



450 S. Parish Avenue  
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JohnstownCO.gov

**TOWN COUNCIL REGULAR MEETING**  
**450 S. Parish, Johnstown, CO**  
**Wednesday, January 17, 2024 at 7:00 PM**

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**MINUTES**

**CALL TO ORDER**

**Pledge of Allegiance**

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

**ROLL CALL**

Present:

Councilmember Molinar  
Councilmember Morris  
Councilmember Paranto  
Councilmember Young  
Mayor Mellon

Absent:

Councilmember Berg

**AGENDA APPROVAL**

*Councilmember Young to approve the agenda.*

Councilmember Morris seconded and the motion passed.

**PUBLIC COMMENT**

There was no public comment.

**CONSENT AGENDA**

*Councilmember Molinar moved to approve the consent agenda.*

Councilmember Paranto seconded and the motion passed.

1. January 4, 2024 Meeting Minutes
2. Resolution 2024-06 Authorizing and Supporting the Town of Johnstown's Application for a Peace Officers Behavioral Health Support and Community Partnership Grant from the Colorado Department of Local Affairs

*The Community that Cares*

## **TOWN MANAGER REPORT**

Matt LeCerf, Town Manager, introduced the Planning and Development Director, Jeremy Gleim.

## **TOWN ATTORNEY REPORT**

There was no Town Attorney report.

## **NEW BUSINESS**

### 3. Storage Unit Use Agreement between the Town of Johnstown and Graycliff

Sarah Crosthwaite, Economic Development Manager, presented this agreement to Council, referencing the item brought to Council in November 2023 per Graycliff's request. Ms. Crosthwaite noted 15% of the total storage units would be reserved for current leaseholders of the Johnstown Plaza apartments, as Council requested, and notes Graycliff will be required to file a request to the Town Manager to extend the term of this agreement.

*Councilmember Molinar moved to approve the Storage Unit Use Agreement as presented.*

Councilmember Young seconded and the motion passed.

### 4. Country Acres Drainage Mitigation Study Update

Jason Elkins, Public Works Director, presented the drainage study update to Council, and introduced Austin Fling, Design Engineer with Benesch.

Mr. Fling noted the flooding along Sandra Drive, and the specifics related to the detention pond and drainage. It was noted a significant improvement would be upgrading the storm sewer, with three options for improvements presented. Next steps would be a design field survey for further design of preferred option, subject to the Town and Hillsborough Ditch. The Town and Benesch will continue to work with residents to find an agreeable solution.

Mr. Elkins noted that in an effort to be proactive and limit delays, an estimate was sought and staff would request to work with Benesch to add a change order to the current contract.

Council asked for clarification on what assistance was being given to the homeowners and expanding the detention pond. Mr. Fling noted this was looked at -expanding into the neighboring farmers field or building another detention pond in the field. Mr. Elkins noted many of these are short term solutions while seeking out a long-term solution with the goal of getting the water to the river.

Council asked if the area next to the church parking lot would also be an option. Mr. LeCerf stated it was something that is being looked at. Council asked for clarification of how many lots were detention ponds previously, which it was noted five homes.

Mr. Fling noted land acquisition would be the largest issue in a solution.

Council asked if staff is seeking approval for modification of the agreement. Mr. LeCerf noted while funding is there to begin construction, staff would seek three quotes which would be brought to Council for approval, with the expectation of needing a budget amendment.

## 5. Colorado Boulevard & Roosevelt Parkway Intersection Alternatives Analysis

Mr. Elkins reviewed the design alternatives from Benesch for Colorado Boulevard and Roosevelt Parkway from direction from Council to research future improvements for this intersection John Moschovich representing Benesch reviewed the scope and design options and current issues at the intersection. Mr. Moschovich noted the traditional signal and the two-lane roundabout options, with the two lane roundabout being the recommended option.

Council asked for clarification on safety for pedestrians. Mr. Moschovich noted in a roundabout there is a splitter island for pedestrians to stop on, as well as vehicle speed being slower as the vehicles enter the roundabout and flashing lights can be implanted.

Council asked for clarification on spacing on the outside of the roundabout to a cross walk, which was noted there are standards the project would adhere to, roughly 20-30 feet.

*Councilmember Paranto moved to direct Staff to request a scope and fee from Benesch for the design of the intersection improvements to be presented at a future Council Meeting and verify from adjacent property owners their support for the Town to coordinate the projects design and construction*

Councilmember Molinar seconded and the motion passed.

## 6. Discussion Only: Front Range Fire Rescue Impact Fee Study

Mr. LeCerf reviewed the Fire Impact Fee Study.

The Chief West of Front Range Fire Rescue the study included in the packet. Council inquired to the upcoming agreement, which Mr. LeCerf noted an ordinance would be drafted for Council's consideration and brought to Council.

## **PUBLIC HEARING**

### 7. New Beer & Wine Liquor License Application for Buc-ee's Johnstown LLC

Mayor Mellon opened the public hearing.

Hannah Hill, Town Clerk, reviewed the application from Buc-ee's Johnstown LLC for a Beer and Wine license.

The General Manager Floyd Freeman acting on behalf of the applicant addressed Council, noting the diligence in operations and reviewed ID check systems.

Council inquired as to what would be sold, which Mr. Freeman noted would be beer and wine- while noting no confirmation on wine being included in those sells.

Patrick Mahoney from Alcohol Petitioning Services, reviewed the neighborhood needs and desires petition.

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

Mayor Mellon closed public comment.

Mayor Mellon closed the public hearing.

*Councilmember Morris moved to approve the Beer & Wine Liquor License to Buc-ee's Johnstown LLC and authorize the Mayor to sign the Order Granting a Beer & Wine License.*

Councilmember Young seconded and the motion passed.

### **COUNCIL REPORTS AND COMMENTS**

Councilmember Young noted the Library Board meeting and items to look forward to in 2024. This does include a future budget amendment related to the parking lot project. The Johnstown Historical Society brick sales saw a good push through the holiday season.

Councilmember Morris expressed thanks to utility billing staff.

### **MAYOR'S COMMENTS**

Mayor Mellon noted the previous week's MPO meeting and the electrification of commercial landscaping equipment, and changes that may appear in 2025 related to purchasing of commercial equipment. Colorado Department of Transportation has referenced the final items on I-25, with several punch list items still pending, with an estimate of tolls beginning in June 2024.

Mayor Mellon also noted State Legislative proposed bills related to zoning.

### **INFORMATIONAL ITEMS**

#### **8. Informational Items**

Informational items were included in the packet.

### **EXECUTIVE SESSION**

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

*Councilmember Paranto moved to recess to an executive session to discuss the purchase of real property pursuant to C.R.S. Section 24-6-402(4)(a).*

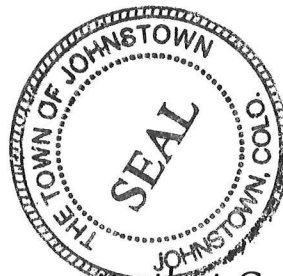
Councilmember Morris seconded and the motion passed.

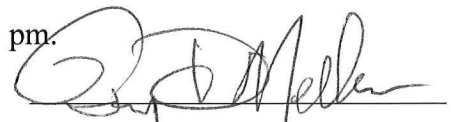
Council re-adjourned and Mayor Mellon noted no business was discussed outside of what was noted in the motion and no direction was given outside of negotiations to purchase property.


Council inquired about gathering funds for purchasing open space. It was noted the budget does direct those funds and priorities.

### **ADJOURN**

Mayor Mellon adjourned the January 17, 2024 meeting at 8:58 pm.



  
Troy D. Mellon, Mayor

  
Hannah Hill, Town Clerk