



# Town of Johnstown

**TOWN COUNCIL REGULAR MEETING**  
**450 S. Parish, Johnstown, CO**  
**Wednesday, September 08, 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 Bill Stevens  
Councilmember Amy Tallent  
Councilmember Chad Young

#### ABSENT

Councilmember Damien Berg  
Councilmember Jesse Molinar

Staff Present: Matt LeCerf, Town Manager, Avi Rocklin, Town Attorney, Ellen Hilbig, Interim Public Works Director, Mitzi McCoy, Finance Director, Brian Phillips, Chief of Police and Sarah Crosthwaite, Economic Development Coordinator

### SPECIAL PRESENTATIONS

1. Santiago's was honored as Business of the Month for September by Sarah Crosthwaite, Economic Development Manager
2. Christmas tree in Town - Stephanie Podtburg, representing the Johnstown Downtown Development Authority, informed Council the JDDA is wanting to start an annual tree lighting celebration for the community and asked if Council would assist them in purchasing an 18-foot LED Panel Tree to be installed on the north end of downtown. Council decided to add this request to the agenda for discussion.

### AGENDA APPROVAL

Motion made by Councilmember Mellon, Seconded by Councilmember Young to approve the agenda with the addition of two items: consider the purchase of a share of Home Supply Water and discussion of the request made by JDDA to purchase a Christmas tree to install on the north end of downtown. Motion carried with a unanimous vote.

## **PUBLIC COMMENT**

Jeff Stewart of Waste Connections updated Council on the progress of the change over of trash service from Waste Management to Waste Connections. He also stated Waste Connections will donate \$2,500 to assist with the purchase of the tree for the proposed tree lighting celebration.

## **CONSENT AGENDA.**

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

- Minutes - August 16, 2021
- Second Reading - Ordinance No. 2021-206 Approving the North Ridge P.U.D. Outline Development Plan
- Adopting Resolution 2021-27, A Resolution Authorizing a Mail Ballot Election for the Town of Johnstown's Regular Municipal Election Scheduled for April 5, 2022
- Amendment to Non-Potable Irrigation Agreement
- LED Streetlight Conversion Project for Supplemental Environmental Project

## **PUBLIC HEARING**

1. Resolution 2021-28 - Resolution Approving the Service Plan for Ledge Rock Center Commercial Metropolitan District - Mayor Lebsack opened the Public Hearing at 7:34 p.m. and heard from staff. This is a request to approve Resolution 2021-28 approving a Service Plan for the Ledge Rock Center Commercial Metropolitan District. The service area for the proposed Ledge Rock Center Commercial Metropolitan District includes approximately 35.857 acres of land in the initial boundaries with approximately 88.804 acres of inclusion area boundaries. The Town Council must approve the Service Plan before the District is formed and entitled to operate. Mary Ann McGeady, of McGeady, Becher, P.C. special council for the Town of Johnstown was present to answer questions. Representatives of the Developer were also present to answer questions. Pauline Migliore of 337 Granite Way asked if there would be any electric vehicle charging stations included in the plan. Having no further comments, the public hearing closed at 8:05 p.m. Motion made by Councilmember Mellon, seconded by Councilmember Young to approve Resolution 2021-28, a Resolution Approving the Service Plan for Ledge Rock Center Commercial Metropolitan District. Motion carried with a unanimous vote.

2. Resolution 2021-29 - Resolution Approving the Service Plan for Ledge Rock Center Residential Metropolitan District No. 1 - Mayor Lebsack opened the public hearing at 8:07 p.m. and heard from staff. This is a request to approve Resolution 2021-29 a Resolution approving the Service Plan for Ledge Rock Center Residential Metropolitan District No. 1. The service area for the proposed Ledge Rock Center Residential Metropolitan District No. 1 includes approximately 50.733 acres of land with anticipated 1008 multi-family units. The Town Council must approve the Service Plan before the District is formed and entitled to operate. Having no public comments, the public hearing closed at 8:13 p.m. Motion made by Councilmember Mellon, seconded by Councilmember Young to approve Resolution 2021-29, a Resolution Approving the Service Plan for Ledge Rock Center Residential Metropolitan District No. 1. Motion carried with a unanimous vote.

3. Resolution 2021-30 - Resolution Approving the Service Plan for Ledge Rock Center Residential Metropolitan District No. 2 -Mayor Lebsack opened the public hearing at 8:15 p.m. and heard from staff. This is a request to approve Resolution 2021-30 a Resolution approving the Service Plan for Ledge Rock Center Residential Metropolitan District No. 2. The service area for the proposed Ledge Rock Center Residential Metropolitan District No. 2 includes approximately 61.336 acres of land with an anticipated 175 single-family residential units. The Town Council must approve the Service Plan before the District is formed and entitled to operate. Having no public comments, the hearing closed at 8:20 p.m. Motion made by Councilmember Young, seconded by Councilmember Mellon to approve Resolution No. 2021-30, a Resolution Approving the Service Plan for Ledge Rock Center Residential Metropolitan District No. 2. Motion carried with a unanimous vote.

### **NEW BUSINESS**

1. Award design services for Water Treatment Plant – This is a request to hire a design engineer for the expansion of the Water Treatment Plant. Motion made by Councilmember Young, seconded by Councilmember Mellon to award the Water Treatment Plant Expansion Design to Burns and McDonnell in the amount not to exceed \$2,059,442. The amount of \$450,000 will be spent as budgeted in FY 2021 and staff will present the remaining cost to Council in the FY 2022 budget in the amount of \$1,609,442. Motion carried with a unanimous vote.

2. Dam Repair Contract for Johnstown Reservoir – Request to award contract to J-2 Contracting for the repairs of the dam at the Johnstown Reservoir. Motion made by Councilmember Mellon, seconded by Councilmember Young to award the Johnstown Dam Project to J-2 Contracting in the amount not to exceed \$948,475 as well as award J&T Consultants \$70,870 for construction observation for this project and authorize the Town Manager to sign the contract upon its complete review and approval by the Town Attorney and Town Manager. Motion carried with a unanimous vote.

3. Consider purchasing one share of Home Supply Water – Motion made by Councilmember Mellon, seconded by Councilmember Tallent to purchase 1 share of Home Supply Water for \$275,000. Motion carried with a unanimous vote.

4. Consider assisting the Johnstown Downtown Development Authority with the purchase of a Christmas tree for their proposed tree lighting celebration - Motion made by Councilmember Tallent, seconded by Councilmember Young to purchase the tree as presented. Motion carried with a unanimous vote.

### **EXECUTIVE SESSION**

Motion made by Councilmember Mellon, seconded by Councilmember Tallent to convene into Executive Session for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(a). Regarding Economic Development. Motion carried unanimously. The Regular meeting was recessed at 9:21 p.m. The mayor reconvened the Regular Meeting at 10:03 p.m. and stated the only item discussed was what was stated in the motion.

Page 4  
September 8, 2021

**ADJOURN**

The meeting adjourned at 10:03 p.m.

Mayor

Town Clerk