



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: May 15, 2023

SUBJECT: TRR Community Center Time Extension Request

ACTION PROPOSED: Consider Time Extension Request

ATTACHMENTS: 1. Letter from Oakwood Homes Development

PRESENTED BY: Matt LeCerf, Town Manager

AGENDA ITEM DESCRIPTION:

The Town entered into a Subdivision Development Agreement (DA) with Clayton Properties Group II, LLC (Oakwood Homes) for Filing No. 12 in September 2021. The DA included obligations for completion the Community Center on the east side of the subdivision not later than the issuance of 500 certificates of occupancy by the Town beyond those certificates of occupancy issued for Thompson River Ranch Filing Nos. 1, 3 and 4, or by June 30, 2023, whichever is earlier.

Currently the facility is well under construction and Oakwood has suggested that if permissible they could receive a Temporary Certificate of Occupancy for the pool facility. However, the community center that serves both the pool and the community for meeting and events is not complete, and will not be completed by the June 30, 2023 deadline. While not relevant, it is Staff's opinion that it would be more beneficial to open the community center and pool at the same time given the assumed need for lavatory and cleaning type facilities. Additionally, the agreement does not stipulate any consequences for not completing the project by the aforementioned deadline.

Oakwood is requesting an extension of the Development Agreement for Filing 12 until September 30, 2023. The extension request is due to the following:

- Asphalt Top Lift
- Building Electrical Switchgear (supply chain delays)
- Interior finishes (paint/casework/appliances)

The Community That Cares

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- Site signage and striping

Staff supports the extension of time request to September 30, 2023, considering Oakwood's diligence in completing the project. Staff will continue to work with Oakwood to ensure these elements are completed.

LEGAL ADVICE:

Not Applicable

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION: Authorize the extension of time as requested.

SUGGESTED MOTIONS:

For Approval: I move to approve the extension of times requested by Oakwood for the TRR Community Center & Pool improvements as detailed in the attached letter from Oakwood Homes.

For Denial: I move to deny the request for a time extension and direct the Town Manager to enforce the Filing No. 12 agreement.

Reviewed and Approved for Presentation,



Town Manager