



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE:	November 7, 2022
SUBJECT:	Application for Fractional Water Share Sale
ACTION PROPOSED:	Consider Approval of the Application Requesting Sale Fractional Water Share
ATTACHMENTS:	<ol style="list-style-type: none">1. Resolution 2020-42 Creating Town of Johnstown Water Bank2. Fractional Water Share Application Applicant: 27 Parish Investments, LLC3. Water Demand Analysis
PRESENTED BY:	Matt LeCerf, Town Manager

AGENDA ITEM DESCRIPTION:

Enclosed for your review and consideration is a Fractional Water Share Application Request for the property located at 27 N. Parish Avenue currently owned by 27 Parish Investments. This property is also known as parcel number 105904300006 and is located just north of Wing Shack. The applicant is requesting for their property to be provide with a factional water share for the purposes of connecting to water and sewer on the property.

The previous use of the property was a mechanic shop and a single-family home. Based on the water demand analysis for the proposed use, the property was allocated with a historical allocation of 0.39 acre-foot demand. The future use of the property includes office space on the bottom floor with 4 apartments on the 2nd floor creating a new water demand of 1.67 acre-feet and a water demand gap of 1.28 acre feet.

Town Council approved Resolution No. 2020-42 which established a water bank specifically for these purposes. The water bank was initially funded with 16 acre-feet of water and to date, 0.33 acre-feet of water has been appropriated from this bank leaving a current balance of 15.67 acre-feet. Approving and allocating water from the bank, based on the request from 27 Parish Investments, LLC will leave a remaining balance of 14.39 acre-feet.

Sales of water from this bank are currently set at \$70,000 per acre foot (AF) based on current market rates and previous sales. The total payment due for the 1.28 AF of water is \$89,600. Given the small volume of water and inability to purchase this volume on the market, Staff is recommending support of this sale. Also included in this purchase of 1.28 acre-feet is a \$450.00 water court transfer fee as required by Town

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Code. The total recommended final price for this water including the water court transfer fee is \$90,050.00.

LEGAL ADVICE:

Not Applicable.

FINANCIAL ADVICE:

Fee paid for this water volume would be deposited in the water fund.

RECOMMENDED ACTION: Approve the Sale of Water as Presented for 27 N. Parish Avenue.

SUGGESTED MOTIONS:

For Approval

I move to approve the Application of Fractional Water Sale to be attached to 27 N. Parish Avenue, parcel number 105904300006 consisting of 1.28 acre feet of water in the amount of \$90,050.00.

For Denial

I move we deny the Application of Fractional Water Sale to be attached to 27 N. Parish Avenue, parcel number 105904300006 consisting of 1.28 acre feet of water in the amount of \$90,050.00.

Reviewed and Approved for Presentation,



Town Manager