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TOWN COUNCIL REGULAR MEETING
450 S. Parish, Johnstown, CO
Monday, August 05, 2024 at 7:00 PM

MINUTES

CALL TO ORDER

Mayor Duncan called the meeting to order and led the Pledge of Allegiance.

Pledge of Allegiance

ROLL CALL

Present:

Councilmember Berg
Councilmember Menzies
Councilmember Molinar
Councilmember Morris
Councilmember Paranto
Mayor Pro Tem Young
Mayor Duncan

AGENDA APPROVAL

Mayor Duncan noted an amended Ordinance No. 2024-257 to be discussed on the agenda.

*Councilmember Berg moved to approve the agenda as submitted with the change of Ordinance
No. 2024-257.*

Councilmember Paranto seconded and the motion passed.

SPECIAL PRESENTATIONS

1. Proclamation League of Women Voters – Women's Equality Day

Councilmember Morris read into the record the proclamation, which was accepted by the League of Women Voters.

2. Business of the Month.

Sarah Crosthwaite introduced Hays Market as the business of the month.

3. Employee Introductions

Doug Gossett, Engineering Director introduced Ashton Reinhardt, Planning and Engineering Admin.

Tyler Carpenter, Collections and Distributions Superintendent, introduced Lusas Andrusyk, Supervisor for Water and Wastewater.

The Community that Cares

Justin Scrivner, Fleet Maintenance Manager, introduced Chelsea Sauer, Mechanic I.

PUBLIC COMMENT

Shawn York emailed in a comment regarding the weeds at Purvis and speed on County Road 13.

Michael Van Valkenburg emailed in a comment on sewer backup on Charlotte Street.

Council asked for follow up on weed mitigation, police presence on CR 13, and asked who pays for the mowing at Purvis. Council asked for these issues to be completed be done by fall.

Mr. LeCerf, Town Manager, noted that a meeting with the property owner is being scheduled and to set expectations for weed mitigation.

Angie Swanson spoke to drainage infrastructure in the colony area. Ms. Swanson noted recent discussions with Town staff and requirements. Termite issues were noted and a partnership with CSU which would lead to the need to work with the Town of Johnstown. A meeting was requested to follow-up to find a solution.

Staff noted that a work session to discuss this topic is being scheduled for August 12, 2024.

CONSENT AGENDA

Council noted corrections to the July 15, 2024 meeting minutes.

Councilmember Young moved to approve the consent agenda as amended.

Councilmember Molinar seconded and the motion passed.

4. July 15, 2024 Meeting Minutes
5. Intergovernmental Agreement - Town of Johnstown and Larimer County
6. Post-Issuance Tax Compliance Policy for Tax-Exempt Bonds
7. July 2024 List of Bills

TOWN MANAGER REPORT

8. Town Manager's Report

Matt LeCerf, Town Manager, noted the attached report.

TOWN ATTORNEY REPORT

There was no Town Attorney report.

PUBLIC HEARING

9. Ordinance No 2024-257: An Ordinance Amending Section 2-24 and Section 2-183 of the Johnstown Municipal Code Concerning Compensation for the Mayor and Councilmembers and Members of the Planning Zoning Commission

Mayor Duncan opened the public hearing.

Mr. LeCerf noted Ordinance No. 2024-257 amending the compensation for councilmember to \$500 for the Mayor, and \$300 for Councilmembers, noting that the increase would not become effective until those seats are reelected. It was noted that voting would need to be 3/4 of the meeting in order to be counted for attendance.

The second portion of the ordinance allows for payment of the Planning and Zoning Commissioners, to \$125 for each meeting that is attended, which would be effective immediately for the commission.

Council asked for follow-up for the insurance being allowed for Councilmembers and part-time staff. Mr. LeCerf noted an expected 13% increase in insurance for the coming year, and that is expected to be discussed with Council in October.

Council asked for clarification on wording on specific payment per meeting. Ms. Rocklin noted the election dates would be clarified, with increases being in place after each seat is elected.

Council asked for clarification on the \$3,000 budget increase, which Mr. LeCerf noted is included because of the commissioner payments being put in place prior to the end of 2024.

Mayor Duncan opened public comment for this item.

Jim Hatfield spoke to the ordinance noting as a former Planning Commissioner he does not see a need to be paid.

Mayor Duncan closed public comment for this meeting.

Mayor Duncan closed the public hearing.

Councilmember Morris moved to Approve Ordinance No. 2024-257 Amending Section 2-24 and Section 2-183 of the Johnstown Municipal Code Concerning Compensation for the Mayor and Councilmembers and Members of the Planning Zoning Commission

Councilmember Molinar seconded and the motion passed.

NO VOTE: Paranto

10. Resolution No. 2024-35, Approving the First Amendment to Amended and Restated Service Plan for Revere at Johnstown Metropolitan District No. 1 f/k/a for High Plains Metropolitan District No. 2 and Consolidated Service Plan for Revere at Johnstown Metropolitan District Nos. 2-9 with attached First Amendment to Intergovernmental Agreement between the Town of Johnstown, Colorado and Revere at Johnstown Metropolitan District Nos. 1-9

Mayor Duncan opened the public hearing.

Avi Rocklin, Town Attorney introduced Carolyn Steffl, Special Counsel, who noted the proposed amendment to an existing service plan. The Districts seek to modify the scope of the regional improvements eligible for cost recovery through the imposition of a regional improvement mill levy. Those improvements were limited to the North Sanitary Interception Project, the Water Tower project, the Big Thompson Outfall Project. The districts are now asking the regional improvement mill levy to be used for different improvements.

The amendment redefines regional improvements to note any projects that have regional benefit, to be approved by an IGA by the Town, with no increase to the debt limit.

Council asked when the mills are collected. Ms. Steffl noted that the district would issue bonds and then collect the mills to pay the bond.

The applicant, Jim Hays, Vice President of Land Acquisition and Entitlements for Fourstar Development Group, updated Council on the project status. Mr. Hays reviewed the drainage areas, the road improvements and the sanitary and storm lines through the property. The regional

Mill Levy Debt model was reviewed, which was based on current market environments, noting the requested amendment and approval of the agreements.

Council asked about the addition of High Plains Blvd, which Mr. Hays noted it was identified the regional traffic would be two lanes and the median, at full build out will be four lane road and median. Bike lanes were asked about, which Mr. Hays noted would be reviewed.

Council asked for clarification about use of funds. Mr. Hays noted the 40 mills generated never cover the onsite improvement cost, and the 10 mills are restricted to regional mills. All the applicant is doing is changing out the project list. It was clarified that there is not an expectation currently to come back with a different project list.

Council noted they did not want this cost passed along to the homeowners.

Mayor Duncan opened public comment to those in favor of or opposed, to which there was none.

Mayor Dunacn closed the public hearing.

Councilmember Berg moved to approve Resolution No. 2024-35, Approving the First Amendment to Amended and Restated Service Plan for Revere at Johnstown Metropolitan District No. 1 f/k/a for High Plains Metropolitan District No. 2 and Consolidated Service Plan for Revere at Johnstown Metropolitan District Nos. 2-9.

Councilmember Paranto seconded and the motion passed.

NEW BUSINESS

11. Resolution 2024-36: Approving the Intergovernmental Agreement Between the Town of Johnstown, Colorado and Revere at Johnstown Metropolitan District Nos. 5-8 (Regional Improvements)

Ms. Steffl noted the agreement with Districts 5-8, which would authorize the use of the regional mill levy. This would be widening for High Plains Blvd. and the incremental increase needed to provide the benefit. The east and west detention ponds, and the sanitary sewer line would be included in the IGA as regional improvements.

Councilmember Paranto moved to approve Resolution No. 2024-36, Approving the Intergovernmental Agreement Between the Town of Johnstown, Colorado and Revere at Johnstown Metropolitan District Nos. 5-8 (Regional Improvements).

Councilmember Morris seconded and the motion passed.

COUNCIL REPORTS AND COMMENTS

Councilmember Paranto noted the monthly Northern Front Range Metropolitan Planning Organization.

Councilmember Morris noted a previous Council presentation where younger members of the community asked for eco-friendly dog waste bags, which staff has purchased, and the residents appreciated. It was also noted the entry of the highway exits in need of landscape, the microphone feedback was noted. and asked to follow up on.

Mr. LeCerf noted the project is still under construction and still under warranty and is currently still under CDOT's maintenance. When the Town takes ownership of the project, those items are noted to be taken care of.

Mayor Pro Tem Young asked for dates for an annual board retreat to be sent out. It was noted that Windsor is launching a citizen's academy, and it was asked that the Town look into hosting a similar program.

Councilmember Menzies expressed appreciation to those who have helped fight recent regional fires. The cost of expected charging stations was asked about. Mr. LeCerf noted the rate charged would be enough to cover power and administrative costs. Council noted an expected cost of 20 cents a kilowatt.

Details on the annual board retreat was asked about, which was noted it's a time to discuss goals, team build etc.

Councilmember Berg noted the shred event that went well, and residents expressed appreciation for the event. The annual Fire and PD softball game was noted.

Councilmember Molinar noted the quarterly meeting for the Housing Authority where they expect to discuss funding.

MAYOR'S COMMENTS

Mayor Duncan expressed appreciation to those attending and listening to the meeting.

INFORMATIONAL ITEMS

12. Informational Items

EXECUTIVE SESSION

13. An executive session to discuss the purchase of real property pursuant to C.R.S. Section 24-6-402(4)(a) - Sandra Drive Drainage
14. 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 Net, an Economic Development Project

Councilmember Morris moved to adjourn to an executive session to discuss the purchase of real property pursuant to C.R.S. Section 24-6-402(4)(a) - Sandra Drive Drainage and 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 Net, an Economic Development Project

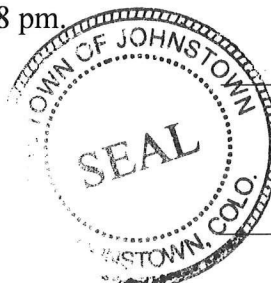
Councilmember Molinar seconded the motion and Council recessed into executive session at 8:22 pm.

Council reconvened at 8:58 pm.

Mayor Duncan noted no items were discussed outside of what was moved to be discussed and no discussions made.

ADJOURN

The August 5, 2024 meeting was adjourned at 8:58 pm.




Michael P. Duncan, Mayor


Hannah Hill, Town Clerk

