



Town of Johnstown

TOWN COUNCIL REGULAR MEETING

450 S. Parish, Johnstown, CO
Monday, April 19, 2021 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.

PRESENT

Mayor Gary Lebsack
Councilmember Chad Young
Councilmember Amy Tallent
Councilmember Jesse Molinar
Councilmember Kevin Lemasters
Councilmember Troy Mellon

ABSENT

Councilmember Damien Berg

Staff Present: Matt LeCerf, Town Manager, Avi Rocklin, Town Attorney, Marco Carani, Public Works Director, Sarah Crosthwaite, Economic Development Manager, Brian Phillips, Chief of Police

SPECIAL PRESENTATIONS

Veronica Schlagel and Stephanie Podtburg provided Council with a quarterly update from the Johnstown Downtown Development Association.

AGENDA APPROVAL

Motion made by Councilmember Lemasters, seconded by Councilmember Molinar. to approve the Consent Agenda. Motion carried with a roll call vote.

CONSENT AGENDA

Motion made by Councilmember Mellon, seconded by Councilmember Tallent to approve the Consent Agenda. Motion carried with a roll call vote

- Minutes - April 5, 2021
- Financial Statements – March 2021
- List of Bills
- Memorandum of Understanding for Public School Construction
- Resolution 2021-10, Amending the 2020 Budget for the Library Fund
- Second Reading- Ordinance No. 2021-195, an Ordinance to Renew an Electric Utility Franchise Agreement Between the Town of Johnstown, Colorado and United Power Inc.
- First Amendment to Subdivision Development and Improvement Agreement Concerning Johnstown Village, Filing No. 1

April 19, 2021

PUBLIC HEARING

1. Public Hearing - Revere at Johnstown Filing #1, Preliminary and Final Subdivision Plat and Development Plan - The applicant Forestar Real Estate Groups, Inc. is requesting a combined approval for their Preliminary and Final Subdivision Plat and Development Plans for approximately 74 acres. The proposed Revere at Johnstown Filing No. 1 includes lots for 170 single family detached homes and 150 single family attached homes as well as pocket parks and a trail system within the common open space areas.

Mayor Lebsack opened the public hearing at 7:18 p.m. Representatives of the applicant was available to answer questions. Mr. Erik Carlson with Foster Graham Milstein & Calisher LLP representing the mineral rights owner, voiced concerns about receiving timely notice of the proposed development and making sure his client's interest to access the mineral rights are secured. Having no further comments, the public hearing closed 8:28 p.m. Motion made by Councilmember Mellon, seconded by Councilmember Young to approve Resolution 2021-11, Approving the Preliminary and Final Subdivision Plat and the Final Development Plan for Revere at Johnstown, Filing No. 1, Located in the North Half of Section 2, Township 4 North, Range 68 West of the 6th Principal Meridian, Town of Johnstown, County of Weld, State of Colorado, Consisting of Approximately 73.514 acres with the amendment to the resolution to remove reference for trailer, recreational vehicle and boat parking in the Final Development Plan. Motion carried with a roll call vote.

2. Public Hearing - Use by Special Review for Alternative Tower Structure for a 70 Foot "Monopine" for Verizon Wireless at 5360 Ronald Reagan Boulevard - This is a request from the applicant, Cellco Partnership, DBA Verizon Wireless for a Use by Special Review for a 70 foot tall Alternative Tower Structure to be located at 5360 Ronald Reagan Blvd on the Wingate Hotel Property. The tower will be camouflaged to appear more compatible with surrounding development in the form of a pine tree.

Mayor Lebsack opened the public hearing at 8:33 p.m. Representatives of the applicant was available to answer questions. Having no further public comments the public hearing closed at 9:17 p.m. Motion made by Councilmember Lemaster, seconded by Councilmember Molinar Jr. to approve Resolution 2021-12, Approving a Use by Special Review for Verizon Wireless for a 70 Foot Monopine Alternative Tower Structure on Property Located at Lot 1, Block 2, Replat of Lot 1, Block 2 2534 West First Filing, Town of Johnstown, County of Larimer, State of Colorado. Motion carried with a roll call vote.

3. Public Hearing First Reading - Ordinance No. 2021-196, an Ordinance Amending Chapter 6 of the Johnstown Municipal Code to Include Article XI, Outdoor Vendors - Ordinance 2021-196 amends Chapter 6 of the Municipal Code to include a new article related to Outdoor Vendors and to implement in the Ordinance rules and regulations governing outdoor vendors.

Mayor Lebsack opened the public hearing at 9:20 and having no public comments closed the hearing at 9:26 p.m. Motion made by Councilmember Molinar Jr., seconded by Councilmember Tallent to approve Ordinance No. 2021-196, an Ordinance Amending Chapter 6 of the Johnstown Municipal Code to Include Article XI Outdoor Vendors upon first reading. Motion carried with a roll call vote.

4. Public Hearing – Ordinance 2021-197: An Ordinance Amending Section 17-230(A) Of the Johnstown Municipal Code Concerning Fees Imposed on Behalf of The Loveland Fire Rescue Authority - Ordinance 2021-197 amends the current impact fees charged, and provides for an increase to the impact fees assessed by Loveland Fire Rescue Authority for new construction within their territory. Based upon an updated nexus study that was prepared in January 2021, concluded the increase in the current impact fees was necessary to cover the projected impacts on capital facilities caused by proposed development.

Mayor Lebsack opened the public hearing at 9:29 p.m. Fire Chief Miller of the Loveland Fire Rescue Authority was present to answer questions. Having no public comments, the public hearing closed at 9:41 p.m. Motion made by Councilmember Young, seconded by Councilmember Tallent to approve Ordinance 2021-197 modifying the Loveland Fire Rescue Authority Impact Fee amending Section 17-230(A) as presented upon First Reading. Motion carried with a roll call vote.

NEW BUSINESS

1. Agreement Concerning Economic Development Between the Town of Johnstown And the Johnstown Downtown Development Association – This agreement concerns economic development between the Town of Johnstown and the Johnstown Downtown Development Association for fiscal year 2021. Motion made by Councilmember Tallent, seconded by Councilmember Molinar Jr. to approve the agreement between the Town of Johnstown and the Johnstown Downtown Development Association as presented. Motion carried with a roll call vote.

2. Purchase of Equipment for Water Treatment System Improvements to Address Taste and Odor of the Town's Drinking Water- This is a request to purchase multiple components to address taste and odor issues in the Town's water system. The Council appropriated funds in the FY 2021 budget to improve the taste and odor issue. Following the study by the consultant that was hired to assist staff with the proper system to control the taste and odor, the cost is \$1,744,000. A spreadsheet which provides an overview with costs of the improvements to the system was included in the packet. Motion made by Councilmember Tallent, seconded by Councilmember Lemasters to approve the purchase and installation of the presented items detailed in the attached spreadsheet to address taste and odor of the Town's drinking water which include the Granular Activated Carbon System, the Ultrasonic buoys, and improvements to the PAC at Lone Tree Reservoir. These items will necessitate a budget amendment to be presented to Council at a time determined by appropriate Staff prior to the close of fiscal year 2021. Motion carried with a roll call vote.

ADJOURN

The meeting adjourned at 9:57 p.m.