



Town of Johnstown

TOWN COUNCIL REGULAR MEETING

450 S. Parish, Johnstown, CO
Monday, November 07, 2022 at 7:00 PM

MINUTES

CALL TO ORDER

Mayor Pro Mellon called the meeting to order at 7:02 pm and led the Pledge of Allegiance.

Pledge of Allegiance

ROLL CALL

Present:

Councilmember Berg
Councilmember Mellon
Councilmember Molinar
Councilmember Young
Councilmember Dominguez
Councilmember Morris

Absent:

Mayor Lebsack

AGENDA APPROVAL

A motion was made by Councilmember Berg, seconded by Councilmember Young, to approve the agenda.

The motion passed.

SPECIAL PRESENTATIONS

1. Veteran's Day Proclamation

The proclamation was read by Mayor Pro tem Mellon.

2. Presentation on the State Highway 60 Feasibility Study - Johnny Olson, JWO Engineering

Troy White, Public Works Director, and Johnny Olson, JWO Engineering presented on updates to State Highway 60. Council asked for clarification on the stop light on Carlson- which staff confirmed the design of which is done, and an item on the meeting's agenda would be presented to Council for approval to continue that process.

PUBLIC COMMENT

Bill Stevens, Johnstown resident, spoke to metro district taxes.

CONSENT AGENDA

Councilmember Berg moved to accept the consent agenda.

Councilmember Molinar seconded and the motion passed unanimously.

The Community That Cares

johnstown.colorado.gov

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3. October 17, 2022 Minutes
4. Subdivision Development and Improvement Agreement - Johnstown Farms Filing No. 2, with Post Modern Development
5. First Amendment to Loan Agreement Between Town of Johnstown and Housing Authority of the Town of Johnstown
6. Intergovernmental Agreement Between the State of Colorado and Town of Johnstown
7. October 2022 List of Bills

TOWN MANAGER REPORT

8. Town Manager's Report

Matt LeCerf, Town Manager, presented the report.

TOWN ATTORNEY REPORT

There was no report from the Town Attorney.

OLD BUSINESS

9. High Plains Boulevard Construction Time Extension Request

Matt LeCerf, Town Manager, noted this continued item included a timeline in the attached memo. Due to supply chain issues, the developer requested an extension to complete, with a final extension date of July 31, 2023. A representative from Oakwood Homes spoke to completed and remaining items in the project.

Councilmember Morris moved to approve the extension of times requested by Oakwood for the High Plains Boulevard improvements as detailed in the attached letter from Oakwood Homes

Councilmember Molinar seconded, and the motion passed.

PUBLIC HEARING

10. Resolution 2022-44 Approving the Thompson Ridge Estates Preliminary/Final Subdivision Plat and Development Plan

Mayor Pro tem Mellon opened the Public hearing for Resolution 2022-44.

Kim Meyer, Planning and Development Director presented this item noting the location adjacent to Larimer county several areas. Ms. Meyer noted that public comment had been received through the process, which was mainly related to impact to wetland and drainage area and impact on existing views.

The Planning and Zoning Commission recommends approval of this item to Town Council.

Council asked clarification on who maintains the drives in the proposed plans and what enforcement the Town would have to keep the roads maintained, to which staff noted it would be a homes owner's association and the development plans and construction documents would be a plan performance to enforce standards.

Mayor Pro tem Mellon opened the public hearing for comment for residents wishing to speak in favor or against this item.

Dave McDonough owns property directly east of the location and noted he had question of fencing due to cattle concerns.

Mayor Pro tem closed the public hearing on this item.

Councilmember Berg moved that the Town Council approve Resolution 2022-44 approving the Thompson Ridge Estates Preliminary/Final Subdivision Plat and Development Plan

Councilmember Young provided the second.

The motion carried.

11. Public Hearing - 2023 Proposed Budget

Mayor Pro tem opened the public hearing for the 2023 Proposed Budget, noting this was a public hearing regarding the budget but Council would not be taking any action on the budget tonight.

Devon McCarty, Interim Finance Director, presented the proposed budget, reviewing the Total Town budget, revenues, expenditures and tax information.

Mayor Pro tem Mellon opened the public hearing for comment for residents wishing to speak in favor or against this item, to which there was none and Mayor Pro tem Mellon closed the public hearing.

NEW BUSINESS

12. Water & Sewer Agreement for Thompson Ridge Estates, with R&M Holdings, LLC

Ms. Meyer noted this is the Water Sewer Service Agreement for the item presented earlier on the agenda.

Councilmember Morris move to approve the Water & Sewer Service Agreement for Thompson Ridge Estates.

Councilmember Berg seconded the motion and the motion carried.

13. Subdivision Development & Improvement Agreement Between the Town of Johnstown and R&M Holdings, LLC for Thompson Ridge Estates

Ms. Meyer presented the Subdivision agreement for Thompson Ridge Estes.

Councilmember Young moved to approve the Subdivision Development and Improvement Agreement with R&M Holdings, LLC, for Thompson Ridge Estates.

Councilmember Morris provided the second and the motion carried.

14. Application Requesting A Fractional Water Share Sale for 27 N. Parish Avenue

Mr. LeCerf presented the fractional Water Share sale for 27 N. Parish Avenue, noting this would give residents the opportunity to do something with their property they may not be able to do otherwise. An office facility with four apartments on a top floor is the desire of the property owner, requesting 1.28-acre feet of water.

Councilmember Berg moved to approve the Application of Fractional Water Sale to be attached to 27 N. Parish Avenue, parcel number 105904300006 consisting of 1.28 acre feet of water in the amount of \$90,050.00.

Councilmember Young seconded and the motion passed.

15. Water Sewer Service Agreement - 27 Parish Investments, LLC

Mr. LeCerf noted this item accompanies the Fractional Water Share previously listed on the agenda.

Councilmember Molinar move to approve the Water & Sewer Service Agreement for 27 Parish Investments, LLC as presented.

Councilmember Morris seconded and the motion passed.

COUNCIL REPORTS AND COMMENTS

Councilmember Dominguez spoke to the recent loss of Hugh McKean.

Councilmember Morris also spoke to Mr. McKean.

Councilmember Young spoke to the Cemetery crawl and new library access.

Councilmember Berg spoke to Trick or Treat Street, and upcoming Veteran's Day events, noting the dedication of the Veteran's Memorial has been moved to January 2023.

MAYOR'S COMMENTS

Mayor Pro tem Mellon spoke to the I-25 work and the Elwell Elementary School.

INFORMATIONAL ITEMS

16. Informational Items

Informational items were included in the packet.

ADJOURN

Mayor Pro tem Mellon adjourned the November 7, 2022 Regular Town Council meeting at 8:55 pm.

Gary Lebsack, Mayor

Hannah Hill, Town Clerk