



450 S. Parish Avenue  
Johnstown, CO 80534  
970.587.4664  
JohnstownCO.gov

## **TOWN COUNCIL REGULAR MEETING**

**450 S. Parish, Johnstown, CO**  
**Monday, September 16, 2024 at 7:00 PM**

---

### **MINUTES**

#### **CALL TO ORDER**

Mayor Duncan called the September 16, 2024 Council meeting to order and invited those able to join in the Pledge of Allegiance.

#### **Pledge of Allegiance**

#### **ROLL CALL**

Mayor Duncan noted a community member with a special presentation, noting the special qualities that this individual possesses. Mayor Duncan noted that Johnstown is a Community that Cares and provided encouragement to the family.

#### **Present:**

Councilmember Menzies  
Councilmember Molinar  
Councilmember Morris  
Councilmember Paranto  
Mayor Pro Tem Young  
Mayor Duncan

#### **Absent:**

Councilmember Berg

#### **AGENDA APPROVAL**

*Mayor Pro Tem Young moved to approve the agenda*

Councilmember Morris seconded and the motion passed.

#### **PUBLIC COMMENT**

There was no public comment.

#### **CONSENT AGENDA**

*Councilmember Menzies moved to approve the consent agenda*

Councilmember Paranto seconded and the motion passed.

1. September 4, 2024 Meeting Minutes
2. Ordinance No. 2024-255: Approving The Archdiocese Annexation No. 4-5
3. Ordinance No. 2024-256: Approving H-A Zoning for The Archdiocese Annexation No. 4-5
4. Annexation Agreement for The Archdiocese Annexation No. 4-5

*The Community that Cares*

5. August 2024 Financial Statements

**TOWN MANAGER REPORT**

Matt LeCerf, Town Manager, offered to answer any questions Council may have.

Council asked if there was any additional feedback on the traffic issues related to the high school. Mr. LeCerf noted that the school district is not asking for a three way stop, and they've stated the board is acceptable to how the traffic stands as a solution is progressing.

Council asked if there was a reason for the change. which Mr. LeCerf noted the assumption is human nature with individuals most likely changing their arrival and departure times.

**TOWN ATTORNEY REPORT**

There was no Town Attorney Report.

**PUBLIC HEARING**

6. Welty Ridge

A. Resolution 2024-42 Approving The Final Subdivision Plat and Final Development Plan for Welty Ridge Filing No. 2

B. Subdivision Development and Improvement Agreement for Welty Ridge Filing No. 2

Mayor Duncan opened the public hearing.

Jeremy Gleim, Planning and Development Director, presented the hearing to Council noting the location of the proposed annexation, at the west side of I-25 and Highway 60. The outline development plan was approved in 2021 to set the overarching development guidelines. Mr. Gleim noted that filing No. 1 was approved in 2021, where Buc-ee's currently sits. The remainder of the land was reserved for future subdivision.

Council asked if bike lanes were included. The applicant noted the road standards were given to the developer by the Town, noting CR 48 bike lanes included and the slip-out for the roundabouts planned.

Reasons for a bike lane not being placed over I-25 were discussed but also noted should be deferred to CDOT, with the applicant noting a sidewalk over the DDI may be safer than a bike lane.

Clarification of the addresses of the development, regarding the town listed on the mailing addresses. It was noted that the Post Master General sets the boundaries for mailing addresses, and resetting those boundaries generally does not happen.

Mayor Duncan opened public comment for this item of those in favor or those opposed, to which there was none.

Mayor Duncan closed public comment.

Mayor Duncan closed the public hearing.

*Councilmember Morris moved to Approve resolution No. 2024-42 Approving the Final Subdivision Plat and Final Development Plan for Welty Ridge Filing No 2*

Councilmember Paranto seconded and the motion passed.

*Councilmember Paranto moved to approve the Subdivision Development and Improvement Agreement for Welty Ridge Filing No. 2*

Councilmember Morris seconded and the motion passed.

**COUNCIL REPORTS AND COMMENTS**

Councilmember Paranto noted he is expecting twins, and Council offered congratulations.

Councilmember Young expressed thanks to Town staff for the work of staff during the temporary shut down work at the Water Plant. A loss of a Police Officer in Milliken was noted, and condolences were expressed.

Councilmember Menzies noted a request for an ordinance on banning the sale of puppies in parking lots. Ms. Rocklin noted she will bring forward an ordinance for review. Inquiries on the tolls on the new HOV lanes on I-25 were questioned. Mr. LeCerf noted he will reach out to CDOT. Behavioral Health was noted they gave out over 3.7 million dollars in grants in Larimer County.

### **MAYOR'S COMMENTS**

Mayor Duncan expressed gratitude for those who attended the meeting.

### **INFORMATIONAL ITEMS**

Informational items were included in the packet.

7. Informational Items

### **ADJOURN**

Mayor Duncan adjourned the meeting at 7:38 pm.

---

Michael P. Duncan, Mayor

---

Hannah Hill, Town Clerk