



450 S. Parish Avenue
Johnstown, CO 80534
970.587.4664
JohnstownCO.gov

TOWN COUNCIL REGULAR MEETING
450 S. Parish, Johnstown, CO
Monday, November 3, 2025

MINUTES

CALL TO ORDER

At 7:00 Mayor Duncan called the meeting to order.

PLEDGE OF ALLEGIANCE

Mayor Duncan invited attendees to join in the Pledge of Allegiance.

ROLL CALL

Present:

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

Absent:

Councilmember Morris

AGENDA APPROVAL

Motion by Councilmember Menzies and seconded by Councilmember Paranto to approve the agenda as presented.

Upon vote, motion passed unanimously.

SPECIAL PRESENTATIONS:

Proclamation Honoring the Coaches of the Youth Football Team: Councilmember Menzies read the proclamation honoring the coaches.

The Community that Cares

New Employee Introductions:

Economic Development Director Sarah Crosthwaite introduced Economic Development Specialist Chris Jackson.

Town Manager Matt LeCerb introduced Executive Administrative Assistant Tina Whalen.

PUBLIC COMMENT

Jane Patterson, 1905 Goldenvue Drive, discussed the road resurfacing on election day and asked for awareness so individuals can get out of the subdivision to vote.

Jim Hatfield, 345 Hickory Lane, shared some comments on the draft Land Use Code. He felt that redevelopment should be further defined and gave examples of storage facilities. He also inquired about the non-functional turf sections and how it impacts residential.

CONSENT AGENDA

Motion by Councilmember Paranto and seconded by Councilmember Molinar to approve the consent agenda as presented:

- October 20, 2025 Town Council Meeting Minutes
- October 2025 List of Bills

Upon vote, motion passed unanimously.

TOWN MANAGER REPORT

Town Manager Matt LeCerb provided a report.

NEW BUSINESS

Intergovernmental Agreement – Hick’s Legacy Water Project: Town Manager Matt LeCerb presented the proposed agreement.

Motion by Councilmember Berg and seconded by Mayor Pro Tem Young to approve the Intergovernmental Agreement as presented and authorize the Town Manager to execute the agreement as presented.

Upon vote, motion passed unanimously.

Resolution 2025-31 Authorizing a Mail Ballot Election for the Town of Johnstown’s Regular Municipal Election Scheduled on April 7, 2026: Town Clerk Meghan Martinez presented the proposed resolution.

Motion by Mayor Pro Tem Young and seconded by Councilmember Paranto to approved Resolution 2025-31 as presented.

Upon vote, motion passed unanimously.

Intergovernmental Agreement Regarding Use of Special Improvement Districts between the Town of Johnstown, Colorado and the Encore on 24 Metropolitan District Nos. 1-3: Town Attorney Avi Rocklin presented the proposed agreement.

Motion by Councilmember Paranto and seconded by Councilmember Menzies to approve the Intergovernmental Agreement Regarding Use of Special Improvement Districts between the Town of Johnstown, Colorado and the Encore on 34 Metropolitan District Nos. 1-3.

Upon vote, motion passed unanimously.

PUBLIC HEARING:

Ordinance 2025-277 for Change of Zone Case No. ZON25-0002: Larson:

At 7:27 Mayor Duncan opened the public hearing.

Planning and Development Director Jeremy Gleim presented the proposed Change of Zone.

Claire Havelda with Brownstein Hyatt Farber Schreck addressed Council on behalf of the applicant.

Kerry Holle, 2005 Goldenvue Drive, expressed concerns about the lot sizes given that Rolling Hills is estate lots. She also expressed concerns that the applicant had stated they would not have any more neighborhood meetings. She would like to see a buffer zone between the neighborhoods.

Cindy Clark, 2003 Goldenvue Drive, would like to see a compromise and had concerns about the concept plan meeting in February. She would like to see a larger buffer.

Devin Davis, 2007 Goldenvue Drive, appreciated Council looking out for the community's best interests and that they hope to find a compromise of larger lots to mirror the adjacent subdivision and the buffer zone.

Jim Hatfield, 345 Hickory Lane, asked about the differences between SF1 and R1 and why an old code was being utilized.

Town Clerk Meghan Martinez read an online comment into the record from Vicki Yost, 324 Windgate Court, who had concerns about the lot sizes, exits in and out of the neighborhood, and the property values in Rolling Hills Ranch.

At 8:04 Mayor Duncan closed the public hearing.

Motion by Councilmember Molinar and seconded by Councilmember Berg consistent with the Planning & Zoning Commissions' recommendation, approve Ordinance 2025-277 for Change of Zone Case No. ZON25-0002 on first reading.

Upon vote, motion passed 4-2 with Mayor Duncan and Councilmember Menzies voting no.

Ordinance 2025-278 for Zoning Case No. ZON24-0007 Amendment to the Granary Outline Development Plan:

At 8:07 Mayor Duncan opened the public hearing.

Planner James Shrout presented the proposed amendment.

The applicants' representatives were present and addressed the Council.

Jerry Jennison, 6423 CR 46, had concerns about the boundary of the development.

Christine Jennison, 6423 CR 46, asked about the oil activity on the property and would like to know what a cottage home is. She also expressed concerns about traffic in the area.

At 8:51 Mayor Duncan closed the public hearing.

Motion by Councilmember Berg and seconded by Councilmember Molinar consistent with the Planning & Zoning Commissions' recommendation, approve Ordinance 2025-278 for Zoning Case No. ZON24-0007 on first reading.

Upon vote, motion failed 3-3 with Mayor Duncan and Councilmember Menzies and Paranto voting no.

2026 Proposed Budget:

At 8:55 Mayor Duncan opened the public hearing.

Finance Director Kristyn Unrein presented the 2026 proposed budget.

At 9:15 Mayor Duncan closed the public hearing and noted that a second public hearing would be held on November 17th at 7:00.

There was discussion about the YMCA funding request in the budget and the forensic audit.

Motion by Councilmember Menzies and seconded by Councilmember Paranto that authorization for purchase of additional equipment in the amount of \$150,000 at the Johnstown Recreation YMCA will be subject to Formal Approval at a Regular Town Council Meeting.

Upon vote, motion passed unanimously.

COUNCIL REPORTS AND COMMENTS

Councilmember Paranto: Nothing at this time.

Councilmember Molinar: The position for the director of the Housing Authority has been posted.

Councilmember Berg: He met with staff on Wreaths Across America. The event will take place on December 13th at 10:00am. He also discussed the Veteran's Banner Program.

Councilmember Menzies: She will be attending the affordable housing summit. She also attended the NOCO Rehabilitation Center anniversary. Lastly, she encouraged members of Council and the community to donate to the Weld Food Bank.

Mayor Pro Tem Young: He noted that the presentation screens were not working. He visited the Water Treatment Plant and they will be setting the tanks soon.

MAYOR COMMENTS: It's voting season, make sure you get out and exercise your right to vote.

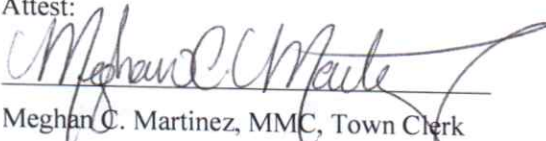
ADJOURNMENT

There being no further business for the Town Council, Mayor Duncan adjourned the meeting at 9:38 p.m.

Approved by Town Council:


Michael P. Duncan, Mayor



Attest:

Meghan C. Martinez, MMC, Town Clerk