



Town of Johnstown

TOWN COUNCIL REGULAR MEETING

**450 S. Parish, Johnstown, CO
Monday, January 03, 2022 at 7:00 PM**

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 Jesse Molinar
Councilmember Bill Stevens
Councilmember Amy Tallent
Councilmember Chad Young

Staff Present: Matt LeCerf, Town Manager, Avi Rocklin Town Attorney, Mitzi, McCoy, Finance Director, Kim Meyer, Planning Director, Sarah Crosthwaite Economic Development Manager, Troy White, Public Works Director, Ellen Hilbig, Utilities Director, Brian Phillips, Chief of Police.

AGENDA APPROVAL

Motion made by Councilmember Mellon, seconded by Councilmember Tallent to approve the agenda. Motion carried with a unanimous vote.

SPECIAL PRESENTATIONS

Business of the Month - Clean EatZ was honored as Business of the Month for January.

CONSENT AGENDA

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

- Minutes - December 13, 2021
- Second Reading - Ordinance 2021-218 An Ordinance Submitting to the Registered Electors of the Town of Johnstown at the General Municipal Election to be held on April 5, 2022, a Charter Amendment to Require that the Proponents of Initiative and Referendum Petitions be Represented by Three Registered Electors of the Town of Johnstown
- Second Reading Ordinance 2021-219 - An Ordinance Approving the Loan Agreement Between the Town of Johnstown and the Housing Authority of the Town of Johnstown
- Resolution 2022-01 Designating the Public Place for Posting Notices Pursuant to C.R.S. Section 24-6-402(2)(c)

PUBLIC HEARING

1. Consider Transfer of Ownership for Veteran Brothers Brewing Company- Mayor Lebsack opened the Public Hearing at 7:09 and heard from staff. This is a request to Transfer Ownership for the liquor license from Veteran Brothers Brewing to Wing Shack Enterprises, Inc. Having public comment, the hearing closed at 7:12 p.m. Motion made by Councilmember Berg, seconded by Councilmember Stevens to approve the application for the Transfer of Ownership for the Brew Pub License from Veteran Brothers Brewing Company to Wing Shack Enterprises, Inc. Motion carried with a unanimous vote.
2. First Reading of Ordinance 2022-220 Amending Subsection 16-302(d) Concerning Planned Unit Development Mixed Use Districts - Mayor Lebsack opened the Public Hearing at 7:14 p.m. and heard from staff. This ordinance would update the PUD-MU - Planned Unit Development Mixed Use Zoning District in the municipal code to permit single family homes as a permitted use within this zone. Having no public comment, the hearing closed at 7:15 p.m. Motion made by Councilmember Young, seconded by Councilmember Molinar to approve Ordinance 2022-220 Amending Subsection 16-302(d) Concerning Planned Unit Development Mixed Use Districts. Motion carried with a unanimous vote.
3. First Reading of Ordinance 2022-221 Amending Article XII Of Chapter 17 Of The Johnstown Municipal Code Concerning Impact Fees, Specifically Section 17-224, Transportation Facilities Development Fee, Section 17-225, Parks And Recreation Facilities Development Fee, Section 17-226, Public Facilities Development Fee, Section 17-227, Library And Cultural Facilities Development Fee, And Section 17-228, Police Facilities Development Fee - Mayor Lebsack opened the public hearing at 7:16 p.m. and heard from staff. Ordinance 2022-221 amends the current impact fees collected from residential and non-residential development for transportation, public facility, parks & recreation, police, and library & cultural impacts. Having no public comment, the hearing closed at 7:20 p.m. Motion made by Councilmember Mellon, seconded by Councilmember Young to approve Ordinance 2022-221 Amending Article XII of Chapter 17 of the Johnstown Municipal Code Concerning Impact Fees, upon first reading. Motion carried with a unanimous vote.
4. First Reading of Ordinance 2022-222 An Ordinance Adding Article XV to Chapter 17 of the Johnstown Municipal Code to Establish a Special Fee to Be Paid by The Owners of Property Within Close Proximity to The Reconstructed Interchange at The Intersection of Interstate 25 And State Highway 402 – This ordinance allows the Town to impose a special fee upon the owners of properties in close proximity to the interchange because such properties will benefit from the reconstruction of the interchange and the development of these properties will generate additional vehicular traffic at the interchange. Having no public comment, the hearing closed at 7:26 p.m. Motion made by Councilmember Berg, seconded by Councilmember Mellon to approve Ordinance 2022-222 An Ordinance Adding Article XV to Chapter 17 of the Johnstown Municipal Code to Establish a Special Fee to be paid by the owners of property within close proximity to the reconstructed interchange at Interchange 25 and State Highway 402 upon first reading. Motion carried with a unanimous vote.

NEW BUSINESS

1. Development and Reimbursement Agreement, Ledge Rock Center Commercial, Johnstown, Colorado (containing a form of Escrow Agreement as Exhibit E) This agreement sets forth the terms and conditions relating to the development, design and maintenance of the project. In order to move the

January 3, 2022

process forward the Developer and the District have requested the Town Council consider the Agreement at this preliminary stage in order that they have a better understanding of their rights and obligations moving forward. Motion made by Councilmember Mellon, seconded by Councilmember Molinar to approve the Development and Reimbursement Agreement, Ledge Rock Center Commercial, Johnstown, Colorado, and authorize the mayor to execute the agreement. Motion carried with a unanimous vote.

EXECUTIVE SESSION

An Executive Session to discuss the purchase of real property pursuant to C.R.S. Section 24-6-402(4)(a) for the Water Treatment Plant.

Motion made by Councilmember Mellon, seconded by Councilmember Young to convene into Executive Session to discuss the purchase of real property pursuant to C.R.S. Section 24-6-402(4)(a) for the Water Treatment Plant at 7:49 p.m. Motion carried with a unanimous vote.

The mayor reconvened the regular meeting at 8:17 p.m. and stated the only item discussed was what was stated in the motion.

ADJOURN

The meeting adjourned at 8:20 p.m.

Mayor

Town Clerk