



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: November 7, 2022

SUBJECT: Water & Sewer Service Agreement – 27 Parish Investments, LLC
(Location: 27 N. Parish Avenue)

ACTION PROPOSED: Consideration of the Water & Sewer Service Agreement for 27 Parish Investments, LLC

ATTACHMENTS: 1. Water & Sewer Service Agreement

PRESENTED BY: Matt LeCerf, Town Manager

ITEM DESCRIPTION:

Enclosed for review and consideration is the Water & Sewer Service Agreement (WSSA) for 27 Parish Investments, LLC. The property is specifically located at 27 N. Parish Avenue. The property which is currently vacant will consist of 2,885 sq. ft. of office space and four (4) 1640 sq. ft. apartments.

The annual in-building water demand is estimated as 1.67 acre-feet. Of the total, the office space yields an annual water demand of 0.51 acre-feet using the general office municipal code rate. The four apartments will require an annual water demand of 1.16 acre-feet. These numbers are reviewed and accepted by the Town’s contract water engineering firm.

The prior use of this lot was a single-family home and a mechanic shop with an estimated annual demand of 0.39 acre feet of water. Providing the credit of 0.39, the property owner needs to supply the Town with 1.28 acre feet of water to attain the full water demand based on the planned improvements. The 1.28 acre feet of water is proposed to be purchased from the Town through the Town’s water bank which is used for purposes of acquiring fractional water shares.

Development Component	Demand (AF/YR)
Previous Allocation	0.39
Additional Required Dedication	1.28
Total	1.67

The Community That Cares

johnstown.colorado.gov

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LEGAL ADVICE:

The agreement was prepared by the Town Attorney.

FINANCIAL ADVICE :

N/A

RECOMMENDED ACTION: Approve the Water & Sewer Service Agreement for 27 Parish Investments, LLC

SUGGESTED MOTIONS:

For Approval

I move to approve the Water & Sewer Service Agreement for 27 Parish Investments, LLC as presented.

For Denial

I move to deny the Water & Sewer Service Agreement for 27 Parish Investments, LLC as presented.

Reviewed and Approved for Presentation,



Town Manager