



# Town of Johnstown

## TOWN COUNCIL REGULAR MEETING

450 S. Parish, Johnstown, CO  
Monday, December 05, 2022 at 7:00 PM

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### MINUTES

#### CALL TO ORDER

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

#### Pledge of Allegiance

#### ROLL CALL

Mayor Lebsack  
Councilmember Dominguez  
Councilmember Morris  
Councilmember Mellon  
Councilmember Young  
Councilmember Molinar  
Councilmember Berg

#### AGENDA APPROVAL

*Councilmember Berg moved to approve the agenda.*

Councilmember Morris provided the second and the motion passed.

#### SPECIAL PRESENTATIONS

1. Johnstown Downtown Development Association Annual Presentation

The Downtown Development Association gave their annual presentation to Council, reviewing events, workshops and upcoming projects.

#### PUBLIC COMMENT

Jim Hatfield requested items to be updated on the Council agendas.

Lorraine Brown spoke to xeriscapes.

#### CONSENT AGENDA

Mayor Lebsack noted a request to amend Resolution 2022-47 for the Public Hearing of the Rieder Annexation, by moving the hearing to January 18, 2022.

*Councilmember Mellon moved to accept the consent agenda as amended.*

Councilmember Molinar seconded and the motion passed unanimously.

2. November 21, 2022 Town Council Meeting Minutes.
3. Agreement to Provide Building Department Services Between Town of Johnstown and SafeBuilt Colorado, LLC
4. Resolution 2022-47 Finding Substantial Compliance and Setting a Public Hearing for the Rieder Farm Annexation

The Community That Cares

[johnstown.colorado.gov](http://johnstown.colorado.gov)

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO 80534 | F: 970.587.0141

5. November List of Bills

**TOWN MANAGER REPORT**

Matt LeCerf, Town Manager, noted the bonds for the Ledgerock project have closed. Mr. LeCerf also noted a request Johnstown Village Metropolitan District No. 2. Council requested the district come before Council and present their request.

6. Town Manager's Report

**TOWN ATTORNEY REPORT**

There was no Town Attorney report.

**OLD BUSINESS**

There was no old business on the agenda.

**PUBLIC HEARING**

7. Resolution 2022-48 Approving the Preliminary/Final Subdivision Plat for North Ridge

Mayor Lebsack opened the public hearing for the resolution approving the preliminary/final subdivision plat for North Ridge.

Kim Meyer, Planning and Development Director, presented this item noting the location and project history. A project overview was provided, and it was noted that the Planning and Zoning Commission did not have concerns at this time.

The representative for the applicant, Mark Hunter, noted the developer would encourage xeriscaping for the subdivision. Mr. Hunter stated that a convenience store with a coffee shop was slotted for a corner lot.

Mayor Lebsack opened the public hearing for comment for residents wishing to speak for this item, for which there was none.

Mayor Lebsack opened the public hearing for comments against Resolution 2022-48 to this item.

A neighbor of the location spoke to construction issues during the summer.

Mayor Lebsack closed the public hearing.

*Councilmember Molinar moved that the Town Council approve Resolution 2022-48 approving the North Ridge Preliminary/Final Subdivision Plat.*

Councilmember Berg seconded and the motion passed.

8. Resolution 2022-49 Approving the North Ridge at TRR Preliminary/Final Subdivision Plat and Development Plan

Mayor Lebsack opened the public hearing for Resolution 2022-49.

Ms. Meyer noted the North Ridge at Thompson River Ranch and the project was proposed to create a buffer to existing residential. 196 single family lots are being proposed, with a low density townhome overview, with trails and a park being included in the plan.

The applicant, Greg Saia from Oakwood Homes, reviewed the developments plans. Council expressed concerns on drainage and parking.

Mayor Lebsack opened the public hearing for comments in favor Resolution 2022-49.

Jim Hatfield sought clarification on the retaining wall of the neighborhood.

Lorraine Brown asked a follow up question regarding the retaining wall.

Mayor Lebsack opened the public hearing for comments against Resolution 2022-49, to which there was none.

Mayor Lebsack closed the public hearing.

*Councilmember Berg moved that the Town Council approve Resolution 2022-49 approving the North Ridge at TRR Preliminary/Final Subdivision Plat and Development Plan.*

Councilmember Mellon seconded and the motion passed with one no vote.

9. Public Hearing - 2023 Proposed Budget

Mayor Lebsack opened the public hearing for the 2023 Proposed Budget.

Devon McCarty, Interim Finance Director, presented the third public hearing by overviewing the rules and laws the Town follows for the budget process, and noted the process staff follows for a yearly budget.

Mayor Lebsack opened the public hearing for comment for residents wishing to speak in favor of the proposed 2023 budget.

Jim Hatfield noted questions regarding the budget items of the Water Fund, the Parks and Open Space Fund.

Mayor Lebsack opened the public hearing for comments against the proposed 2023 budget.

Dee Anne Menzies emailed in a comment regarding growth.

Julie Geary emailed in a comment regarding a social media post claiming a budget deficit.

Mayor Lebsack closed the public hearing and noted Council would not take action at this meeting on the budget.

## NEW BUSINESS

10. Subdivision Improvement and Development Agreement for North Ridge Subdivision, with CaliberCos, Inc.

Ms. Meyer brought forward the agreement and noted the exhibit B3 details additional substantive obligations of the developer.

*Councilmember Berg moved to approve the Subdivision Development and Improvement Agreement with CaliberCos, Inc., for the North Ridge Subdivision.*

Councilmember Young seconded and the motion passed with one no vote.

11. Subdivision Improvement and Development Agreement for North Ridge at TRR Subdivision, with Clayton Properties Group II, Inc.

Ms. Meyer clarified that this agreement is the property being proposed for development for single family homes in North Ridge at TRR. Ms. Meyer noted this agreement calls out the development of the pocket park to ensure it gets built as the neighborhood develops.

*Councilmember Molinar moved to approve the Subdivision Development and Improvement Agreement with Clayton Properties Group II, Inc., for North Ridge at TRR.*

Councilmember Berg seconded and the motion passed.

12. Water and Sewer Service Agreement for North Ridge at TRR, with Clayton Properties Group II, Inc.

Ms. Meyer reviewed the water demand and non-potable water.

*Councilmember Mellon moved to approve the Water and Sewer Service Agreement for North Ridge at TRR.*

Councilmember Young seconded and the motion passed.

13. Discussion on Frontage Road Closure

Troy White, Public Works Director, reviewed several upcoming road closures due to work on major arterial roadways.

Council asked for clarification on upcoming County road closures and construction. Staff noted the Town will reach out to the County for confirmation on closures and dates.

**COUNCIL REPORTS AND COMMENTS**

Councilmember Dominguez congratulated Roosevelt High for their State Championship.

Councilmember Young followed up with the Historical Society's annual holiday event.

Councilmember Mellon noted the MPO meeting and funding sources.

Councilmember Berg noted the upcoming Wreaths Across America campaign.

**MAYOR'S COMMENTS**

Mayor Lebsack noted the Hillsborough Ditch meeting and funds.

**INFORMATIONAL ITEMS**

Informational items were included in the packet.

14. Informational Items

**EXECUTIVE SESSION**

*Councilmember Berg moved to recess into an executive session to discuss matters subject to negotiations and to instruct negotiators pursuant to C.R.S. Section 24-6-402(4)(e) regarding Project Arsenal, an economic development project incentive request and an executive session to receive legal advice from the Town Attorney pursuant to C.R.S. Section 24-6-402(4)(b) regarding acquisition of easements*

Councilmember Mellon seconded and the motion passed.

Council moved into executive session.

15. An executive session to discuss matters subject to negotiations and to instruct negotiators pursuant to C.R.S. Section 24-6-402(4)(e) regarding Project Arsenal, an economic development project incentive request.

16. An executive session to receive legal advice from the Town attorney pursuant to C.R.S. Section 24-6-402(4)(b) regarding acquisition of easements

**ADJOURN**

Mayor Lebsack reconvene the Council meeting and noted nothing was discussed other than what was noted on the agenda and no action was taken.

Mayor Lebsack adjourned the December 5, 2022 Council meeting at 10:03 pm.

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Gary Lebsack, Mayor

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Hannah Hill, Town Clerk