



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE:	July 6, 2022
SUBJECT:	Second Amendment to Johnstown Farms Filing 3 Development Agreement
ACTION PROPOSED:	Approval of the Second Amendment to the Development Agreement
ATTACHMENTS:	<ol style="list-style-type: none">1. Second Amendment to Johnstown Farms (JF) Filing 3 Development Agreement (DA)2. Layout maps3. Development Agreement to JF Filing 3 DA4. First Amendment to JF Filing 3 DA
PRESENTED BY:	Troy White, Public Works Director

AGENDA ITEM DESCRIPTION:

The Johnstown Farms Filing 3 Development Agreement (DA) was approved in December of 2019. The DA called for the construction of Public Improvements that include roadways, sidewalks, water and sewer main lines, storm box culverts, striping, signage, etc. The total cost for Public Improvements was estimated in 2019 at \$3,000,607.

The First Amendment to the Development Agreement was approved in November of 2021. The First Amendment included removal of the inverted siphon, modifying a section of the undergrounding electric utility requirement, and adding sidewalk connectivity over the bridge on County Road 46.5.

This Second Amendment presented this evening seeks to remove the installation of the sidewalk over the County Road 46.5 bridge, and instead, accepting cash in lieu for those improvements. After a closer evaluation of the spacing on the bridge, Town Staff is concerned about the safety of both motorist and pedestrians should the sidewalk be installed. The bridge is 31 feet wide, which is not sufficient width to account for a sidewalk while maintaining appropriate clear zones and a median buffer area for vehicles traversing over the bridge (see attached crossing layouts). The bridge without the sidewalk has minimum clear zones and median buffer area. Therefore,

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Staff recommends accepting cash in lieu in the amount of \$28,033 for these improvements so a better alternative can be developed. Staff is currently looking into options for widening the bridge deck or a separate fabricated pedestrian bridge that would allow for pedestrian traffic.

LEGAL ADVICE:

Legal has reviewed and drafted the Second Amendment to the Development Agreement.

FINANCIAL ADVICE:

N/A

RECOMMENDED ACTION: Approval of the Second Amendment to the Johnstown Farms Filing 3 Development Agreement.

SUGGESTED MOTIONS:

For Approval: I move to approve the Second Amendment to the Johnstown Farms Filing 3 Development Agreement.

For Denial: I move we deny the Second Amendment to the Johnstown Farms Filing 3 Development Agreement.

Reviewed and Approved for Presentation,



Town Manager