



# Town of Johnstown

**TOWN COUNCIL REGULAR MEETING**  
**450 S. Parish, Johnstown, CO**  
**Monday, December 04, 2023 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 Dominguez  
Councilmember Molinar

### AGENDA APPROVAL

*Councilmember Bergs moved to approve the agenda.*

Councilmember Young seconded and the motion passed.

### SPECIAL PRESENTATIONS

1. Staff Introductions

Matt LeCerf, Town Manager noted no staff was present to introduce to Council.

2. Johnstown Downtown Development Association Annual Presentation

The Johnstown Downtown Development Association presented their annual report to Council.

### PUBLIC COMMENT

John Garcia spoke to utility billing.

Comments were emailed in by Becky Roller and Dee Menzies.

*The Community That Cares*

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

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## **CONSENT AGENDA**

3. November 20 2023 Minutes
4. Water & Sewer Service Agreement – Corbett Glen Filing 3, Amended Plat of Outlot A
5. Ordinance 2023-256: Amending Chapter 4 Revenue and Finance, of the Johnstown Municipal Code
6. Ordinance 2023-261 Vista Commons Re-zoning to MU-RC (Regional Commercial) and R-3 (Residential), Second Reading
7. Ordinance 2023-262 Massey Square Re-zoning to MU-NC (Neighborhood Commercial), Second Reading
8. Resolution 2023-52 - Approval of Blue Sky Prairie Preliminary Subdivision with conditions
9. November 2023 List of Bills

*Councilmember Paranto moved to approve the consent agenda.*

Councilmember Morris seconded and the motion passed.

## **TOWN MANAGER REPORT**

10. Town Manager's Report

Matt LeCerf, Town Manager, spoke to the utility bills for the month of November, noting the challenges with meter reads.

## **TOWN ATTORNEY REPORT**

The Town Attorney did not have a report.

## **PUBLIC HEARING**

11. Public Hearing - Resolution 2023-43 Approving the Preliminary Plat and Preliminary Development Plan for Revere North Subdivision (SUB)

Mayor Mellon opened the public hearing.

Tyler Smith, Planning Department, presented this resolution, noting the item is a continuance of the public hearing. Council asked for clarification on what Council is allowed to require, if they are allowed to set the parameters for ODPS and the previous ask of the developer to work with the landowners. Staff noted asks must fall within the code.

The applicant presented noting comments from Council.

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

Jim Hatfield asked for clarification on the drainage.

Sandra Stoner spoke to road construction and road entries with this development.

Wendy Chase spoke to truck routes and communication about existing roads.

Debra Garcia asked for Council to consider residents.

Janice Herrera spoke to conditions set forth by Town Council.

Mayor Mellon closed public comment.

Council asked the applicant about providing larger lots, which was noted the applicant is not able to make 1 acre lots due to it being cost prohibitive. Information on the pipeline was asked for. It was noted that there would be no pipes under homes and the Metro district would maintain the pipeline. Kevin Lovelace, the project engineer, spoke to the ditch company and noted no interruption of service to downstream users is expected.

Council sought clarification about the entrance to the residents' concern regarding the driveway and road access. The applicant noted it would be safer to line up with the driveway as opposed to having an offset road entry.

Council discussed Code verses Council conditions.

Mayor Mellon closed the public hearing.

*Councilmember Berg moved to approve Resolution 2023-43 approving the Preliminary Subdivision Plat and Preliminary Development Plan for Revere North Subdivision.*

Councilmember Paranto seconded and the motion passed 4-1

NO VOTE: Morris

12. Resolution 2023-56: Settler's Crossing Final Subdivision Plat

Mayor Mellon opened the public hearing.

Lilly Cory, Planning Department, presented this resolution. Ms. Cory reviewed the location and future land use compatibility. It was clarified that these 11 lots would be administratively approved. Council asked if there was a traffic study conducted, which staff noted they would report back to Council on December 18, 2023.

The applicant, Fred Croci, spoke on behalf of the property owner.

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

Mayor Mellon closed public comment.

Council asked for clarification if the outlot was being subdivide at this time. Ms. Cory noted this plot is only the 11 commercial lots, not related to nearby townhomes.

Mayor Mellon closed the public hearing.

*Councilmember Young moved to approve Resolution 2023-56 Approving Settler's Crossing Preliminary and Final Subdivision Plat.*

Councilmember Morris seconded and the motion passed.

13. Resolution 2023-59: Approving the First Amendment to the Amended and Restated Service Plan for Ledge Rock Center Residential Metropolitan District No. 1

Mayor Mellon opened the public hearing.

Avi Rocklin, Town Attorney presented Special Counsel, MaryAnn McGeady of McGeady Becher for the Metropolitan District No. 1. Ms. McGeady noted this item is an ask to increase debt authority.

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

Mayor Mellon closed public comment.

Mayor Mellon closed the public hearing.

*Councilmember Berg moved to approve Resolution No. 2023-59, a Resolution approving the First Amendment to the Amended and Restated Service Plan for Ledge Rock Center Residential Metropolitan District No. 1.*

Councilmember Young seconded and the motion passed.

14. Resolution 2023-60: Approving the First Amendment to the Amended and Restated Service Plan for Ledge Rock Center Residential Metropolitan District No. 2

Mayor Mellon opened the public hearing.

Avi Rocklin, Town Attorney presented Special Counsel, MaryAnn McGeady of McGeady Becher for the Metropolitan District No. 2. Ms. McGeady noted all items from the previous item applied.

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

Mayor Mellon closed public comment.

Mayor Mellon closed the public hearing.

*Councilmember Young moved to approve Resolution No. 2023-60, a Resolution Approving the First Amendment to the Amended and Restated Service Plan for Ledge Rock Center Residential Metropolitan District No. 2.*

Councilmember Morris seconded and the motion passed.

## **NEW BUSINESS**

15. Settler's Crossing Development Agreement

Ms. Cory presented the Development and Improvement Agreement, noting this item was related to landscaping and water for site development.

*Councilmember Morris moved to approve the Subdivision Development and Improvement Agreement for Settler's Crossing Subdivision.*

Councilmember Berg seconded and the motion passed.

16. An Agreement between the Town of Johnstown and J-2 Contracting for the Installation of an Emergency Generator at Johnstown Reservoir

Ellen Hilbig, Utilities Director, presented this contract to Council related to the Johnstown Reservoir pump stations. Currently no emergency generators exists and staff recommend J-2 Contracting after an RFP process.

*Councilmember Morris moved to award the Construction Contract for the installation of an emergency generator at Johnstown Reservoir to J-2 Contracting Co. in the amount of \$236,770.*

Councilmember Young seconded and the motion passed.

#### 17. Discussion: Ballot Measures

Mayor Mellon noted the proposed changes to the Town Charter with a recommendation for direct the Town Attorney to bring back an ordinance with ballot questions for the April 2, 2024 election.

#### 18. Resolution 2023-57: Adopting and Appropriating the 2024 Budget

Devon McCarty, Finance Director, presented the request to approve the 2024 proposed budget. Ms. McCarty noted no objections were filed or registered. Council asked if this budget took into account the Special Session that was held at the State legislative level. Staff noted Council has the option to direct staff to make changes related to any information that arises from that session.

*Councilmember Berg moved to approve Resolution 2023-57, A Resolution of Johnstown, Colorado, Summarizing Expenditures and Revenues for Each Fund and Adopting and Appropriating the Budget for the Calendar Year 2024.*

Councilmember Young seconded and the motion passed.

#### 19. Resolution 2023-58: A Resolution Levying General Property Taxes for the Year 2023, to Help Defray the Cost of Government for the Town of Johnstown, Colorado for the 2024 Budget Year

Ms. McCarty noted the resolution set the mill levy for Weld and Larimer County, providing the Finance Director permission to file the certificates.

*Councilmember Young moved to approve Resolution 2023-58 A Resolution Levying General Property Taxes for the Year 2023, to Help Defray the Cost of Government for the Town of Johnstown, Colorado, for the 2024 Budget Year.*

Councilmember Berg seconded and the motion passed.

### **COUNCIL REPORTS AND COMMENTS**

Councilmember Morris asked for clarification on Country Acres. Mr. LeCerf noted recent meetings and discussion options.

Councilmember Young spoke to previous meetings and public comment. Also noted were the Historical Society new members, open house and sale of Letford Bricks.

Councilmember Berg noted the Wreaths Across America program in the Johnstown Cemetery.

### **MAYOR'S COMMENTS**

Mayor Mellon spoke to the Johnstown Jingle event and a Hillsborough Ditch meeting, as well as attendance at the CML Mayor's Summit.

Mayor Mellon noted Council has annually provided direction for employee bonuses.

*Councilmember Morris moved to provide \$500 bonuses to full-time employees, \$300 to part-time employees*

Councilmember Young seconded and the motion passed.

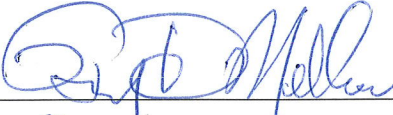
**INFORMATIONAL ITEMS**

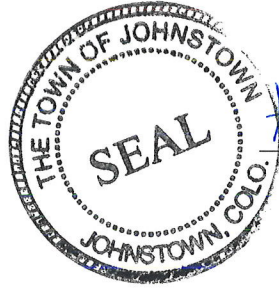
20. Informational Items

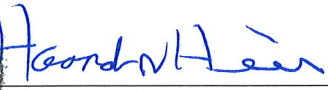
Informational items were included in the packet.

**ADJOURN**

Mayor Mellon adjourned the December 4, 2023 Council meeting.

  
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Troy D. Mellon, Mayor



  
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Hannah Hill, Town Clerk