located within the R-4 Mixed Use District~~, and the Traditional Neighborhood district~~, and within 75 feet of the Mixed Use Boundary, shall have a maximum height no greater than the maximum height allowed in the adjacent zoning district. Where a street separates the zoning districts, the measurement shall be from the street right-of-way line opposite the R-4 and TN District.

30-2-117 - Commercial and industrial standards

A. *Intent*. The Town has distinctly different downtown, commercial and industrial types of development contemplated within the community.

B. *General provisions for commercial and industrial proposals*.

1. *Connections*. Commercial developments must be linked with surrounding areas by extending Town streets, sidewalks, and/or paths directly into and through the development, thereby providing convenient, direct pedestrian, bicycle and vehicle access to and from all sides of the development.
2. *Accessibility*. Developments must be accessible to pedestrians and bicyclists as well as motorists and the emphasis must not be placed solely on parking and drive-thru functions. Site plans shall equally emphasize the following:
    a. pedestrian access to the site and buildings;
    b. gathering areas for people; and
    c. auto access and parking lots.
3. *Walkways*. Walkways must be located and aligned to directly and continuously connect areas or points of pedestrian origin and destination, and not be located and aligned solely based on the outline of a parking lot configuration that does not provide such direct pedestrian access.
4. *On-street parking*. Streets and other elements of the site plan shall be designed so that on-street parking is a functional part of the development (except along arterial streets, or within the exempt Downtown parking areas as defined in Section 30-2-106).
5. *Building orientation*. Buildings in the C1 and~~,~~ R-4 ~~and Traditional Neighborhood~~ Zone District shall be at the front property/built-to line as required in Section 30-2-117 C).; buildings within the R-4 Mixed-Use district ~~and Traditional Neighborhood District~~ are strongly encouraged to place the building and facades at the front property line, to form a continuous street façade. Building setbacks from local and collector streets should be minimized in order to establish a visually continuous, pedestrian-oriented street frontage.

Item 4: *The 2021 Comprehensive Plan update provided an action plan to guide staff in implementing the vision of the comprehensive plan into the land use code. The Comprehensive Plan is the vision document which guides development. The land use code represents regulatory framework for development. In order to achieve the vision of the Comprehensive Plan, updates to the land use code are required. Several updates were presented in 2023 and the following are some of the last items to be brought into the land use code and are listed below followed by the proposed amendments.*

- *Update the land use code to protect views of lake shorelines and other key viewsheds*
- *Update the land use code to support (and define) the transect-based planning approach*
- *Update the land use code to support affordable housing. Note that the More Housing Now grant received from DOLA will address many housing items raised in the 2021 Comprehensive Plan update, provisions regarding Accessory Dwelling Units have been proposed with this amendment proposal.*

Update the land use code to protect views of lake shorelines and other key viewsheds

Section 30-3-104, Table 3.1 Revision:

Dimensions ✪	R-1	R-2	R-3	R-4	R-5 ☆☆	Traditional Neighborhood	AG
Maximum building height	~~40~~ 35	~~40~~ 35	40	50③	16	50③	40

30-2-109 Parks, trails and open space

C. *General provisions.*

2. *Buffering.* ~~Appropriate buffering~~ Buffering and setbacks shall be used between ~~environmental resources~~environmentally sensitive areas (including but not limited to shorelines, wetlands, river and riparian corridors) and proposed development to ensure that the proposed development does not degrade the existing habitat. Developers shall provide an open space buffer zone of at least 150 feet around all natural areas, natural preserved open lands, and/or environmentally sensitive open lands, as defined in the definitions section of this Chapter, unless otherwise authorized by the Town.

30-2-114 Commercial and Industrial buffering and screening techniques

B. *General provisions*.

3. Buffering of up to 100 feet of non-buildable area may be required between any development and adjacent ~~natural or environmentally sensitive areas~~ or different uses. A minimum of 150 feet of non-buildable area may be required between any development and adjacent natural or environmentally sensitive areas. The actual amount of any buffer area will be determined on a site-specific basis by the Community Development Director or the Town Administrator ~~case by case basis~~.

30-2-119 Environmental considerations

B. *General provisions*.

1. *Protection of wildlife and natural areas*. Development shall be designed to ensure that disturbances which occur to any Natural Area as a result of development shall be minimized through the use of natural buffer zones. If any development materially disturbs a Natural Area, the development project shall mitigate such lost natural resource either on — or off-site and any such mitigation shall be roughly proportional to the loss suffered as a result of the disturbance. The Town shall encumber Natural Areas accepted by the Town with conservation easements.

a. *Natural Areas ~~are defined to~~ include*: floodplains and floodways, natural drainage and water ways, lakes and water bodies, significant native trees and vegetation, wildlife travel corridors and habitats, special habitat features such as raptor nest sites, key nesting, breeding or feeding areas for birds; fox and coyote dens, remnant native habitat, cottonwood galleries, and any wetland greater than one-quarter acre in size ~~as identified on the 1975 National Wetland Inventory~~.

b. ~~The natural area~~A buffer zone shall be ~~used~~ required between natural areas including but not limited to shorelines, wetlands, river and riparian corridors, and proposed development to ensure that the proposed development does not degrade the natural area. The size of the buffer zone shall be a minimum of 150 feet, ~~or~~ as determined by the Town which may choose to consult with other agencies or individuals. The Town may decrease this buffer when strict application of this subsection can be proven to impose an exceptional hardship upon the property owner and appropriate mitigation measures approved by the Town are taken.

d. *Ecological characterization*. If the Town determines that the site likely includes areas with wildlife, plant life, and/or other natural characteristics in need of protection, the Town may require the developer to provide a report prepared by a professional qualified in the areas of ecology, wildlife biology, or other relevant discipline. The ecological characterization report should be included with the open space plan and describe the following:

i. The wildlife use of the natural area showing the species of the wildlife using the area, the times or seasons the areas is used by those species and the "value" (meaning feeding, watering, cover, nesting, roosting, perching) that the area provides for such wildlife species;

ii. The boundary of wetlands in the area and a description of the ecological functions and characteristics provided by those wetlands;

iii. Any prominent mountain or lake views from or across the site;

iv. The pattern, species, and location of any significant native trees and other native site vegetation;

v. The bank, shoreline and high water mark of any perennial stream or body of water on the site;

vi. The boundary of any floodplain and floodway and a description of the ecological and flood control functions and characteristics provided by these designations.

vii. Wildlife travel corridors, and

viii. The general ecological functions provided by the site and its features.

Update the land use code to support (and define) the transect-based planning approach

30-1-105 Purpose

A. The purpose of this Code is to create a vital, cohesive, well-designed community in order to enhance the Town's character and further the citizens' vision, goals and objectives as identified in the Town of Berthoud Comprehensive Plan (Comprehensive Plan). This Code is designed to:

1. Encourage the most appropriate uses of land in the Town;
2. Encourage innovative, quality site design, architecture and landscaping;
3. Encourage new development to relate to the Town's historic development pattern;
4. Incorporate transect development place types and character districts for guiding Berthoud's physical development. (Transect development is a multi-tiered approach to plan for the community at various scales, starting from the Town-wide macro scale down to the block level micro scale).

~~4~~5. Promote compact, well-defined, sustainable neighborhoods that enhance the Town's character;

~~5~~6. Create livable neighborhoods that foster a sense of community and reduce dependency on private vehicles;

~~6~~7. Encourage the proper arrangement of streets in relation to existing and planned streets and ensure that streets facilitate safe, efficient and pleasant walking, biking and driving;

~~7~~8. Protect agricultural lands, sensitive natural and historic areas and the Town of Berthoud's environmental quality;

~~8~~9. Integrate a high quality natural environment into the developed portions of the community;

~~9~~10. Facilitate adequate and efficient provision of transportation, water, waste water treatment, schools, parks and other public requirements;

~~10~~11. Provide protection from geologic, flood and fire hazards and other dangers; and

~~11~~12. Promote the health, safety, morals and general welfare of Town of Berthoud and its residents.

Update the land use code regarding Accessory Dwelling Units

30-2-116 Residential design standards

D. 2. G.

1. Accessibility:

- 50 percent or more of homes are built with a ground-floor master bedroom and full bath.
- 10 percent of homes in the block diversity plan have built in accessory ~~living quarters/mother-in-law suite~~ dwelling unit, with separate entry and garage.

AFFIDAVIT OF PUBLICATION

BWS
BERTHOUD WEEKLY SURVEYOR
"Covering all the angles in the Garden Spot"

State of Colorado
County of Larimer

I, the undersigned agent, do solemnly swear that the BERTHOUD WEEKLY SURVEYOR is a weekly newspaper printed, in whole or in part, and published in the Town of Berthoud, County of Larimer, State of Colorado, and which has general circulation therein and in parts of Larimer and Weld Counties; that said newspaper has been continuously and uninterruptedly published for a period of more than twelve months prior to the first publication of the annexed legal notice of advertisement, that said newspaper has been admitted to the United States mails as second-class matter
under the provision of the Act of March 3, 1879, or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado; that a copy of each number of said newspaper, in which said notice of adv 1-6ertisement was published, and was transmitted by mail or carrier to each of the subscribers of said newspaper, according to the accustomed mode of business in this office.

That the annexed legal notice or advertisement was published in the regular and entire edition of said weekly newspaper once each week on the same day of each week for the period of 1 consecutive insertions; and that the first publication of said notice was in the issue of said newspaper dated May 16, 2024, and that the last publication of said notice was in the issue of said newspaper dated May 16, 2024.

Public notice, amendments– Town of Berthoud

Rebecca J. Hemmann
Agent/Publisher

State of Colorado, County of Larimer
Subscriber and sworn to before me on 5.31, 2024

Sharon Marie Olson
Notary Public

SHARON MARIE OLSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184024244
MY COMMISSION EXPIRES JUNE 13, 2026

TOWN OF BERTHOUD, COLORADO
NOTICE OF PUBLIC HEARING
Amendments to the Berthoud Development Code

PUBLIC NOTICE IS HEREBY GIVEN of public hearings before the Berthoud Planning Commission on Thursday, June 13, 2024 at 6:00 p.m. and before the Town Board on Tuesday, June 25, 2024 and Tuesday, July 23, 2024 at 6:30 p.m. to consider amendments to Chapter 30 of the Municipal Code, specifically amending Section 3 regarding land uses, permits and zoning classifications; Section 1 by amending definitions; Section 2 regarding the protection of viewsheds. The public hearings will be held at Town Hall, 807 Mountain Avenue Berthoud 80513.

Given and Posted on this 16th day of May, 2024.

Publish: May 16, 2024
Berthoud Weekly Surveyor