



Town of Johnstown

TOWN COUNCIL CONSENT AGENDA COMMUNICATIONS

AGENDA DATE: August 16, 2021

SUBJECT: Land Use Code Rewrite

ACTION PROPOSED: Award Contract for Land Use Code Rewrite to Gould Evans

ATTACHMENTS:

1. Proposal Binder including: Gould Evans / White & Smith / Wilson Williams
2. Agreement for Professional Consulting Services

PRESENTED BY: Kim Meyer, Planning & Development Director

AGENDA ITEM DESCRIPTION:

Enclosed for Council review and consideration is an award request to enter into a professional services agreement to work with Town Staff and Planning & Zoning Commission to fully update Chapters 15, 16, and 17 of the Johnstown Municipal Code related to annexation, zoning, subdivision, and overall land use and development within the town.

This expenditure was budgeted and approved for the 2021 fiscal year, for \$155,000; the Town has been awarded a DOLA Energy & Mineral Impact Assistance grant that will reimburse the General Fund for 50% of this expense, up to \$80,000.

A request for proposals was posted online on APA (American Planning Association) Colorado as well as the Town website in January of 2021. Proposals were received in February, but a COVID-induced change to the DOLA grant cycle prompted Staff to place this award on hold until an application and grant determination could be made. The Town received notice of that grant award in June and the executed contract from DOLA at the end of July. With that, Staff promptly held consultant interviews with our top two firms, and finalized selection to be concurrent with that contract timing.

Several proposals were received:

1. Gould Evans (+ Ayres & Assoc.) - \$153,680
2. White & Smith (+ Logan Simpson) - \$152,670
3. Wilson Williams - \$85,000

The Community That Cares

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Upon detailed review of these proposals, review of current and past work products for similar-size municipalities, and discussions with staff at referenced municipalities, Staff believes that Gould Evans will be a very strong partner in understanding the current and future needs of Johnstown and developing a comprehensive land use code that meets current legal requirements while addressing the community's and organization's needs – balancing property rights with community vision and overall welfare, and providing solutions for efficient and effective administration of the code.

LEGAL ADVICE:

Agreement was reviewed by the Town Attorney.

FINANCIAL ADVICE:

This \$153,680 contract amount is accommodated within the approved 2021 Town Budget. A DOLA grant is expected as reimbursement for up to 50% (\$76,840).

Reviewed and Approved for Presentation,



Town Manager