



# Town of Johnstown

## TOWN COUNCIL REGULAR MEETING

450 S. Parish, Johnstown, CO

Monday, February 05, 2024 at 7:00 PM

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### MINUTES

#### CALL TO ORDER

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

#### Pledge of Allegiance

#### ROLL CALL

Present:

Councilmember Berg  
Councilmember Molinar  
Councilmember Morris  
Councilmember Paranto  
Councilmember Young  
Mayor Mellon

#### AGENDA APPROVAL

*Councilmember Berg moved to approve the agenda.*

Councilmember Young seconded and the motion passed.

#### SPECIAL PRESENTATIONS

1. Business of the Month

Sarah Crosthwaite, Economic Development Manager, presented Scheels as February Business of the Month.

2. Employee Introductions

New employees were introduced, from the Finance Department Tisha Seitz and the Human Resources Department Linda Kammerzell

#### PUBLIC COMMENT

There was no public comment.

#### CONSENT AGENDA

*Councilmember Paranto moved to approve the consent agenda*

Councilmember Molinar seconded and the motion passed.

3. January 17, 2024 Meeting Minutes

4. Resolution 2024-05 regarding Finding Substantial Compliance for Initiating Annexation Proceedings and Setting a public hearing date for the Front Range Fire Annexation

*The Community That Cares*

[johnstown.colorado.gov](http://johnstown.colorado.gov)

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5. Intergovernmental Agreement for Funding of the US 34 Transportation Management Organization (TMO) in Johnstown
6. Town of Johnstown, Colorado v. Little Thompson Water District: Amendment to Settlement
7. Consideration and Approval of the Subdivision Development and Improvement Agreement with Encore HoldCo, LLC for the Encore Filing No. 1 Subdivision
8. December 2023 Financial Statements
9. January 2024 List of Bills

#### **TOWN MANAGER REPORT**

##### 10. Town Manager's Report

Matt LeCerf, Town Manager, noted the attached report and three items – a small change to the Buc-ee's liquor license regarding the type of license; Proposing to amend the cash in lieu fee for Home Supply Water, and the YMCA has submitted to the Town that they are changing their rates effective April 2024.

Council did ask for report on the sauna and stream room in the YMCA. Mr. LeCerf noted it was reported as of the day of this meeting that the sauna was up and running and the stream room may have a few weeks delay in opening.

Council asked for clarification on Loveland Ready Mix item in the report, and Mr. LeCerf noted the work session on February 12, 2024 to discuss.

#### **TOWN ATTORNEY REPORT**

There was no Town Attorney report.

#### **NEW BUSINESS**

##### 11. Limited Winery Notification – Thoughts LLC dba Legends A Meadery

Hannah Hill, Town Clerk, presented this limited winery application to Council, noting the location and process for objecting or not to a limited winery. The applicant is Thoughts LLC dba Legends A Meadery and the location was noted to be in the Gateway area.

*Councilmember Berg moved to not object to the application for a limited winery for Thoughts LLC, dba Legends A Meadery.*

Councilmember Paranto seconded and the motion passed.

##### 12. Award RFP for Downtown Johnstown Master Plan Project

Ms. Crosthwaite presented this item to Council, reviewing the background, noted the RFP being issued in December of 2023 and the project aspects of the Downtown Master Plan. A virtual Prebid meeting was also held, with eight submissions being received.

Council asked for clarification on the price of the bid. Ms. Crosthwaite noted that staff was able to negotiate with Kimley Horn regarding the scope of the engineering work and would be bringing the GIS portion inhouse.

*Councilmember Young moved to approve the Town of Johnstown to award the RFP project to Kimley Horn and authorize the Town Manager to sign the service contract pending final review of the contract by the Town Manager and Town Attorney.*

Councilmember Morris seconded and the motion passed.

13. Residential Property Tax Refund

Mitzi McCoy, Deputy Town Manager, presented this discussion item referencing the presentation included in the packet. Preliminary numbers from the County Assessor indicated a 35.64% increase in residential values, and Council directed staff to include a million-dollar budget line item in the 2024 budget for a property tax rebate for Johnstown residents.

Council asked for clarification on what the rebate process would look like, and what expectations would be for future years. Staff noted a resolution would be presented to Council for approval at a future meeting.

**PUBLIC HEARING**

14. Ordinance 2024-239 Amending Article IV of Chapter 8 of the Municipal Code Concerning Abandoned and Junked Vehicles

Mayor Mellon opened the public hearing.

Chief Ryan Oglesby presented Ordinance 2024-240, noting these amendments would codify and provide clarity in the code.

Chief Oglesby reviewed the changes proposed, and Council asked for clarification on the changes to the word "junk". Chief Oglesby noted the clarity in definitions and for in public areas within Town limits.

Mayor Mellon opened public comment for the hearing for those in favor or opposed to this item.

Two comments submitted were read into the record, from Mercy Rivera and Sonya Garcia.

Mayor Mellon closed public comment.

*Councilmember Morris moved to approve Ordinance No. 2024- 239, an ordinance Amending Article IV of Chapter 8 of the Municipal Code Concerning Abandoned and Junked Vehicles upon first reading.*

Councilmember Molinar seconded and the motion passed.

15. Ordinance 2024-240: Amending "Table 3-8: Impact Fees" Of The Town Of Johnstown Land Use and Development Code Concerning Impact Fees Imposed On Behalf of the Front Range Fire Rescue Fire Protection District

Mayor Mellon opened the public hearing.

Mr. LeCerf presented this item to Council, noting the previous Council meeting discussion. Chief West from Front Range Rescue Protection District noted, per statue, the impact fees must be looked at every five years.

Mayor Mellon opened public comment for the hearing for those in favor or opposed to this item, to which there was none.

Mayor Mellon closed the public hearing.

*Councilmember Young moved to approve Ordinance No. 2024-240 as presented on first reading.*

Councilmember Morris seconded and the motion passed.

16. Ordinance 2024-241 Annexing approximately 96 acres and known as the Larson Annexation

Jeremy Gleim, Planning and Development Director, requested this item be continued to February 21, 2024. Mr. Gleim noted staff discovered the material items were not submitted to the Board of County Commissioners and would request the item be continued to the next Council meeting.

Mayor Mellon opened public comment for those opposed or in favor of this item, to which there was none.

*Councilmember Berg moved to Continue the Public Hearing – First Reading of Ordinance 2024-241 Annexing approximately 96 acres, known as the Larson Annexation, to the February 21, 2024, Town Council meeting.*

Councilmember Paranto seconded and the motion passed.

#### **COUNCIL REPORTS AND COMMENTS**

Councilmember Molinar noted an upcoming Housing Authority Meeting.

Councilmember Young noted the Johnstown Historical Society sale of Letford Bricks. It was noted of a death in the library family and Council sends their regards to the family. Councilmember Young reported on a ride-along with the Police Department. It was noted the recycling bins were left out, and Mr. LeCerf noted the last batch of the corrected calendars were mailed prior to the Council meeting.

Council requested the online calendar be posted online.

Councilmember Morris expressed gratitude to the Police Department for communications with residents.

#### **MAYOR'S COMMENTS**

Mayor Mellon noted the evaluation form for Mr. LeCerf, which would be scheduled for a March Council meeting. It was also asked that residents report street lights that is out via the Town's website or Town Hall.

#### **INFORMATIONAL ITEMS**

##### 17. Informational Items

Informational items were included in the packet.

#### **EXECUTIVE SESSION**

##### 18. An executive session to discuss the purchase of real property pursuant to C.R.S. Section 24-6-402(4)(a)

*Councilmember Berg 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) and an executive session to obtain legal advice pursuant to C.R.S. Section 24-6-402(b)*

Councilmember Young seconded and the motion passed.

Council reconvened at and Mayor Mellon noted no items were discussed other than those noted.

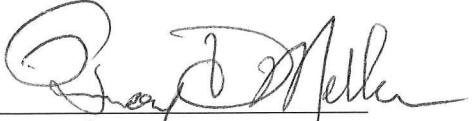
##### 19. An executive session to obtain legal advice pursuant to C.R.S. Section 24-6-402(4)(b) concerning potential negotiations with the Great Western Railway of Colorado, LLC


This item was moved with the previous item.

#### **ADJOURN**

Mayor Mellon adjourned the February 4, 2024 meeting at 9:01 pm.



  
Troy D. Mellon, Mayor

  
Hannah Hill, Town Clerk