



450 S. Parish Avenue  
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## TOWN COUNCIL REGULAR MEETING

450 S. Parish, Johnstown, CO  
Wednesday, February 21, 2024 at 7:00 PM

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### MINUTES

#### CALL TO ORDER

##### Pledge of Allegiance

Mayor Mellon called the February 21, 2024 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 moved to approve the agenda as submitted*

Councilmember Molinar provided the second and the motion passed.

#### SPECIAL PRESENTATIONS

1. Proclamation - Night of Champions

Mayor Mellon read into the record the proclamation declaring the Night of Champions for Roosevelt High School Cheer Team.

#### PUBLIC COMMENT

Stephanie Podtburg spoke to in support of Downtown Johnstown

Donna Derrera spoke to support of Downtown Johnstown

Public Comment was received online from Jim Hatfield, Brenda, and Brittany Ebel.

#### CONSENT AGENDA

*Councilmember Paranto moved to approve the consent agenda*

Councilmember Morris provided the second and the motion passed.

2. February 4, 2024 Meeting Minutes
3. Second Reading of Ordinance 2024-239 Amending Article IV of Chapter 8 of the Municipal Code Concerning Abandoned and Junked Vehicles.

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4. 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
5. Resolution 2024-08 Finding Substantial Compliance For Initiating Annexation Proceedings and Setting A Public Hearing Date For The Blue Spruce Ridge Annexation
6. WSSA - Amended TRR East Clubhouse
7. Site Development Plan Agreement with Journey Homes, LLC for The Ridge Multi-Family Development.
8. Intergovernmental Agreement Between the Town of Johnstown, Colorado and the City of Thornton, Colorado
9. January 2024 Financials

#### **TOWN MANAGER REPORT**

Matt LeCerf, Town Manager, presented the report included in the packet. It was noted that a tour of Low Point Wastewater Treatment Plant is being planned for Council.

#### **TOWN ATTORNEY REPORT**

There was no report from the Town Attorney.

#### **OLD BUSINESS**

10. Resolution 2024-09: Authorizing Property Tax Rebate to Residential Property Owners

Devon McCarty, Finance Director, noted the previous Council meeting discussion of options for the property tax rebate. Council’s direction is presented in the resolution.

Council asked for clarification on roughly how many checks would be sent out and how much the checks would be for. Ms. McCarty noted that the amount is based on the percentage of what the homeowner is putting in.

Council inquired on how much of a cost this would be administratively. Mr. LeCerf noted there would be roughly 5,000 to 6,000 checks would be sent, noting that multi-family residents would not be included as residential. The total rebate is \$650,000, with costs to process the rebate being approximately \$19,000. A rough estimate would be a \$118 per check. Mr. LeCerf noted that Council felt this was the right thing to do for our property owners, and the cost of expending staff time to execute this program would be a good opportunity to give back to the community.

*Councilmember Morris moved to approve Resolution No. 2024-09 Authorizing a Property Tax Rebate to Residential Property Owners as Presented*

Councilmember Young seconded the motion and the motion passed.

#### **NEW BUSINESS**

11. Discussion Item - Boundary Agreement Between the Town of Milliken and Town of Johnstown

Mr. LeCerf noted the draft proposal between the two towns, referencing the boundary lines. A 20-year agreement that creates a 250-foot green corridor buffer along County Road 19. The Town would be allowed to annex the area holding the Central Wastewater Treatment Plant. Milliken’s Town Council will review the agreement on February 28, 2024.

Council asked for clarification regarding shares of the Hillsborough Ditch, which Mr. LeCerf noted that is a separate agreement being worked on with Milliken.

## **PUBLIC HEARING**

### 12. Renewal of BD Colorado dba Bad Daddy's Burger Bar Hotel & Restaurant liquor license

Mayor Mellon opened the public hearing.

Hannah Hill, Town Clerk, presented for Council's consideration the renewal of the Hotel & Restaurant's liquor license, noting Municipal Code requirements and the violation received by Bad Daddy's Burger Bar and the fine paid.

Chris Burnham, representative from Bad Daddy's Burger Bar, spoke to the training and re-certification of staff after receiving the violation.

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

Mayor Mellon closed the public hearing.

*Councilmember Morris moved to approve the renewal of a Hotel & Restaurant Liquor License for BD Colorado dba Bad Daddy's Burger Bar.*

Councilmember Molinar seconded and the motion passed.

13. 1. Public Hearing – Consideration of Resolution 2024-07 Accepting the Findings of Fact and Conclusions for the Larson Annexation
2. First Reading of Ordinance 2024-241, Approving the Annexation of Certain Unincorporated Lands Located in the County of Weld, Consisting of Approximately 96 Acres and Known as the Larson Annexation

Mayor Mellon reopened the public hearing.

Jeremy Gleim, Planning Director, presented the annexation for Council's consideration, noting this item is just for annexation with no zoning associated. With the property being approximately 96 acres with no platting required at this time.

Council did speak to previous discussions with this developer regarding larger lots when this area is zoning and platted, as well as consideration of the existing home to not create a pocket as the area develops. Consideration of traffic concerns and traffic in the future was asked to be reviewed as well.

Larry Buckendorf representing the development entity, spoke to the current annexation process. Council encouraged the applicant to review other land use hearings to have come before Council.

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

Mayor Mellon closed the public hearing.

*Councilmember Molinar moved to approve Resolution No. 2024-07, accepting the Findings of Fact and Conclusions for the Larson Annexation*

Councilmember Young seconded and the motion carried.

ABSTAIN: Morris

*Councilmember Molinar moved to approve Ordinance No. 2024-241 on first reading, approving annexation of approximately 96 acres, known as the Larson Annexation.*

Councilmember Young seconded and the motion carried

ABSTAIN: Morris

## **COUNCIL REPORTS AND COMMENTS**

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Councilmember Morris asked for a timeline on the sound system. Ms. Hill noted that item would be on the next Council meetings agenda. County Road 46 ½'s sidewalk process was asked for clarification. Mr. LeCerf noted the easement in this area belongs to the Town, however the area that is not complete is collecting of ground water and due to state requirements permits are being applied for. The water has to be piped back to the river, and a plan for how that will happen is in process, with the Town working on applying for those permits.

Councilmember Young noted the sale of Letford bricks from the Historical Society, and information from the Meteorite Committee will be forthcoming. The Library Board is working with the Weld District regarding strategic planning.

Councilmember Molinar noted the Johnstown Housing Authority meeting with the Town's Economic Development Department and Town Manager regarding future funding for growth in the Housing Authority.

### **MAYOR'S COMMENTS**

Mayor Mellon provided a reminder regarding the evaluation for the Town Manager. Online comments were addressed.

### **INFORMATIONAL ITEMS**

#### 14. Informational Items

Informational items were provided in the packet.

### **EXECUTIVE SESSION**

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

*Councilmember Young moved to recess into executive session to discuss the purchase of real property pursuant to C.R.S. Section 24-6-402(4)(a) – Sandra Drive Drainage Improvements*


Councilmember Paranto seconded and the motion passed.


Council reconvened and Mayor Mellon noted no items were discussed and no action was taken.

### **ADJOURN**

Mayor Mellon adjourned the February 21, 2024 meeting.



  
Troy D. Mellon, Mayor

  
Hannah Hill, Town Clerk