



Town of Johnstown

TOWN COUNCIL REGULAR MEETING
450 S. Parish, Johnstown, CO
Monday, April 05, 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 Damien Berg
Councilmember Kevin Lemasters
Councilmember Troy Mellon

ABSENT

Councilmember Jesse Molinar

Staff present: Matt LeCerf, Town Manager, Avi Rocklin, Town Attorney, Marco Carani, Public Works Director, Mitzi, McCoy, Finance Director, Sarah Crosthwaite, Economic Development Manager

AGENDA APPROVAL

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

SPECIAL PRESENTATIONS

Mr. Derek Child provided a video showing how the local churches in the community are working together to assist and distribute food commodities to the community during the ongoing COVID pandemic.

Presentation by Mr. Andrew Johnston, Manager of Financial Development of metroDPA. Mr. Johnston shared information with Council about the metroDPA down payment assistance program. This program is a homeownership program available in the Front Range. It assists qualified homebuyers with mortgage loans and assistance for a down payment and closing costs.

Sewer Revenue Bond Presentation - Alan Matlosz, Managing Director - Stifel Public Finance - In preparation for the issuance of sewer revenue bonds, Mr. Matlosz provided information to Council on the structure of the bond, process and schedule, interest rates and preliminary numbers.

Pioneer Ridge Disc Golf Course Presentation - Presenters Mr. Zach Boettcher and Mr. Bryant Walkinshaw gave a presentation to request to install a golf disc course at the Town owned Pioneer Ridge Park adjacent to the Pioneer Ridge Elementary School. Motion made by Councilmember Mellon, seconded by Councilmember Tallent to add this item to the Agenda.

PUBLIC COMMENT

Mr. Christian Somazo of 4020 Blackbrush Place shared his concerns about the proposed bond that is being considered in the amount of \$55,000,000 and the impact it will have on the resident's sewer rates.

Mr. Jim Hatfield spoke in favor of the disc golf course, and shared the concern there should not be a walking path within the disc golf course. He also asked what is the amount of time a Councilmember spends serving on Council.

Mr. Richard Rainford of 12337 S County Road 3 expressed his concerns with Oakwood Homes and the construction of County Road 3.

CONSENT AGENDA

Motion made by Councilmember Tallent, seconded by Councilmember Lemasters to approve the Consent Agenda.

- March 16, 2021 Minutes
- Second Reading - Ordinance No. 2021- 194, An Ordinance Repealing and Readopting Article V of Chapter 11 of the Johnstown Municipal Code Concerning Public Parks.
- Reimbursement Agreement - Town of Johnstown and Podtburg Dairy Limited Partnership, LLLP
- Consider Resolution 2021-09, Authorizing and Approving Johnstown's Participation in the Metro Mortgage Assistance Plus Program and Authorizing the Execution of the Delegation and Participation Agreement and Other Documents in Connection Therewith.

PUBLIC HEARING

1. Public Hearing - New Fermented Malt Beverage Liquor License Application - TA Operating, LLC

This is a request for a new Fermented Malt Beverage license for TA Operating, LLC d/b/a Petro Stopping Centers, located at 2842 SE Frontage Road, Johnstown.

Mayor Lebsack opened the public hearing at 8:50 and heard from Meghan Brennan representing the applicant. Having no public comments, closed the public hearing at 8:56 p.m. Motion made by Councilmember Mellon, seconded by Councilmember Young to approve the Fermented Malt Beverage License to TA Operating, LLC and authorize the Mayor to sign the Order Granting a Fermented Malt Beverage License. Motion carried with a roll call vote.

2. Public Hearing First Reading Ordinance No. 2021-195, an Ordinance to Renew an Electric Utility Franchise Agreement Between the Town of Johnstown, Colorado and United Power Inc. This is a franchise agreement renewal between the Town of Johnstown and United Power Inc.

Mayor Lebsack opened the public hearing at 8:57 p.m. and having no public comments closed the hearing at 9:05 p.m. Motion made by Councilmember Lemasters, seconded by Councilmember Berg to approve Ordinance 2021-195 as presented to renew the franchise agreement between the Town of Johnstown, Colorado and United Power, Inc. on first reading with the condition that all the fees incurred in establishment and renewal of this franchise agreement are paid for by United Power. Motion carried with a roll call vote.

NEW BUSINESS

1. Discussion - Dog Park Information – This item is for discussion only, staff provided information related to the development of a dog park in the community.
2. Award Design Consultant for Charlotte Street Rehabilitation Project – This is a request to approve the selection of Tait & Associates Engineering as the design consultant for the Charlotte Street Rehabilitation project in order to meet the design schedule required to apply for the 2021 DOLA grant. Motion made by Councilmember Mellon, seconded by Councilmember Young to award Tait & Associates Engineering as the design consultant for the Charlotte Street Rehabilitation project and authorize the Town Manager to sign the Professional Services Contract with Tait & Associates engineering for the Contract amount of \$445,512. Motion carried with a roll call vote.
3. Award Equipment Purchase - Low Point Expansion Project – This is a request to purchase equipment for the Low Point Expansion project. Funds were budgeted and approved for the project. Motion made by Councilmember Berg, seconded by Councilmember Mellon to authorize the Town Manager to sign the purchase agreements necessary for Low Point WWTP expansion equipment as presented for a total not to exceed \$3,085,251. Motion carried with a roll call vote.
4. Change Order for South Storage Water Tank – The project to replace the South Storage Tank roof has increased in cost. Based upon the increase in costs to complete the project, Staff is requesting a change order in the amount of \$256,815. The total cost for the project is \$406,815 which includes a \$15,000 contingency. Motion made by Councilmember Mellon, seconded by Councilmember Young to approve the change order as presented and to complete the South Storage Tank project with a reallocation of Water Funds in an amount not to exceed \$256,815.00. Motion carried with a roll call vote.
5. Pioneer Ridge Disc Golf Course – After the presentation earlier in the evening Council requested to add this item to New Business. Motion made by Councilmember Tallent, seconded by Councilmember Berg to support the installation of a golf disc course at the Town owned Pioneer Ridge Park adjacent to the Pioneer Ridge Elementary School. Motion carried with a roll call vote.

EXECUTIVE SESSION

Motion made by Councilmember Mellon, seconded by Councilmember Berg to go into Executive Session to discuss: (i) a personnel matter pursuant to C.R.S. Section 24-6-402(4)(f) related to the Town Manager evaluation; (ii) matters subject to negotiation and to instruct negotiators pursuant to C.R.S. Section 24-6-402(4)(e) related to an economic development project and economic incentives for a potential new retail development; (iii) matters subject to negotiation and to instruct negotiators pursuant to C.R.S. Section 24-6-402(4)(e) related to an economic development project and economic incentives for a potential new business in the Town; and (ii) the sale of real property pursuant to C.R.S. Section 24-6-402(4)(a). Council reconvened the meeting at 11:28 p.m.

ADJOURN

The meeting adjourned at 11:28 p.m.

Mayor

Town Clerk