



Town of Johnstown

TOWN COUNCIL REGULAR MEETING

450 S. Parish, Johnstown, CO
Monday, June 07, 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 Chad Young
Councilmember Amy Tallent
Councilmember Troy Mellon

ABSENT

Councilmember Damien Berg
Councilmember Jesse Molinar

Staff Present: Matt LeCeref, Town Manager, Avi Rocklin, Town Attorney, Marco Carani, Public Works Director, Chief Brian Phillips, Kim Meyer, Planning Director and Sarah Crosthwaite, Economic Development Manager

AGENDA APPROVAL

Motion made by Councilmember Mellon, seconded by Councilmember Young to approve the agenda as submitted. Motion carried with a unanimous vote.

SPECIAL PRESENTATIONS

Sarah Crosthwaite, Economic Development Manager recognized The Original Heavenly Cakes as the Business of the Month.

PUBLIC COMMENT

Mr. Jim Hatfield of 345 Hickory Lane shared with Council his concerns that the Tornado Siren in Clearview Subdivision could only be heard if you were standing outside. Also, suggested that the Town look into having portable toilets available in Clearview Park.

CONSENT AGENDA

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

- Minutes – May 17, 2021
- Appoint Housing Authority Board Member
- Resolution 2021-16, Updating and Adopting the 2021 Three Mile Plan

- Intergovernmental Agreement between the Town of Johnstown, Colorado, and High Plains Metropolitan District Nos. 1, 3, and 4

PUBLIC HEARING

1. Ordinance Number 2021-198 Amending Article XIV of Chapter 16 of the Johnstown Municipal Code Concerning the Central Business District - This ordinance would update the Central Business Zoning District within the Johnstown Municipal Code to permit single family homes as a permitted use. The intent is to acknowledge the existing, historical, and on-going use of numerous structures & properties within this CB district, and to allow a historically-residential structure to convert to a commercial or office use and then back to the original single family residential use without the current requirement of obtaining a Conditional Use Grant.

Mayor Lebsack opened the public hearing at 7:16 p.m. Mr. Jim Hatfield asked for clarity on how the current code addresses parking. There being no further comments the public hearing closed at 7:21 p.m. Motion made by Councilmember Tallent, seconded by Councilmember Young to approve Ordinance Number 2021-198 Amending Article XIV of Chapter 16 of the Johnstown Municipal Code Concerning the Central Business District. Motion carried with a unanimous vote.

2. Resolution 2021-17 Approving the Amended and Restated Service Plan for High Plains Metropolitan District No. 2 and Consolidated Service Plan for Revere at Johnstown Metropolitan District Nos. 2-9- The owners of the property Forestar Real Estate Group, Inc. and Platte Land & Water, LLC submitted an application for approval of an Amended and Restated Service Plan for High Plains Metropolitan District No. 2 and Consolidated Service Plan for Revere at Johnstown Metropolitan District Nos. 2-9. The development is known as the Revere and includes an area consisting of 448 acres.

Mayor Lebsack opened the public hearing at 7:23 p.m. and heard from the Town's representatives: Carolyn Stiffel the Town's Special Counsel, and Stacey Berlinger the financial consultant. Having no public comments, the hearing closed at 8:11 p.m. Motion made by Councilmember Mellon, seconded by Councilmember Young to approve Resolution No. 2021-17 a Resolution Approving the Amended and Restated Service Plan for High Plains Metropolitan District No. 2 and Consolidated Service Plan for Revere at Johnstown Metropolitan District Nos. 2-9 subject to adding additional language to the Service Plan; the actual water purchased by the Metro District has to be used in the District and dedicate the water before final plat on each phase of the development. The water may be leased back if not used for the needs of the development. Motion carried with a unanimous vote.

NEW BUSINESS

1. Roof repair at Water Treatment Plant – This is a request to repair the roof at the water treatment plant. Motion made by Councilmember Mellon, seconded by Councilmember Young to award the roofing contract for the Water Treatment Plant roof to KH Roofing as presented for a total not to exceed \$91,486. Motion carried with a unanimous vote.

2. Award Design Services for Central Wastewater Treatment Plant – Proposals were solicited for Engineering Services from qualified consultants to prepare design drawings, technical

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specifications, and construction oversight for a new 2.5 MGD treatment facility to meet the Town's capacity projections and to replace the outdated aerated lagoon system currently in place. Based upon the proposal Aqua Engineering submitted the lowest bid. Councilmember Tallent made a motion, seconded by Councilmember Young to award the Central Wastewater Treatment Plant Design Contract to Aqua Engineering contract as presented for a total not to exceed \$1,800,000. Motion carried with a unanimous vote.

3. Resolution 2021-18 Finding Substantial Compliance for Initiating Annexation for North Ridge Annexation – Resolution 2021-18 sets the public hearing date to determine if the proposed annexation is eligible for annexation into the Town of Johnstown. Councilmember Mellon made a motion seconded by Councilmember Tallent to approve Resolution 2021-18 with the date for the public hearing changed to July 19, 2021 at 7:00 p.m. Motion carried with a unanimous vote.

ADJOURN

The meeting adjourned at 8:51 p.m.

Mayor

Town Clerk