

The Town Council of the Town of Johnstown met on Monday, March 18, 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 Lemasters, Mellon, Tallent and Young

Those absent were: Councilmembers Berg and Molinar Jr.

Also present: Matt LeCerf, Interim Town Manager, Avi Rocklin, Town Attorney, Chief Brian Phillips, Marco Carani, Public Works Director, Mitzi McCoy, Finance Director and Diana Seele, Town Clerk

Agenda Approval

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

Public Comments

Residents Mike Gaylord and Zach Allen requested the Council consider installing speed bumps on Dee Road and Expedition in Johnstown Farms Subdivision.

Consent Agenda

Councilmember Mellon made a motion seconded by Councilmember Tallent to approve the Consent Agenda with the following items:

- February 20, 2019 Town Council Meeting Minutes (amend the Public Hearing for the Johnstown Plaza Design Book Guidelines Land Use Plan was continued not closed)
- Second Reading Ordinance Number 2019-155, An Ordinance Amending Chapter 13 of the Johnstown Municipal Code to Include Article VIII Concerning Adoption of a Cross-Connection Control Program
- Second Reading Ordinance Number 2019-156 – An Ordinance Amending Chapter 6 of the Johnstown Municipal Code to Include Article X, Contractor Licenses
- Resolution 2019-07, A Resolution Identifying Issues with the Zero Emission Vehicle Mandate Proposal
- Consider 2019 Three Mile Plan

Motion carried with a unanimous vote.

New Business

A. Public Hearing – Amendment to Johnstown Plaza Design Book Guidelines Proposed Land Use Plan – Lot 1 from B1. To B.2 – The applicant, Johnstown Plaza, LLC file an application for an amendment to the Land Use Plan contained in the Design Handbook, to designate Lot 1, 2534

Subdivision, Filing No. 16, from a B.1. designation (Office, Flex and Retail) to a B.2. designation (Office, Flex Retail and Multi-Family Residential).

Mayor Lebsack opened the Public Hearing at 7:23 p.m. Councilmember Mellon made a motion seconded by Councilmember Young to continue the Public Hearing to Monday April 15, 2019 at 7:00 p.m. Motion carried with a unanimous vote.

B. Public Hearing – Vista Commons Preliminary Development Plan and Preliminary Subdivision Plat – The applicant Vista Ag, LLC is requesting Town Council approve a preliminary site development plan and preliminary subdivision plat for single-family development and mixed use tracts for multi-family/retail/office/institutional/commercial/hospitality and business tech park uses. The property is zoned PUD-MU as the Pratt Technology Campus Annexation. The residential development will consist of 115 single family dwelling units, 36 attached single-family units, and 360 multi-family units.

Mayor Lebsack opened the Public Hearing at 7:24 p.m. Josh McCarn of the Fronterra Group, representing the applicant was present to answer questions. Having no public comments, Mayor Lebsack closed the hearing at 8:03 p.m. Councilmember Tallent made a motion seconded by Councilmember Lemasters to approve the Vista Commons PUD, Preliminary Development Plan and Preliminary Plat as submitted with the following conditions as recommended by Planning and Zoning Commission: 1) Comments from Town staff, Town Engineer, Traffic Engineer and outside agencies including CDOT, Johnstown Fire District and RE5-J School District shall be resolved or addressed as special development provisions in the public improvement development agreement(s) presented to Town Council with the Final Plat for consideration, 2) Variances to standards shall follow the recommendations of the Town Engineer and Traffic Engineer. The collector street parking variance will be considered for the adjoining multi-family if adequate off-street parking for commercial uses is provided and sightlines on the curved road are sufficient, 3) Street names for the overall property shall be provided by the developer for Town approval with first final plat. Motion carried with Councilmembers Lemaster, Tallent, Young and Mayor Lebsack voting yes, Councilmember Mellon voted no.

C. Resolution Number 2019-09, A Resolution Appropriating Additional Sums of Money to Defray Expenses and Transfers in Excess of Amounts Budgeted for the Town of Johnstown, Colorado – This resolution modifies the Fiscal Year 2019 Budget and appropriates additional expenditures in the 2019 Budget. Funds are available in the unappropriated or unrestricted reserves. Councilmember Tallent made a motion seconded by Councilmember Young to approve Resolution 2019-09 Budget Amendment. Motion carried with a unanimous vote.

D. Approval of the Town of Johnstown Capital Improvement Plan – The development and implementation of a capital improvement plan is important for financial planning and is considered a best practice by the Government Finance Officers Association. Councilmember Mellon made a motion seconded by Councilmember Lemasters to approve the FY 2019-2018 Capital Improvement Plan as presented. Motion carried with a unanimous vote.

E. Resolution 2019-11, A Resolution of the Town of Johnstown, Colorado, Water Activity Enterprise, Increasing the Water Tap Fees Set Forth In Section 13-42(d) of the Johnstown Municipal Code, and of the Town of Johnstown, Colorado, Sewer Activity Enterprise, Increasing the Sewer Tap Fees Set Forth in Section 13-27 of the Johnstown Municipal Code – Based on data collected and an analysis performed, staff is recommending sewer tap fees be raised by 20%, from \$4,400 to \$5,280 and water tap fee increase 10% from \$5,852 to \$6,437 for “In-Town” and from \$7,200 to \$7,920 for “Out of Town”. Councilmember Mellon made a motion seconded by Councilmember Young to approve Resolution 2019-11 as presented. Motion carried with a unanimous vote.

F. Employment Agreement for Town Manager with Matthew S. LeCerf – The Agreement provides that Matt LeCerf will perform the functions and duties specified by Colorado law, Article 8 of the Home Rule Charter for the Town of Johnstown, Section 2.45 of the Johnstown Municipal Code and all other applicable laws, ordinance or regulations of the Town of Johnstown. The Agreement also address salary, benefits and residency requirements. Councilmember Young made a motion seconded by Councilmember Mellon to approve the Town of Johnstown Employment Agreement for Town Manager with Matthew S. LeCerf and authorize the Mayor to sign it. Motion carried with a unanimous vote.

There being no further business to come before Council the meeting adjourned at 8:58 p.m.

Mayor

Town Clerk