



Town of Johnstown

TOWN COUNCIL REGULAR MEETING

450 S. Parish, Johnstown, CO
Monday, May 02, 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 Dianne Morris
Councilmember Jesse Molinar, Jr.
Councilmember Chad Young

Absent

Councilmember Vanessa Dominguez

Staff present: Matt LeCerf, Town Manager, Avi Rocklin, Town Attorney, Mitzi McCoy, Finance Director, Troy White, Public Works Director, Sarah Crosthwaite, Economic Development Manager and Chief Phillips

AGENDA APPROVAL

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

SPECIAL PRESENTATIONS

Mayor Lebsack read proclamations recognizing Arbor Day and Public Service Recognition Week.

Wing Shack was honored as May Business of the Month.

CONSENT AGENDA

Motion made by Councilmember Berg, seconded by Councilmember Mellon to approve the Consent Agenda. Motion carried with a unanimous vote.

- Minutes - April 18, 2022
- Second Reading Ordinance 2022-231 An Ordinance Amending the Town of Johnstown Municipal 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
- Contract with Andale for Pavement Maintenance (HA5)

PUBLIC HEARING

1. Resolution 2022-14 Approving the Preliminary/Final Subdivision Plat for East Ledge Rock Center, Filing No. 1 – Mayor Lebsack opened the public hearing at 7:13 and heard from staff. The applicant Ledge Rock

Center, LLC is requesting subdivision plat approval of approximately 155 acres. The subdivision plat includes lots for future commercial development and large lots for multi-family and single residential lots. The plat also dedicates right of way for High Plains Blvd and Hwy 60. Representatives from the applicant were present to answer questions. Having no public comments, the hearing closed at 7:22 p.m. Based on findings and analysis presented at this hearing, motion made by Councilmember Berg, seconded by Councilmember Young to approve Resolution 2022-14 approving Preliminary/Final Subdivision Plat for East Ledge Rock Subdivision, Filing No. 1. Motion carried with a unanimous vote.

2. Resolution 2022-15 Approving the Preliminary/Final Subdivision Plat for West Ledge Rock Center, Filing No. 1 – Mayor Lebsack opened the public hearing at 7:23 p.m. and heard from staff. The Applicant, Ledge Rock Center, LLC Is requesting subdivision plat approval of 25 acres. The proposed subdivision will create 1 tract and several commercial building footprints for future commercial development. This plat subdivides Lot 2, of the Oxy Land Subdivision. Representatives of the applicant were present to answer questions. Having no public comments, the public hearing closed at 7:30 p.m. Based on findings and analysis presented at this hearing, motion made by Councilmember Mellon, seconded by Councilmember Young to approve Resolution 2022-15 approving Preliminary/Final Subdivision Plat for West Ledge Rock Center, Filing No. 1. Motion carried with a unanimous vote.

3. Resolution 2022-16 Approving the Site Development Plan for Buc-ee's Travel Center (Buc-ee's #60) – Mayor Lebsack opened the public hearing at 7:31 and heard from staff. The applicant Buc-ee's Colorado, LLC is requesting Site Development Plan approval of a 74,000 square foot retail store. Mr. Stan Beard, Director of Real Estate for Buc-ee's was present to answer questions. Pauline Magliore shared with Council concerns with the excessive amount of gas pumps and the effect they may have increasing the ground level ozone pollutant. She would like to see the number of pumps reduced. Debbie Stewart, also expressed concerns with the amount of gas pumps, traffic impacts at the I-25 and Hwy 60 interchange. Having no further public comments, the hearing was closed at 7:53 p.m. Based on findings and analysis presented at this hearing motion made by Councilmember Berg, seconded by Councilmember Molinar. Motion carried with a unanimous vote.

4. Resolution 2022-17 Approving the Final Subdivision Plat and Final Development Plan for Johnstown Village Filing No. 2 – Mayor Lebsack opened the public hearing at 7:55 and heard from staff. Johnstown Village, LLC is requesting Final Subdivision Plat and Final Development Plan for a project called Johnstown Village, Filing No. 2, to be known as "Pintail Commons" encompassing 13.821 acres in the Johnstown Village PUD development. The proposed plan is for single-family attached neighborhoods. Representatives from the applicant were present to answer questions. Having no public comments, the hearing closed at 8:17 p.m. Based on findings and analysis presented at this hearing, motion made by Councilmember Molinar Jr., seconded by Councilmember Berg to approve Resolution 2022-17 Approving the Final Subdivision Plat and Final Development Plan for Johnstown Village Filing 2, with conditions as stated within that resolution. Motion carried with a unanimous vote.

5. Resolution 2022-18 Approving the Preliminary Subdivision Plat and Preliminary Development Plan for the Podtburg Property – Mayor Lebsack opened the public hearing at 8:18 p.m. and heard from staff. The applicant, Podtburg Dairy Limited Partnership, LLC, is requesting Preliminary Plat and Preliminary Development Plan approval for 448 acres of land. The parcel is zoned PUD-MU and subject to the approved Podtburg Outline Development Plan (ODP). The plat includes approximately 288 acres for the construction of an 18-hole golf course, and several large tracts for future commercial and residential development. Representatives from the applicant was present to answer questions. Mr. Rod Rutt, neighbor to the development asked where the drainage from the property will flow, when improvements to the adjacent road will be done, and a reminder there is a decreed ditch right that runs through the property. Having no additional public comments, the hearing closed at 8:27 p.m. Based upon findings and analysis presented at this hearing, motion made by Councilmember Young,

seconded by Councilmember Berg to approve Resolution 2022-18 approving the Preliminary Plat and Preliminary Development Plan for the Podtburg Property. Motion carried with a unanimous vote.

NEW BUSINESS

1. Water & Sewer Service Agreement for Johnstown Village Filing No. 2 – Motion made by Councilmember Berg, seconded by Councilmember Molinar to approve the Water and Sewer Service Agreement for Johnstown Village, Filing 2, Johnstown, Village, LLC. Motion carried with a unanimous vote.
2. Subdivision Development and Improvement Agreement for Johnstown Village Filing No. 2 – Johnstown Village, LLC, is requesting Final Subdivision Plat and Final Development for a project called Johnstown Village, Filing No. 2, to be known as “Pintail Commons” encompassing 13.821 acres in the Johnstown Village PUD development. The agreement is based upon the Town’s standard agreement and requires payment of required fees and taxes, and construction of all improvements in accordance with Town-approved development plans and construction plans. Motion made by Councilmember Berg, seconded by Councilmember Morris to approve the Subdivision Development and Improvement Agreement for Johnstown Village, Filing 2. Motion carried with a unanimous vote.
3. Downtown Johnstown Branding & Wayfinding Project- RFP Award – This project is to create a competitive identity for the downtown corridor through an engaging wayfinding system that increases vehicle and pedestrian traffic. Motion made by Councilmember Berg, seconded by Councilmember Young to award the RFP project to Michael Baker and authorize the Town Manager to sign the service contract pending final review of the contract by the Town Manager and Town Attorney. Motion carried with a unanimous vote.

ADJOURN

The meeting adjourned at 8:54 p.m.

Mayor

Town Clerk