



# Town of Johnstown

## **TOWN COUNCIL REGULAR MEETING**

450 S. Parish, Johnstown, CO

Monday, August 16, 2021 at 7:00 PM

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### **MINUTES**

#### **CALL TO ORDER**

Mayor Lebsack called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

#### **ROLL CALL**

##### **PRESENT**

Mayor Gary Lebsack  
Councilmember Damien Berg  
Councilmember Troy Mellon  
Councilmember Chad Young

##### **ABSENT**

Councilmember Jesse Molinar  
Councilmember Bill Stevens  
Councilmember Amy Tallent

Staff Present: Matt LeCerf, Town Manager, Avi Rocklin, Town Attorney, Kim Meyer, Planning Director, Marco Carani, Public Works Director, Mitzi McCoy, Finance Director, Brian Phillips, Chief of Police and Sarah Crosthwaite, Economic Development Coordinator.

#### **AGENDA APPROVAL**

Motion made by Councilmember Berg, seconded by Councilmember Mellon to approve the amended agenda with the removal of Design Services for Water Treatment Plant. Motion carried unanimously.

#### **PUBLIC COMMENT**

Mr. Jim Hatfield brought forward recommended changes to the Town's website.

#### **CONSENT AGENDA**

Motion made by Councilmember Berg, Seconded by Councilmember Young to approve the Consent Agenda. Motion carried with a unanimous vote.

- Minutes August 2, 2021
- July 2021 Financial Statements
- List of Bills - August 2021
- Appointment of Planning and Zoning Commission Members
- Water and Sewer Service Agreement - LFRA Station 10 (4301 Ronald Reagan Blvd.)
- Contract Award - Land Use Code Update

## **PUBLIC HEARING**

1. Ordinance 2021-206 Approving the North Ridge P.U.D. Outline Development Plan – Mayor Lebsack opened the Public Hearing at 7:22 p.m. and heard from staff. Staff is proposing revisions to the original Outline Development Plan that was presented at the July 19, 2021 Council Meeting: 1. Add: a minimum 15-foot Buffer Yard adjacent to existing residential properties in compliance with the Town Landscape Standards with 1 tree and 5 shrubs per 600 SF, 2. Add: Construction of a 6-foot solid fence or wall is required, adjacent to existing larger-lot residential properties, where none may exist at the time of construction, 3. Revise maximum residential density in Planning Area E shall to 8.5 DU/Acre. This would result in a maximum unit count of 200 units on 23.4 acres, 4. Add: Planning Area E shall permit only single family detached homes within 150-feet of the north and east boundaries. Any attached or multi-family housing types shall be placed outside of this use-transition buffer area. The following individuals representing the applicant was present to answer questions: Mark Hunter and Todd Bloom. Mr. Thomas Powell of 5218 Ironwood Court, addressed Council with concerns about preserving the scenic views, possible homes being built in the subdivision that will take away the character of the existing neighborhood, if this development will be included in the existing metro district already established in Thompson River Ranch. Mr. Mike Walker, 5206 Ironwood Court, expressed concerns with the proposed Carriage House product not being compatible with the existing neighborhood and homeowner's desires. Having no further comment's, the public hearing was closed at 8:08 p.m. Motion made by Councilmember Mellon, seconded by Councilmember Young to approve Ordinance 2021-206, Approving the North Ridge P.U.D. Outline Development Plan on First Reading, with the following modifications and direct Town Staff to oversee such modifications to the North Ridge P.U.D. Outline Development Plan prior to recordation, to include revisions 1, 3 and 4 as listed. Motion carried unanimously.

2. Ordinance 2021- 207 Amending Article IV of Chapter 7 of the Municipal Code Concerning Trash Collection – The revisions to the current ordinance would require residents and multi-unit structures at the Town's discretion to subscribe to the single source trash service provided by the Town. Mayor Lebsack opened the public hearing at 8:16 p.m. and heard from staff. After hearing from numerous citizen's opposing Ordinance 2021-207 and having no comments in favor of the ordinance, the public hearing closed at 8:42 p.m. Motion made by Councilmember Berg, seconded by Councilmember Young to deny Ordinance 2021-207. Motion carried unanimously.

## **NEW BUSINESS**

1. Resolution 2021-26: Colorado Main Street Program Gran -This Resolution would establish the Town's support to pursue the Main Street Open for Business Facade Improvements and Energy Efficiency Grant Program through Colorado Main Street Program. Motion made by Councilmember Young, seconded by Councilmember Mellon to adopt Resolution 2021-15, A Resolution Authorizing the Main Street Project in Johnstown. Motion carried unanimously.

2. Award Design Build services for the North 2<sup>nd</sup> Street Widening at Hillsborough Ditch - This is a request to award the Design Build Contract to Connell Resources, Inc. for the widening of the North Second Street Bridge over the Hillsborough Ditch. The project consists of replacing the existing bridge, asphalt and installation of ADA compatible sidewalks and ramps. Motion made by Councilmember Berg, seconded by Councilmember Young to award the design build contract for the North 2nd Street Widening at Hillsborough Ditch to Connell Resources, Inc. with Galloway & Company, Inc. as their design sub-contractor and authorize the Town Manager to approve additional funds for the project in an amount not to exceed the \$840,633.75 plus a 10% contingency budgeted for the project. Motion carried with a unanimous vote.

### **EXECUTIVE SESSION**

It was moved by made by Councilmember Mellon, seconded by Councilmember Young to convene into Executive Session for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(a). Regarding Economic Development. Motion carried unanimously. The Regular Meeting was recessed at 9:17 p.m. The mayor reconvened the Regular Meeting at 9:32 p.m. and stated the only item discussed was what was stated in the motion.

### **ADJOURN**

The meeting adjourned at 9:33 p.m.

Mayor

Town Clerk