

TOWN OF JOHNSTOWN, COLORADO
RESOLUTION NO. 2026-42

**RESOLUTION APPROVING THE PURCHASE AND SALE AGREEMENT BY
AND BETWEEN THE TOWN OF JOHNSTOWN AND QUALITY LIQUID
FEEDS, INC. FOR THE PURCHASE OF THREE PARCELS OF REAL
PROPERTY LOCATED NEAR OR ADJACENT TO CHARLOTTE STREET,
JOHNSTOWN, CO 80534, CONSISTING OF APPROXIMATELY 1.183 ACRES**

WHEREAS, the Town of Johnstown, Colorado (the “Town”) is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town’s Home Rule Charter; and

WHEREAS, the Town Council is vested with authority to administer the affairs of the Town; and

WHEREAS, Quality Liquid Feeds, Inc., a Wisconsin corporation (“Owner”), is the owner of the following three parcels of real property located in the Town of Johnstown, County of Weld, State of Colorado, collectively referred to herein as the “Property:”

(1) PT SW4 4-4-67 BEG SE COR LOT 1 BLK2 TOWN OF JOHNSTOWN TH N89D0'E 69.50' S0D59'E 25' N88D52'E 288.78' TO TPOB TH N88D52'E 134.60' N38D45'W 19.75' TH ALG CURVE TO R 41.89' (R=408.50 CHORD=N35D49'W 41.87') N32D52'W 187.74' TH ALG CURVE TO L 65.07' (R=991.50' CHORD= N34D45'W 65.06') N36D38'W 104.37' TH ALG CURVE TO R 54.25' (R=808.50' CHORD=N34D43'W 54.24') N32D47'W 69.21' S01D05'E 311.02' N88D52'E 163.37' S01D05'E 132.89' TO TPOB EXC THAT PT LYING NLY OF N LN OF GREAT WESTERN ADD EXTENDED EASTERLY, consisting of approximately 0.250 acres (Parcel No. 1105904300032);

(2) PT SW4 4-4-67 BEG SE COR LOT 1 BLK2 TOWN OF JOHNSTOWN TH N89D0'E 69.50' S0D59'E 25' N88D52'E 288.78' TO TPOB TH N88D52'E 134.60' N38D45'W 19.75' TH ALG CURVE TO R 41.89' (R=408.50 CHORD=N35D49'W 41.87') N32D52'W 187.74' TH ALG CURVE TO L 65.07' (R=991.50' CHORD= N34D45'W 65.06') N36D38'W 104.37' TH ALG CURVE TO R 54.25' (R=808.50' CHORD=N34D43'W 54.24') N32D47'W 69.21' S01D05'E 311.02' N88D52'E 163.37' S01D05'E 132.89' TO TPOB EXC THAT PT LYING SLY OF N LN OF GREAT WESTERN ADD EXTENDED EASTERLY, consisting of approximately 0.799 acres (Parcel No. 105904300033); and

(3) JOH 21753 L6-7 BLK1 GREAT WESTERN, with a street address of 123 Charlotte Street, Johnstown, CO 80534, consisting of approximately 0.134 acres (Parcel No. 105904301003); and

WHEREAS, the Town has determined that the acquisition of the Property will serve a public purpose because the Property is located in the core downtown area and will allow the Town to facilitate development of the Property in a manner that the Town deems to be beneficial

to the Town and its citizens; and

WHEREAS, the Owner desire to sell the Property to the Town; and

WHEREAS, the Purchase and Sale Agreement, attached hereto and incorporated herein by reference as Exhibit A, contains terms and conditions related to the purchase and sale of the Property, including payment by the Town to the Owner of an agreed upon purchase price of Six Hundred Eighty-Five Thousand Dollars (\$685,000.00), as well as payment of other miscellaneous closing costs; and

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

WHEREAS, the Town Council may be required to adopt an amendment to the 2026 Budget to effectuate this transaction and, if necessary, intends to adopt such amendment; and

WHEREAS, the Town Council finds and determines that the terms and conditions of the Purchase and Sale Agreement are reasonable and promote the public health, safety, prosperity, security and general welfare of the Town; and

WHEREAS, the Town Council finds that adoption of this Resolution is in the best interests of the Town.

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

Section 1: The Purchase and Sale Agreement, attached hereto as Exhibit A, is hereby approved, and the Town Manager is authorized to execute the same.

Section 2: The Town Manager is authorized to take all steps necessary to carry out the terms of the Purchase and Sale Agreement, including the execution of all documents necessary or required for closing. The Town Attorney is authorized to make such modifications, if any, to the Purchase and Sale Agreement as are advisable to assure clarity, consistency and protection of the Town's interests.

Section 3: This Resolution shall be effective upon adoption.

PASSED, SIGNED, APPROVED, AND ADOPTED THIS 5th day of October, 2026.

ATTEST:

TOWN OF JOHNSTOWN, COLORADO

By: _____
Meghan Martinez, Town Clerk

By: _____
Michael P. Duncan, Mayor

EXHIBIT A
Purchase and Sale Agreement
(Attached)