



Town of Johnstown

TOWN COUNCIL REGULAR MEETING

450 S. Parish, Johnstown, CO
Monday, April 18, 2022 at 7:00 PM

MINUTES

CALL TO ORDER

Mayor Lebsack called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

ROLL CALL

PRESENT

Mayor Gary Lebsack
Councilmember Damien Berg
Councilmember Troy Mellon
Councilmember Amy Tallent
Councilmember Chad Young

ABSENT

Councilmember Jesse Molinar
Councilmember Bill Stevens

Staff present: Matt LeCerf, Town Manager, Avi Rockling, Town Attorney, Kim Meyer, Planning Director, Mitzi McCoy, Finance Director, Troy White, Public Works Director, Sarah Crosthwaite, Economic Development Manager, Chief Phillips.

AGENDA APPROVAL

Motion made by Councilmember Tallent, seconded by Councilmember Berg to approve the agenda. Motion carried with a unanimous vote.

SPECIAL PRESENTATIONS

Mayor Lebsack presented Proclamations for Outstanding Athletic Accomplishment to Clayton Robinson, State Wrestling Champion and Roosevelt High School's Dance Team, State Poms Champions.

Presentation from Johnstown Downtown Development Association - Veronica Schlagel, representing the JDDA gave an update on the events planned for the year.

PUBLIC COMMENT

Avery Reynolds, representing The Influence Magazine shared with Council a new magazine that she is overseeing publication that focuses on Johnstown and Milliken.

A representative from Hoyt Plumbing addressed Council with concerns in reference to utility locates. Staff will reach out to him with his concerns.

CONSENT AGENDA

- Minutes - April 4, 2022
- March 2022 Financial Statements
- List of Bills - April 2022

- Second Reading Ordinance 2022-228 Annexing Certain Unincorporated Lands located in the North Half of the Southwest Quarter of Section 26, Township 5 North, Range 68 West of the 6th P.M., County of Larimer, State of Colorado, consisting of approximately 80.66 acres and known as the South Ridge Annexation
- Second Reading - Ordinance 2022-229 Approval of PUD-R Zoning of the Property known as the South Ridge Annexation, located in the North Half of the Southwest Quarter of Section 26, Township 5 North, Range 68 West of the 6th P.M., County of Larimer, State of Colorado, consisting of approximately 80.66 acres
- Second Reading - Ordinance 2022-230 Approving P.U.D. Outline Development Plan for South Ridge, Located in the North Half of the Southwest Quarter of Section 26, Township 5 North, Range 68 West of the 6th P.M., County of Larimer, State of Colorado, consisting of approximately 80.66 acres

OLD BUSINESS

1. First Amendment to Development and Reimbursement Agreement Ledge Rock Center Commercial Johnstown, Colorado – The First Amendment Agreement will allow funds to be deposited into a newly created escrow account, to be known as the Ledge Rock Water and Sewer Pipeline Escrow Account, and then be released to the Ledge Rock District to pay for eligible public improvements associated with the sewer and water pipelines for the Ledge Rock Project. Motion made by Councilmember Mellon, seconded by Councilmember Young to approve the First Amendment to Development and Reimbursement Agreement, Ledge Rock Center Commercial, Johnstown, Colorado, and the attached Ledge Rock Water and Sewer Pipeline Escrow Agreement, and authorize the mayor to execute both agreements. Motion carried with a unanimous vote.

ADJOURN

The meeting adjourned at 7:29 p.m.

NEW BUSINESS

Mayor Lebsack called the meeting to order at 7:33 p.m.

Administer Oath of Office - Newly Elected Council Members – New Councilmembers Vanessa Dominguez and Dianne Morris were sworn into office.

ROLL CALL

PRESENT

Mayor Gary Lebsack
Councilmember Damien Berg
Councilmember Troy Mellon
Councilmember Dianne Morris
Councilmember Chad Young

ABSENT

Councilmember Dominguez
Councilmember Molinar Jr.

1. Appoint Mayor Pro Tem – Motion made by Councilmember Young, seconded by Councilmember Berg to appoint Councilmember Troy Mellon as Mayor Pro-Tem. Motion carried with a unanimous vote.
2. Appoint Municipal Judge - Motion made by Councilmember Mellon, seconded by Councilmember Berg to appoint Mike Lazar as Municipal Judge. Motion carried with a unanimous vote.
3. Water and Sewer Service Agreement for Thompson River Ranch Filing No. 15, with Clayton Properties Group II, Inc. – Motion made by Councilmember Mellon, seconded by Councilmember Young to approve the

Water and Sewer Service Agreement for Thompson River Ranch, Filing 15, Clayton Properties Group II, Inc.
Motion carried with a unanimous vote.

4. Intergovernmental Agreement Between the Town of Johnstown and Weld County School District RE-5J For Joint Use of Pioneer Ridge Disc Golf Course – This agreement outlines the terms and conditions related to the disc golf course constructed by RE5-J. The Town will be responsible for the maintenance of this facility which is located on town property. Motion made by Councilmember Berg, seconded by Councilmember Mellon to approve the Intergovernmental Agreement between the Town of Johnstown and the Weld County School District RE5-J presented. Motion carried with a unanimous vote.

5. Agreement Concerning Economic Development Between the Town of Johnstown and The Johnstown Downtown Development Association – Motion made by Councilmember Mellon, seconded by Councilmember Young to table the agreement to the May 2nd meeting. Motion carried with a unanimous vote.

PUBLIC HEARING

1. Resolution 2022-13 Approving the Thompson River Ranch Filing 15 Final Subdivision Plat – Mayor Lebsack opened the public hearing at 7:59 p.m. and heard from staff. Clayton Properties Group, Inc. is requesting final subdivision of 29.33 acres of land. The parcel is zoned PUD-MU. Representatives from the Developer were present to answer questions. Having no public comments, the hearing closed at 8:15 p.m. Based on findings and analysis presented at this hearing, motion was made by Councilmember Berg, seconded by Councilmember Mellon to approve Thompson River Ranch Filing No. 15 Final Plat with conditions as stated within the resolution. Motion carried with a unanimous vote.

2. Ordinance 2022-231: An Ordinance Amending the Town of Johnstown Municipal Code Concerning Town Sales Taxes To Provide A Credit Against Sales Tax If A Certain Public Improvements Fee Has Been Paid In Connection With The Development Known As Ledge Rock Center – Mayor Lebsack opened the public hearing at 8:17 p.m. and heard from staff. This ordinance amends the Municipal Code to provide a sales tax credit known as a credit public improvements fee, which will be used to repay bonds that will be issued by the Ledge Rock Center Commercial Metropolitan District to finance public improvements. Having no public comments, the public hearing closed at 8:23 p.m. Motion made by Councilmember Young, seconded by Councilmember Berg to approve Ordinance No. 2022-231, an Ordinance Amending the Town of Johnstown Municipal Code Concerning Town Sales Taxes to Provide a Credit Against Sales Tax if a Certain Public Improvement Fee has been Paid in Connection with the Development Known as Ledge Rock Center. Motion carried with a unanimous vote.

EXECUTIVE SESSION

Motion made by Councilmember Mellon, seconded by Councilmember Young to convene into Executive Session at 8:32 p.m. for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(e) Economic Development. Motion carried with a unanimous vote.

The mayor reconvened the regular meeting at 9:08 p.m. and stated the only item discussed was what was stated in the motion.

ADJOURN

The meeting adjourned at 9:08 p.m.

Mayor

Town Clerk