



Town of Johnstown

TOWN COUNCIL REGULAR MEETING

450 S. Parish, Johnstown, CO

Monday, December 21, 2020 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. The meeting was held remotely due to COVID concerns.

ROLL CALL

PRESENT

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

The following staff members were also present in the remote meeting: Matt LeCerf, Town Manager, Avi Rocklin, Town Attorney, Mitzi McCoy, Finance Director, Kim Meyer, Planning Director, Brian Phillips, Chief of Police and Jamie Desroiser, Communication Manager

AGENDA APPROVAL

Motion made by Councilmember Mellon, seconded by Councilmember Young to approve the Agenda as submitted. Motion carried with a roll call vote.

PUBLIC COMMENT

Town Manager Matt LeCerf read an e-mail sent to him by Nathan Gerrard in reference to the Second Amendment to Water Service Agreement with Johnstown Plaza, LLC. As per the memo Mr. Gerrard stated Johnstown Plaza has purchased water from the Town at a discount. Mr. Gerrard requested the Town consider selling water to other proposed projects in the 2534 development at a discount also.

Mr. Jim Hatfield expressed his gratitude to staff for considering his recommendations and incorporating some of them into the Cemetery Rules and Regulations.

Dr. R. Paul Williamson from Rocky Mountain Rail shared with Council information about the Colorado Sustainable Transportation Master Plan that he is currently working on with other communities along I-25. He is reaching out to Council to see if they would be interested in working with Rocky Mountain Rail and if they would like to learn more about the project.

CONSENT AGENDA

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

1. Minutes - December 7, 2020

2. Minutes - December 14, 2020
3. November 2020 Financial Statements
4. Second Reading Ordinance No. 2020-187 an Ordinance Repealing and Readopting Chapter 2 of the Johnstown Municipal Code Concerning Administration and Personnel and, as a Part Thereof, Adding Provisions Concerning Municipal Campaign Finance, and Making Related Amendments to Section 1-21 of Article II of Chapter 1 of the Johnstown Municipal Code Concerning General Definitions.
5. Second Reading Ordinance No. 2020-188, an Ordinance Repealing and Readopting Article VI of Chapter 11 of the Johnstown Municipal Code Concerning the Johnstown Municipal Code
6. Second Reading Ordinance No. 2020-189; an Ordinance Repealing and Readopting Chapter 13 of the Johnstown Municipal Code Concerning Municipal Utilities
7. Second Reading Ordinance No. 2020-190; an Ordinance Amending Article II of Chapter 13 of The Johnstown Municipal Code to Add Section 13-55 Establishing A Special Fee Concerning Regional Sanitary Sewer Improvements to Be Paid by Benefitted Properties in the Area Generally Located Near and Adjacent to State Highway 60 and Remitted to the Sanitary Sewer Utility Enterprise
8. Second Reading - Ordinance No. 2020-191, an Ordinance Amending Sections 4-111, 5-111, 5-113, 6-6, 6-42, 6-46, 6-63, 6-83, 6-111, 6-133, 6-135, 6-161, 6-186, 6-189, 7-62, 7-131, 8-87, 15-4, 16-62, 17-13 and 17-51 of the Johnstown Municipal Code Concerning the Referral of the Town's Fees, Rates and Charges to the Town Fee Schedule.
9. Second Amendment to Water Sewer Service Agreement with Johnstown Plaza, LLC

PUBLIC HEARING

11. Public Hearing - First Reading - Ordinance Number 2020-192, an Ordinance Amending Section 2020-192 an Ordinance Amending Section 17-263(B) of Article XIV of Chapter 17 of the Johnstown Municipal Code Concerning Special Flood Hazard Areas – This ordinance amends Chapter 17 of the Johnstown Municipal Code related to Special Flood Hazard Areas. The amendments update the titles and effective date of the applicable Flood Insurance Study for Larimer County, adds a reference to the Flood Insurance Study for Weld County and references the Flood Insurance Rate Maps.

Mayor Lebsack opened the public hearing. Mr. Jim Hatfield asked where he could get copies of the maps referred to in the ordinance. Having no further public comments, the public hearing closed.

Motion made by Councilmember Lemasters, seconded by Councilmember Mellon to approve Ordinance Number 2020-192 an Ordinance Amending Section 17-263(B) of Article XIV of Chapter 17 of the Johnstown Municipal Code Concerning Special Flood Hazard Areas. Motion carried with a roll call vote.

12. PUBLIC HEARING - The Ridge at Johnstown Filing No. 2 Final Subdivision Plat and Final Development Plans -The proposed 23-acre subdivision/development plan would create 80 single family lots. The Final Subdivision Plat for The Ridge at Johnstown, Filing No. 2 conforms with the approved Preliminary Plat. Resolution 2020-43 approves the Final Subdivision Plat and the Final Development Plan for the Ridge Johnstown, Filing No. 2.

Mayor Lebsack opened the public hearing and heard from Roy Bade, the applicant. Having no further comment the public hearing closed.

Motion made by Councilmember Mellon, seconded by Councilmember Young to approve Resolution 2020-43 a Resolution Approving the Final Subdivision Plat and The Final Development Plan for the Ridge Johnstown, Filing No. 2, Located in the South Half of the Northwest Quarter of Section 26, Township 5 North, Range 68 West of the 6th Principal Meridian, Town of Johnstown, County of Larimer, State of Colorado, Consisting of Approximately 23.198 acres. Motion carried with a roll call vote.

NEW BUSINESS

13. Consider Approving the Subdivision and Development Agreement for The Ridge at Johnstown Filing #2 – The Subdivision Development and Improvement Agreement for The Ridge at Johnstown Filing No. 2, with J-25 Land Holdings, LLC, and the Villages at Johnstown Metropolitan District No. 1 is presented for Council’s approval. The agreement follows the Town’s standard template. Motion made by Councilmember Lemasters, seconded by Councilmember Tallent to approve The Ridge at Johnstown Filing No. 2, Subdivision Development and Improvement Agreement. Motion carried with a roll call vote.

14. The Ridge at Johnstown Filing 2 - Water and Sewer Service Agreement – The Water and Sewer Service Agreement follows the Town’s standard template and includes water allocation for 80 single family lots and homes, as well as 0.65 acres of irrigated common areas. This agreement allocates 34.78 AF of water for this subdivision. Motion made by Councilmember Mellon, seconded by Councilmember Molinar Jr. to approve The Ridge at Johnstown Filing No. 2, Water and Sewer Service Agreement. Motion carried with a roll call vote.

15. Resolution 2020-41, Resolution Adopting Cemetery Rules and Regulations – The proposed Rules and Regulations addresses administration of the Cemetery operations, the rights and responsibilities of the Town, decorations and memorial work in the Cemetery and conduct in the Cemetery. The Rules and Regulations provide the Town Manager has the right of general control of the Cemetery, and would have authority to modify, amend or supplement the Rules and Regulations going forward. Motion made by Councilmember Berg, seconded by Councilmember Young to approve Resolution 2020-41 Resolution Adopting Cemetery Rules and Regulations. Motion carried with a roll call vote.

16. Consider Agreement for Design and Engineering Services for the Phase 2 Central Sanitary Sewer Interceptor Project to IMEG, Inc. – This is a request to approve selection of IMEG for the Phase 2 design of the Sanitary Sewer Interceptor Capacity Improvement Project. In order for the Town of Johnstown to continue with the ability to serve new growth, the Town would need to plan for expansion of the sanitary sewer by constructing new interceptors to meet capacity. IMEG completed Phase 1 of the project, staff is recommending with Council approval to continue with IMEG for Phase 2. Motion made by Councilmember Lemasters, seconded by Councilmember Berg to approve the agreement as presented and award IMEG as the design engineer for the Phase 2 Sanitary Sewer Central Interceptor. Motion carried with a roll call vote.

17. Consider Agreement for Design and Engineering Services for the Phase 3 North Sanitary Sewer Interceptor Project to IMEG, Inc. – This is a request to continue with IMEG as the Design Engineer for Phase 3 of the North Interceptor Expansion project. Motion made by Councilmember Berg, seconded by Councilmember Young to approve the agreement as presented and award IMEG as the Design Engineer for the Phase 3 Sanitary Sewer Interceptor expansion project and allow the Town Manager to make additional and final cost decisions, not to exceed \$1,735,000. Motion carried with a roll call vote.

18. Resolution 2020-42, Creating Town of Johnstown Water Bank – Resolution 2020-42 would create a Town of Johnstown Water Bank. Recently, the Town has been acquiring shares of Home Supply water and Council suggested this water be provided for economic development purposes. The resolution would establish the water bank. Councilmember Mellon made a motion seconded by Councilmember Tallent to adopt Resolution 2020-42 as presented. Motion carried with a roll call vote.

19. Resolution 2020-44, Resolution Adopting Town of Johnstown Second Small Business Micro Grant Program – This Resolution would establish the second round of micro grants for small businesses and the criteria that would be required for consideration of a grant award. If approved, staff will roll out this program immediately. Councilmember Young made a motion seconded by Councilmember Tallent to approve Resolution 2020-44 as presented. Motion carried with a roll call vote.

ADJOURN

The meeting adjourned at 9:40 p.m.

Mayor

Town Clerk