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TOWN COUNCIL REGULAR MEETING

450 S. Parish, Johnstown, CO
Monday, December 15, 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:

- **Michael P. Duncan**, Mayor
- **Chad Young**, Mayor Pro Tem
- **Jesse Molinar Jr.**, Councilmember
- **Dee Anne Menzies**, Councilmember
- **Andrew Paranto**, Councilmember
- **Dianne Morris**, Councilmember

Absent:

- **Damien Berg**, Councilmember

AGENDA APPROVAL

Motion by Councilmember Molinar and seconded by Councilmember Morris to approve the agenda as presented.

Upon vote, motion passed unanimously.

PUBLIC COMMENT

The Community that Cares

- Mario Herrera, 4000 Loma Vista Place, asked how the Town can get more involved with the people who neighbor new development.
- Jennifer Walter, 511 N. Harding Avenue, spoke in opposition to AI centers and data infrastructure industries in Johnstown.

Town Clerk Meghan Martinez read various online public comments into the record.

- Grace Ledl, 2108 Christopher Court, expressed concerns about AI centers in Johnstown.
- Cearra Halverson, 2220 Waylon Drive, had concerns about AI big tech.
- Brittani Ebel, 4350 Cobblestone Lane, spoke about her love from the small-town farming community that is Johnstown. She asked to keep the growth in Ledge Rock.
- Christina Athanasopoulos, 2671 Osprey Way, shared opposition to AI centers in Johnstown.
- Kerry Holle, 2005 Goldenvue Drive, expressed concerns about the plan that Larson will be submitting.
- Tonya Anderson, 2107 Kiersi Court, discussed the YMCA audit and asked for transparency and keeping residents informed.

CONSENT AGENDA

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

- Ordinance 2025-282: Annexation of J Farm
- Ordinance 2025-283: Zoning of J Farms Annexation
- December 1, 2025, Town Council Meeting Minutes
- J Farms Annexation Agreement
- November 2025 Financial Statements and Q3 Sales Tax Summary
- Ordinance 2025-280: Adoption of International Building and Fire Codes

Upon vote, motion passed unanimously.

TOWN MANAGER'S REPORT

Town Manager Matt LeCerf provided a report.

NEW BUSINESS

Professional Services Agreement between Town of Johnstown and Fransen-Pittman Construction Co., Inc. Town Manager Matt LeCerf presented.

Motion by Councilmember Menzies and seconded by Councilmember Paranto to approve the Professional Services Agreement between the Town of Johnstown and Fransen-Pittman as presented.

Upon vote, motion passed unanimously.

PUBLIC HEARING:

Resolution 2025-42: Amending the Fiscal Year 2025 Budget:

At 7:26 Mayor Duncan opened the public hearing.

Finance Director Kristyn Unrein presented the proposed resolution.

At 7:31 Mayor Duncan closed the public hearing.

Motion by Councilmember Paranto and seconded by Councilmember Molinar to approve Resolution 2025-42 as presented.

Upon vote, motion passed unanimously.

Ordinance 2025-284 Approving the Outline Development Plan Amendment #1 for Great Plains Village:

At 7:32 Mayor Duncan opened the public hearing.

Planner James Shrout presented the proposed amendment.

Zack Ross addressed Council on behalf of the applicant.

Mario Herrera, 4000 Loma Vista Place, shared his thoughts on the lack of collaboration between the developer and the neighboring property owners.

At 7:54 Mayor Duncan closed the public hearing.

Motion by Mayor Pro Tem Young and seconded by Councilmember Molinar to approve Ordinance 2025-284 approving the amendment to the Great Plains Village Outline Development Plan on first reading.

Upon vote, motion unanimously.

COUNCIL REPORTS AND COMMENTS

Councilmember Paranto: He wished everyone a Merry Christmas and Happy New Year. He mentioned the YMCA cure procedure and encouraged keeping everyone updated.

Councilmember Morris: She wished everyone a Merry Christmas. She expressed concerns about the unredacted audit. She expressed her sympathies for all the recent tragedies.

Councilmember Molinar: Nothing at this time.

Councilmember Menzies: She wished everyone a Merry Christmas and Happy Hanukah. She mentioned the grants funded for Larimer Mental Health. She also mentioned the Xcel Energy wind concerns.

Mayor Pro Tem Young: He took a moment to recognize the Johnstown Jingle. It is a great event for the community to come together. The Downtown looks fantastic. He is grateful to be part of this community.

MAYOR COMMENTS: He has heard the comments of the community and if a project were to ever happen in Johnstown it would go through a transparent process. He wished everyone a Merry Christmas.

EXECUTIVE SESSION:

Motion by Mayor Pro Tem Young and seconded by Councilmember Paranto to go into executive session for determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators under CRS 24-6-402(4)(e) regarding Project Playground.

Upon vote, motion passed unanimously.

At 8:06 Mayor Duncan recessed the meeting to go into executive session.

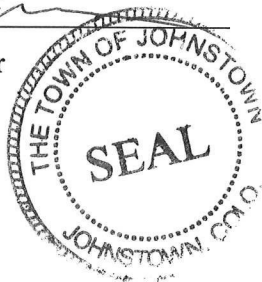
At 8:31 Mayor Duncan reconvened the meeting.

ADJOURNMENT

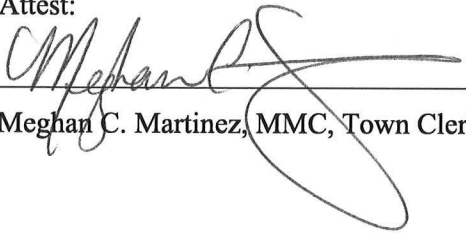
There being no further business for the Town Council, Mayor Duncan adjourned the meeting at 8:31 p.m.

Approved by Town Council:


Michael P. Duncan, Mayor



Attest:


Meghan C. Martinez, MMC, Town Clerk