



# Town of Johnstown

## TOWN COUNCIL CONSENT AGENDA COMMUNICATIONS

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**AGENDA DATE:** June 19, 2023

**SUBJECT:** Site Development and Improvement Agreement – Roosevelt High School, with Weld County School District RE-5J, a school district in Colorado

**ACTION PROPOSED:** Consideration and Approval of the Site Development and Improvement Agreement – Roosevelt High School, with Weld County School District RE-5J

**ATTACHMENTS:** 1. Site Development and Improvement Agreement with Exhibits

**PRESENTED BY:** Kim Meyer, Planning & Development Director

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### AGENDA ITEM DESCRIPTION:

Weld County School District RE-5J has received all appropriate approvals and permits for development of Lot 1 of the Whitehall Subdivision Filing No. 1 for the placement of the new Weld RE-5J Roosevelt High School, encompassing an area of 60.25 acres located west of Colorado Boulevard (WCR 13) and north of County Road 46. The site includes the new high school, stadium, field house, parking lots, track and fields, as well as Roosevelt Parkway and the utilities and infrastructure needed to serve the school.

The proposed agreement is based upon the Town’s standard agreement and requires payment of required impact, permit, and tap fees, and has constructed all improvements in accordance with Town-approved development plans and construction plans.. The District is a tax-exempt entity and therefore is not subject to use tax.

Exhibit B – Special Provisions include additional obligations of the District to:

1. Finalize the traffic study submitted, to Town’s satisfaction.
2. Install an appropriate pedestrian crossing system along Colorado Boulevard.
3. Install flashing speed and “School Zone” signage along Colorado and Roosevelt.
4. Participate financially in the Roosevelt & Colorado signalized intersection.
5. Reimburse the Town for needed railroad crossings for utilities.
6. Pay the Stormwater System Development Fee, per code.

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The school and improvements are largely complete, at this point, as the Town has worked closely with the District to ensure speedy permitting and construction of the needed infrastructure to allow the high school to be ready for an August 2023 opening. Staff recommends approval of the agreement to facilitate identify appropriate obligations of the District, including surety for the 2-year warranty period on the new public infrastructure. The school is currently operating under a Temporary Certificate of Occupancy to allow fixtures and furnishings to be installed in the school. Upon finalization and fulfillment of obligations related to this agreement and the pending Water and Sewer Service Agreement, the Town would expect to be able to issue final Certificates of Occupancy immediately.

**LEGAL ADVICE:**

The agreement was prepared by the Town Attorney.

**FINANCIAL ADVICE :**

N/A

**RECOMMENDED ACTION:**

Approve the Site Development and Improvement Agreement for Roosevelt High School.

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*Reviewed and Approved for Presentation,*



Town Manager

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