

The Town Council of the Town of Johnstown met on Monday, December 16, 2019 at 7:00 p.m. in the Council Chambers at 450 S. Parish Avenue, Johnstown.

Mayor Lebsack led the Pledge of Allegiance.

#### Roll Call:

Those present were: Councilmembers Berg, Lemasters, Mellon, Molinar Jr., Tallent and Young

Staff present: Avi Rocklin, Town Attorney, Matt LeCerf, Town Manager, Marco Carani, Public Works Director, Kim Meyers, Planning and Development Director, Mitzi McCoy, Finance Director and Brian Phillips, Police Chief.

#### Agenda Approval

Councilmember Mellon made a motion seconded by Councilmember Tallent to approve the Agenda as submitted. Motion carried with a unanimous vote.

#### Consent Agenda

Councilmember Berg made a motion seconded by Councilmember Lemasters to approve the Consent Agenda with the following items included:

- December 2, 2019 Council Meeting Minutes
- December Financial Statements
- Second Reading Ordinance Number 2019-167, An Ordinance Replacing Chapter 4 of the Johnstown Municipal Code Concerning Town Revenue and Finances
- Water and Sewer Service Agreement – Mowery Development LLC
- Resolution 2019-30, Approving the Final Plat for Thompson River Ranch Filing No. 10
- Consider Thompson River Ranch Filing No. 10 Subdivision Development and Improvement Agreement
- Consider Thompson River Ranch Filing No. 10 Water and Sewer Service Agreement
- Resolution 2019-31, Approving Oil and Gas Operator Agreement and Encroachment License Between the Town of Johnstown and Kerr McGee Oil and Gas Onshore LP.
- Poudre Valley REA Franchise Agreement Extension

Motion carried with a unanimous vote.

#### New Business

A. Public Hearing – Resolution 2019-32 Approving the Consolidated Service Plan for Vista Commons Metropolitan District Nos. 1-4 – An application for approval of a Consolidated Service Plan was submitted by Vista Ag Properties, LLC and Pratt Development Co, LLC as owners. The proposed districts include 145.3 acres. District No. 1 is the coordinating district, District 2 is the residential district consisting of approximately 42 acres and is anticipated to include 109 single family homes and 321 multi-family units, District Nos. 3 and 4 are the commercial districts and are anticipated to include 820,000 square feet of commercial space. The maximum debt mill levy for the residential district is 40 mills, the maximum debt mill levy is 50 mills and the maximum operations and maintenance mill levy is 10 mills.

Mayor Lebsack opened the public hearing at 7:15 p.m. The applicant's representative David Oleary with Spencer Fane LLP addressed the Council and answered any questions they had. Having no public comment the public hearing closed at 7:45 p.m.

Councilmember Lemasters made a motion seconded by Councilmember Molinar Jr. to approve Resolution 2019-32, a Resolution Approving the Consolidated Service Plan for Vista Commons Metropolitan Districts Nos. 1-4. Motion carried with a yes vote. Councilmember Mellon voted no.

B. Resolution 2019-33 A Resolution Adopting Town of Johnstown Comprehensive Financial Management Policies Superseding Resolution No. 2017-10 to the Extent of a Conflict, Superseding and Replacing Resolution 2018-23 and Resolution 2004-32 – Councilmember Berg made a motion seconded by Councilmember Mellon to approve Resolution 2019-33. Motion carried with a unanimous vote.

C. Consider a Request by Johnstown Village, LLC for a waiver request to the Storm Water Development Fee – A letter from Mr. Bob Quinette, Johnstown Village, LLC, was received requesting the Town Council, consider waiving the storm water fees which is required by Town Municipal Code. After lengthy conversation, no decision was made. Councilmember Mellon made a motion seconded by Councilmember Young to table this item to the January 22, 2020 Council Meeting. Motion carried with a unanimous vote.

There being no further business to come before Council the meeting adjourned at 8:45 p.m.

Mayor

Town Clerk