



450 S. Parish Avenue  
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JohnstownCO.gov

**TOWN COUNCIL REGULAR MEETING**  
450 S. Parish Ave, Johnstown, CO  
Monday, April 01, 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 Morris  
Councilmember Paranto  
Councilmember Young  
Mayor Mellon

Absent:

Councilmember Molinar

**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 Director, introduced Bad Baddy's Burger Bar as the Business of the Month for April.

2. Proclamation RHS Basketball

Mayor Mellon read into the record the proclamation for the Roosevelt Highschool Girls' basketball team, declaring it the Night of Champions.

3. Proclamation 85th Anniversary United Power

Mayor Mellon read into the record the proclamation for the 85th anniversary of United Power, with Bill Meier representing United Power accepting.

4. Declan Averill & Titus Porter Pioneer Ridge Elementary School Students Presentation - Dog Waste Bags

Declan Averill and Titus Porter from Pioneer Ridge Elementary School made a presentation to Council regarding dog waste bags used at Town parks.

Council inquired of the Town Manager if the Town could make the requested change, which Matt LeCerf noted he expected the Town could easily make the switch to a more bio-degradable bags in Johnstown Parks.

*The Community that Cares*

## **PUBLIC COMMENT**

Holly & Steve Sturgen expressed thanks for the work being done in Country Acres. They also spoke to the why issues on the how and why regarding Sandra Drive and issues on drainage and further restitution regarding damage on homes.

Rebecca Knowlton - expressed the same.

## **CONSENT AGENDA**

Council inquired on a bill from Breeze Thru Carwash which Mr. LeCerf noted was an annual fee for the Police Department, same as the annual subscription with the Reporter Herald.

*Councilmember Morris Moved To Approve The Consent Agenda*

Councilmember Paranto seconded and the motion passed.

5. March 18 2024 Meeting Minutes
6. Ordinance No. 2024-242: Amending Sections 10-251, 10-252 And 10-254 Of The Johnstown Municipal Code Concerning Marijuana Regulation
7. Ordinance No. 2024-243: Dedication of Rights of Way and Easements to the Colorado Department of Transportation
8. Front Range Fire Annexation, Zoning, and Annexation Agreement
  1. Ordinance No.2024-244: Annexing Certain Unincorporated Lands Located in the Southeast Corner of Section 6, Township 4 North, West of the 6 P.M., County of Weld, State of Colorado, Consisting of Approximately 0.098 acres and Known as the Front Range Fire Rescue Protection District Annexation
  2. Ordinance No. 2024-245: Approval of the PUD-R Zoning Known as the Front Range Fire Rescue Protection District, Located in the Southeast Corner of Section 6, Township 4 North, West of the 6 P.M., County of Weld, State of Colorado, Consisting of Approximately 0.098 acres
  3. Front Range Fire Rescue Property Annexation Agreement
9. March 2024 List of Bills

## **TOWN MANAGER REPORT**

10. Town Manager's Report April 2024

Matt LeCerf, Town Manager, noted the report included in the packet. The pictures related to the Town Manager report will be updated with the corresponding picture with the Town Calendars.

## **TOWN ATTORNEY REPORT**

There was no Town Attorney report.

## **NEW BUSINESS**

11. Stormwater Master Plan Contract Award

Jason Elkins, Public Works Director, presented this item to Council along with Drew Beck with Matrix Design Group Inc. It was noted 2001 was the last time the Stormwater Master plan was updated.

Council inquired on several neighborhoods marked as flooding neighborhood and asked if the applicant would be fixing the problems in those areas. Mr. Beck noted the first step is identifying the problem, and then several options and a future capital plan would be brought forward.

*Councilmember Morris Moved To Approve Awarding The Contract To Matrix Design Group Inc. For Consulting Services To Develop A New Comprehensive Stormwater Master Plan As Presented*

Councilmember Berg seconded and the motion passed.

12. Arts and Monument Application and Request from the Meteorite Committee

Hannah Hill, Town Clerk, presented this item to Council noting the application received from the Johnstown Historical Society and Meteorite Committee, and Staff's request of the location changed to further away from Colorado Blvd.

Diana Seele and Billie DeLancey, on behalf of the Meteorite Committee spoke to the staff proposed location, noting the agreement to this location.

Council commended the committee on their work towards the work on the celebration.

*Councilmember Young Move To Approve The Meteorite Committee's Request To Place A Monument On The Property As Presented By Staff, Direct The Town Manager To Make The Site Improvements And Propose That The Town Assume Ownership And Maintenance Of The Monument After July 6, 2024*

Councilmember Morris seconded and the motion passed.

### **PUBLIC HEARING**

13. Mayor Mellon opened the public hearing.

Tyler Smith, Planner II, presented the annexation to Council, noting the location and current zoning designations. Mr. Smith noted the mixed density residential district and Planning and Zoning's recommendation of the annexation. It was noted the zoning was voted 4-1 to zone R-1. Staff conducted analysis of what is best fit to this area.

Council inquired as to why Planning Commission voted for R-1, which Mr. Smith noted was concerns related to density. Council did ask for density to be looked into for a code modification. Council expressed concerns related to the range of density allowed.

References to affordable housing was inquired about, which Mr. Smith noted the houses are expected to start in the \$350 range.

The applicant, represented by Bob Choate, presented focusing on zoning. The applicant does not believe R-1 fits the comprehensive plan and is seeking approval for R-2 Zoning due to the mixed density planned use.

Council asked for confirmation on specifics on type of housing being brought into the development, and confirmation on amount of units per acre.

The applicant spoke to the Ridge Project from the same developer and efforts being made for larger lots.

Mayor Mellon opened the public hearing for public comment for those wishing to speak to this item.

A resident spoke to R-1 verses R-2 zoning and the southern edge and the irrigation ditch located there with public safety concerns.

Richard Ray spoke to the sell of the property and the land-use map of the Town of Johnstown and height of the proposed buildings.

Mayor Mellon closed the public comment period.

Council inquired on the height of buildings. The applicant spoke to the slope of the land and noted current built-in setbacks due to the maintenance road over the sewer line.

Council spoke to the process and zoning, conformality and future options.

Mayor Mellon closed the public hearing.

*Councilmember Young Moved To Approve Resolution No. 2024-17, Accepting The Findings Of The Facts And Conclusions For The Blue Spruce Ridge Annexation.*

Councilmember Paranto seconded and the motion passed.  
NO VOTE: Morris

*Councilmember Paranto Moved To Approve Ordinance No. 2024-246 Annexing Approximately 41.1 Acres, Known As The Blue Spruce Ridge Annexation On First Reading.*

Councilmember Berg seconded and the motion passed.  
NO VOTE: Morris

*Councilmember Berg Moved To Approve Ordinance No. 2024-247 Establishing R-2 Zoning For Approximately 41.1 Acres Known As Blue Spruce Ridge On First Reading*

Councilmember Paranto seconded and the motion passed.  
NO VOTE: Morris

14. First Reading Ordinance No. 2024-248: An Ordinance Amending Article III of Chapter 13 of the Johnstown Municipal Code to Add Section 13-86 Establishing a Special Fee Concerning Regional Water Storage Tank Improvements to be Paid by Benefitted Properties in the Subject Area and Remitted to the Water Utility Enterprise

Mayor Mellon opened the public hearing.

Doug Gossett , Engineering Director, provided a background to Council noting the six pressure zones in Town, with the west pressure zone is generally located along the Interstate 25 corridor, south of Larimer County Road 18 and west of Colorado Boulevard. The Town maintains a Pressure Zone Map that outlines the anticipated boundaries of each pressure zone. Mr. Gossett noted the west zone is growing rapidly and identified a 2-million-gallon storage tank for this area, and a potential storage area.

Council asked if there was a site for this tank. Mr. Gossett noted there has not been a study for a location, but the highest elevation would be an ideal location for the tank.

Council asked for clarification on if there would be a better option to have two smaller tanks, which Mr. Gossett noted there would be a cost benefited analysis before any items were brought back to Council

Mayor Mellon opened the public hearing for public comment, to which there was none.

Mayor Mellon closed the public hearing.

*Councilmember Paranto Move To Approve Ordinance No. 2024-248, An Ordinance Amending Article III Of Chapter 13 Of The Johnstown Municipal Code To Add Section 13-86 Establishing A Special Fee Concerning Regional Water Storage Tank Improvements To Be Paid By Benefitted Properties In The Subject Area And Remitted To The Water Utility Enterprise On First Reading.*

Councilmember Young seconded and the motion passed.

## **COUNCIL REPORTS AND COMMENTS**

Councilmember Paranto noted a group reaching out to Roosevelt High School to engage with the engineering students.

Councilmember Young spoke to the Library Board reviewing their strategic plans.

Councilmember Morris spoke to the Larson Annexation and weed mitigation; Purvis property and weed mitigation; Rolling Hills and Third speed issues. The tree voucher program was noted with voucher pick-up on Saturday April 6, 2024 at Town Hall with first come first serve basis.

**MAYOR'S COMMENTS**

Mayor Mellon noted the upcoming election day.

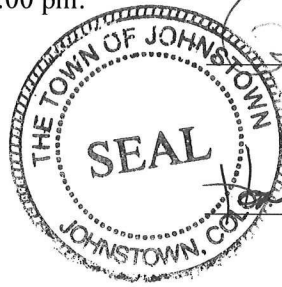
**INFORMATIONAL ITEMS**


Informational items were included in the packet.

- 15. Informational Items

**ADJOURN**

Mayor Mellon adjourned the April 1, 2024 meeting at 9:00 pm.



  
Troy D. Mellon, Mayor

  
Hannah Hill, Town Clerk