



Town of Johnstown

TOWN COUNCIL CONSENT AGENDA COMMUNICATIONS

AGENDA DATE: August 15, 2022

SUBJECT: Subdivision Development and Improvement Agreement with Buc-ee's Johnstown, LLC, for Buc-ee's Travel Center on Welty Ridge Subdivision Lot 1 & 2

ATTACHMENTS: 1. Subdivision Development and Improvement Agreement with Exhibits

PRESENTED BY: Kim Meyer, Planning & Development Director

AGENDA ITEM DESCRIPTION:

Buc-ee's Johnstown, LLC, has requested to construct a development and associated public infrastructure for Buc-ee's Travel Center, on Lots 1 & 2 in the Welty Ridge Subdivision Filing No. 1, located on the southwest corner of I-25 and Weld County Road 48.

The proposed agreement is based upon the Town's standard agreement and requires payment of required fees and taxes, a performance obligation, and final approval of development and engineering plans and reports prior to construction of any public improvements.

This agreement was negotiated with the Developer and the Exhibit B includes additional terms that include:

1. Cash-in-lieu pro-rata reimbursement for a future West Johnstown Water Tank
2. Utility easements
3. Participation in additional signage in the area, to be designed by the Town
4. Crossing agreements and approved plans by the Consolidated Home Supply Ditch Co.

LEGAL ADVICE:

The agreement was prepared by the Town Attorney.

The Community That Cares

johnstown.colorado.gov

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FINANCIAL ADVICE :

N/A

RECOMMENDED ACTION:

Approve the Subdivision Development and Improvement Agreement with Buc-ee's Johnstown, LLC, for Buc-ee's Travel Plaza.

Reviewed and Approved for Presentation,



Town Manager

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