



Town of Johnstown

TOWN COUNCIL REGULAR MEETING

450 S. Parish, Johnstown, CO

Monday, November 15, 2021 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.

ROLL CALL

PRESENT

Mayor Gary Lebsack
Councilmember Troy Mellon
Councilmember Jesse Molinar Jr.
Councilmember Bill Stevens
Councilmember Amy Tallent
Councilmember Chad Young

ABSENT

Councilmember Berg

Staff Present: Matt LeCerf, Town Manager, Avi Rocklin, Town Attorney, Mitzi McCoy, Finance Director, Ellen Hilbig, Utilities Director, Justin Currie, Town Planner, Brian Phillips, Chief of Police

AGENDA APPROVAL

Motion made by Councilmember Tallent, seconded by Councilmember Mellon to approve the Agenda. Motion carried with a unanimous vote.

CONSENT AGENDA

Motion made by Councilmember Mellon, seconded by Councilmember Molinar, Jr. to approve the Consent Agenda. Motion carried with a unanimous vote.

- Minutes - November 1, 2021
- October 2021 Financial Statements
- List of Bills - November 2021
- Second Reading Ordinance 2021-213 - Approving Rezoning of the property known as Riverbend Estates, consisting of approximately 171.414 acres, to Planned Unit Development - Residential (PUD-R)
- Second Reading of Ordinance 2021-214 Approving the P.U.D. Outline Development Plan for Riverbend Estates, consisting of approximately 171.414 acres, with Conditions
- Second Reading - Ordinance No. 2021-215 An Ordinance Repealing and Readopting Article IV of Chapter 7 of the Johnstown Municipal Code Concerning Waste Collection
- First Amendment to Franchise Agreement Town of Johnstown, Colorado and TDS Broadband Service, LLC
- Resolution 2021-43, Certifying Liens to Larimer and Weld Counties

TOWN MANAGER REPORT

It was noted in the report that the December 6, Council meeting is cancelled and the Regular Town Council meeting will be December 13, 2021.

PUBLIC HEARING

1. Public Hearing - First Reading of Ordinance 2021-216, Authorizing the Sale of Real Property and the Improvements Thereon, Located at Lot 2 of Replat of Block 2, Town of Johnstown, County of Weld, State of Colorado, Known by Street Address as 16 North Parish Avenue, to Grows, LLC – Councilmember Tallent recused herself from the meeting. Mayor Lebsack opened the public hearing at 7:13 p.m. and heard from staff. An RFP was issued for the purchase and sale of the property at 16 N. Parish, which is owned by the Town. The Town received two bids, and instructed the Town Manager to begin discussion for a Purchase and Sale Agreement with Grant and Robyn Schaneman. Ordinance 2021-216 authorizes the sale of the property. Having no public comment, the hearing closed at 7:19 p.m. Motion made by Councilmember Mellon, seconded by Councilmember Young to approve Ordinance 2021-216 Authorizing the Sale of Real Property and Improvements located at Lot 2 of Replat of Block 2 at the address known as 16 North Parish Avenue to Grows, LLC and also authorize the Town Manager to sign the Purchase and Sale Agreement. Motion carried with a unanimous vote.
2. Ordinance 2021-217 Approving P.U.D. Outline Development Plan for Encore – Mayor Lebsack opened the public hearing at 7:21 p.m. and heard from staff. The applicant CaliberCos, Inc. is requesting approval of the amended Encore Outline Development Plan and Design Guidelines for approximately 310 acres. The ODP amendment primarily updates the existing land use and traffic pattern, as well as revisits the design guidelines to reflect current development trends and opportunities within the Town and for the property. Representatives of the applicant were present to answer questions. Having no public comment, the hearing was closed at 7:37 p.m. Based upon findings and analysis presented at the hearing a motion was made by Councilmember Mellon, seconded by Councilmember Tallent to approve Ordinance 2021-217 Approving the PUD Outline Development Plan for Encore Johnstown on first reading. Motion carried with a unanimous vote.
3. Resolution 2021-44 Approving the Final Subdivision Plat for Whitehall Subdivision Filing No. 1- Mayor Lebsack opened the public hearing at 7:39 p.m. and heard from staff. The applicant, Sauer Whitehall, LLC and Sauer Phantom 5, LLC is requesting final subdivision approval of approximately 240 acres. The proposed subdivision plat includes Lot 1, a 63-acre lot intended to be transferred to the Weld RE5-J School District for the new Roosevelt High School. Having no public comment, the public hearing closed at 7:49 p.m. Based on findings and analysis presented at the hearing a motion was made by Councilmember Young, seconded by Councilmember Molinar, Jr. to approve Resolution 2021-44, Approving Whitehall Subdivision Final Plat with conditions as stated within the resolution. Motion carried with a unanimous vote.
4. Resolution 2021-45 Approving the Preliminary Plat and Preliminary Development Plan for Johnstown Village Filing 2 - Mayor Lebsack opened the public hearing at 7:50 p.m. and heard from staff. The applicant Prosper Land and Development is requesting consideration of a Preliminary Subdivision Plat and Preliminary Development Plan for Johnstown Village Filing No. 2 to be known as Pintail Commons encompassing 13.821 acres. The proposed project will be single-family attached homes. Representatives of the applicant were present to answer questions. Having no public comment, the public hearing closed at 8:02 p.m. Based on findings and analysis presented at the hearing a motion was made by Councilmember Mellon, seconded by Councilmember Molinar Jr. to approve Resolution 2021-45 Approving Johnstown Village, Filing 2 Preliminary Subdivision Plat and Preliminary

Development Plan with conditions as stated within the resolution. Motion carried with a unanimous vote.

5. Second Public Hearing 2022 Budget – Mayor Lebsack opened the public hearing at 8:03 p.m. and having no public comment closed the hearing at 8:05 p.m.

NEW BUSINESS

1. Low Point Wastewater Treatment Plant Expansion Award – This is a request to award the construction of the Low Point Wastewater Treatment Plant Expansion project to Moltz Construction, Inc. for a Guaranteed Maximum Price of \$23,336,546.00 which also includes a 6.5% construction management fee and 7% contingency for unforeseen costs. Motion made by Councilmember Young, seconded by Councilmember Stevens to award the construction for the Low Point Wastewater Treatment Plant Expansion to Moltz Construction, Inc. for a Guaranteed Maximum Price of \$23,336,546. Motion carried with a unanimous vote.

ADJOURN

The meeting adjourned at 8:26 p.m.

Mayor

Town Clerk