



# Town of Johnstown

**TOWN COUNCIL REGULAR MEETING  
450 S. Parish, Johnstown, CO  
Monday, August 01, 2022 at 7:00 PM**

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## MINUTES

### CALL TO ORDER

Mayor Lebsack called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

### Pledge of Allegiance

### ROLL CALL

#### PRESENT

Mayor Gary Lebsack  
Councilmember Damien Berg  
Councilmember Troy Mellon  
Councilmember Jesse Molinar  
Councilmember Chad Young  
Councilmember Vanessa Dominguez

#### ABSENT

Councilmember Dianne Morris

### AGENDA APPROVAL

A motion was made by Councilmember Mellon, seconded by Councilmember Berg, to approve the agenda. The motion carried with a unanimous vote.

### SPECIAL PRESENTATIONS

1. 2021 Financial Audit Presentation

John Cutler presented the results of the annual audit to Council and noted he would submit the audit to the State.

### PUBLIC COMMENT

There was no public comment.

### CONSENT AGENDA

A motion was made by Councilmember Berg, seconded by Councilmember Mellon, to approve the Consent agenda. The motion carried with a unanimous vote.

2. July 18, 2021 Minutes
3. Resolution 2022-33 regarding Findings of Fact and Conclusions related to the SunCatcher Annexation

### TOWN ATTORNEY REPORT

There was no Town Attorney report.

### TOWN MANAGER REPORT

4. Manager's Report

Council inquired about the Town's water usage and asked for a report on what usage on Sundays is.

The Town Manager asked Council for direction regarding the Prosecuting Attorney's request to increase their hourly rate to \$225. Council directed to open a Request for Proposal for a Prosecuting Attorney.

## **PUBLIC HEARING**

5. Ordinance 2022-234 regarding the SunCatcher Annexation Annexing Certain Unincorporated Lands Situated In A Portion Of Lot A Of Recorded Exemption No. 1059-18-1-Re 1008, Located In Northeast Quarter Of Section 18, Township 4 North, Range 67 West Of The 6th P.M., County Of Weld, State Of Colorado, Consisting Of Approximately 125.158 Acres And Known As The Suncatcher Annexation.

Mayor Lebsack opened the Public Hearing and staff presented the annexation petition. Kim Meyer, Planning and Development Director, noted that this ordinance would establish the annexation and zoning so the project can move forward in the future as well as the recommendation from Planning Commission as for Council to approve.

Mayor Lebsack opened public comment, to which there was none.

Councilmember Young moved to approve Ordinance 2022-234, second provided by Councilmember Berg, and the ordinance passed unanimously.

6. Ordinance 2022-235 Approving PUD-MU Zoning for the property known as SunCatcher Annexation approval of PUD-MU Zoning of the property known as The Suncatcher Annexation, situated in a portion of Lot A of Recorded Exemption No. 1059-18-1-Re 1008, located in Northeast Quarter of Section 18, Township 4 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado, Consisting of approximately 125.158 acres.

Mayor Lebsack opened the Public Hearing and Kim Meyer, Planning and Development Director, stated that the zoning is PUD-MU. The applicant noted the name of the annexation comes from the potential solar use.

Mayor Lebsack opened public comment, to which there was none.

Councilmember Berg moved to approve Ordinance 2022-235, second provided by Councilmember Molinar, and the ordinance passed unanimously.

7. Ordinance 2022-236 Approving the P.U.D. Outline Development Plan for SunCatcher approving P.U.D. Outline Development Plan for Suncatcher, situated in a portion of Lot A of Recorded Exemption No. 1059-18-1-Re 1008, located in Northeast Quarter of Section 18, Township 4 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado, Consisting of approximately 125.158 acres.

Mayor Lebsack opened the Public Hearing and Kim Meyer, Planning and Development Director, provided comments regarding potential use, presenting on a concept plan. This plan notes the flood plain and possible trails. Potential solar would be proposed in two phases on the 58-acre parcel.

Mayor Lebsack opened public comment.

Jim Hatfield spoke in favor of this ordinance.

Councilmember Berg moved to approve Ordinance 2022-236, second provided by Councilmember Mellon, and the ordinance passed unanimously.

## **NEW BUSINESS**

8. JHA Parking Lot

Matt LeCerf, Town Manager, reminded Council of their consideration of a contribution for the Housing Authority parking lot project. Council asked for clarification of funding available with the Housing Authority but expressed support.

Councilmember Young made a motion, seconded by Councilmember Mellon, to authorize payment of the parking lot to the Johnstown Housing Authority with no direct cost associated to the Housing Authority with funds not to exceed \$112,645.

**COUNCIL REPORTS AND COMMENTS**

Councilmembers noted upcoming events and asked the Town Manager to look at options for a flashing cross walk at the intersection of Teller and 3rd.

**MAYOR’S COMMENTS**

Mayor Lebsack welcomed the new Town Clerk, Hannah Hill, and noted the importance of residents adhering to watering schedules in order to guard the Town’s water resources.

**INFORMATIONAL ITEMS**

- 9. Informational Items

**ADJOURN**

Mayor Lebsack adjourned the August 8, 2022 Council meeting at 7:56 p.m.

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Gary Lebsack, Mayor

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Hannah Hill, Town Clerk