

The Town Council of the Town of Johnstown met on Monday, July 6, 2020 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 answering present were: Councilmembers Berg, Lemasters, Tallent and Young

Those absent were: Councilmembers Mellon and Molinar Jr.

The following staff members were also present: Avi Rocklin, Town Attorney, Matt LeCerf, Town Manager, Marco Carani, Public Works Director, Mitzi McCoy, Finance Director, Kim Meyer, Planning Director, Jamie Desrosier, Communication Manager and Aaron Sanchez, Police Commander.

Agenda Approval

Councilmember Lemasters moved to approve the Agenda as submitted, seconded by Councilmember Berg. Motion carried with a roll call vote.

Consent Agenda

Councilmember Berg moved to approve the Consent Agenda, seconded by Councilmember Tallent.

- June 15, 2020 Meeting Minutes
- June 29, 2020 Special Meeting Minutes
- List of Bills
- Water and Sewer Service Agreement – WDG Johnstown, LLC
- Resolution 2020-19 Energy Impact Grant

Motion carried with a roll call vote.

New Business

A. Request from Oakwood Homes for Amendments to prior Subdivision Development and Improvement Agreements for Thompson River Ranch Filings No. 5, 6, and 10 – Oakwood Homes has requested consideration of amendments to the Subdivision Development and Improvement Agreements for Filings 5, 6, and 10 of Thompson River Ranch. These agreements contain language that require High Plains Boulevard/LCR 3 be fully constructed as detailed in the agreements on or before Developer obtains the 120th building permit for the eastern portion of the development (exclusive of Filings 1, 3, 4 and 9). Oakwood Homes request for the amendment is the need to construct a box culvert crossing over the Hillsborough Ditch as part of the roadway construction project. The ditch company does not permit any construction in or across the ditch during its active season of water delivery, from April 1st to October 1st. Oakwood is concerned with their current pace of construction and sales this construction restriction will stop building permits until construction of High Plains Boulevard is complete. The Second Amendment to the Subdivision Development and Improvement Agreement includes Oakwood/Clayton will provide a Performance Guarantee to the Town in an amount equal to

110% of the cost of the uncompleted improvements and the road construction will be completed no later than June 30, 2021. After this date no additional building permits will be issued until the Larimer County Road 3 improvements are complete and accepted by the Town.

Councilmember Lemasters moved to Approve the Second Amendment to the Subdivision Development an Improvement Agreement (Thompson River Ranch Filing No. 5 and 6) and First Amendment to Subdivision Development and Improvement Agreement (Thompson River Ranch Filing No. 10), seconded by Councilmember Berg. Motion carried with a roll call vote.

B. Public Hearing – Final Subdivision Plat for Thompson River Ranch Filing No. 7 – The proposed subdivision would create 81 single family lots. Filing No. 7 is zoned PUD-MU and the existing Thompson River Ranch design standards and guidelines would apply.

Mayor Lebsack opened the public hearing at 7:25 p.m. Todd Bloom representing Clayton Properties II was present to answer any questions. Having no public comment Mayor Lebsack closed the hearing at 7:30 p.m.

Councilmember Berg moved to approve Resolution 2020-20 a Resolution Approving the Final Plat for Thompson River Ranch Filing No. 7 Located in the Northeast Quarter of Section 23, Township 5 North, Range 68 West of the 6th Principal Meridian County of Larimer, State of Colorado, Consisting of Approximately 24.533 Acres, seconded by Councilmember Young. Motion carried with a roll call vote.

C. Subdivision Development and Improvement Agreement for Thompson River Ranch Filing No. 7 – The Agreement requires the Developer to develop the property in accordance with the subdivision plat that was approved by Council. The Agreement requires the Developer to install public and private improvements at the Developer's cost in accordance with the Town's specifications. The Agreement also includes (in Exhibit B-3) milestones for completion of certain improvements. Councilmember Berg moved to approve the Subdivision Development and Improvement Agreement for Thompson River Ranch Filing No. 7, seconded by Councilmember Lemasters. Motion carried with a roll call vote.

D. Water and Sewer Service Agreement for Thompson River Ranch Filing No. 7 – The Water and Sewer Service Agreement is the standard town agreement. Councilmember Berg moved to approve the Thompson River Ranch Filing No. 7 Water and Sewer Service Agreement, seconded by Councilmember Young. Motion carried with a roll call vote.

E. E. 2020 Slurry Seal Bid Award – A-1 Chipseal – Councilmember Young moved to award a contract between the Town of Johnstown and A-1 Chipseal Company for the 2020 Town of Johnstown Street Maintenance Program in the amount not to exceed \$197,521 and authorize the Town Manager to sign the contract as presented, seconded by Councilmember Lemasters. Motion carried with a roll call vote.

F. Approve Purchase of a Columbarium – This is a request for a 72-Niche Columbarium. Formal bids were placed on Rocky Mountain Bid Net. Two bids were received from Greeley Monument and DS Constructors. Based upon the bid price, staff is recommending award the bid to Greeley Monument in the amount of \$44,175.60. Councilmember Young moved to approve the bid award to Greeley Monument in the amount not to exceed \$44,175.60 and authorize the Town Manager to approve the remaining funds for the survey, foundation, benches and landscaping changes. The total project cost shall not exceed the budgeted amount of \$75,000 seconded by Councilmember Berg. Motion carried with a roll call vote.

F. Final Design of Highway 60 and I-25 Overpass Project Aesthetics – BHA was hired to assist the Council and staff on a final aesthetic enhancement planned at the Highway 60 and I-25 Interchange. BHA has taken the guidance provided by Council and have developed a final design. Councilmember Berg moved to approve the final aesthetic design as presented changing the font type from Script to Classic, seconded by Councilmember Young. Motion carried with a roll call vote.

There being no further business to come before Council the meeting adjourned at 8:25 p.m.

Mayor

Town Clerk