



Town of Johnstown

TOWN COUNCIL CONSENT AGENDA COMMUNICATIONS

AGENDA DATE: October 16, 2022

SUBJECT: Water & Sewer Service Agreement – Ledge Rock Center
Commercial Irrigation, with Ledge Rock Center Commercial
Metropolitan District

ATTACHMENTS: 1. Water Service Agreement

PRESENTED BY: Lilly Cory, Planner I

ITEM DESCRIPTION:

The Developer, Ledge Rock Center, LLC, has received approvals for the Ledge Rock Center Outline Development Plan, and is in either development review or construction phase for several associated components of the project, which include approximately 850,000 SF of commercial uses at build out. For consideration is a Water Service Agreement between the Town and the Ledge Rock Center Commercial Metropolitan District for the common landscaping areas owned by the District.

Due to the status of this commercial/retail project as an economic development project for Johnstown, the Developer is requesting that the Town accept cash-in-lieu for the in-building water needs associated with Phase I of the project and create a Ledge Rock Center Irrigation Water Bank, setting aside up to 7.5 shares (60.0 annual AF) from the Town's water portfolio surplus to be available for purchase. The purchase price for the water will be determined by the Town Manager at the time of sale based on current fair market value. The irrigation water for landscaped areas will be accommodated under this agreement with the Ledge Rock Center Commercial Metropolitan District, who will own the common areas and maintain the landscaping.

This Agreement will terminate as of December 31, 2025, unless extended prior to that date, and if any water still remaining is available for use. If the Agreement expires, the Town will retain the water for use at its discretion.

The Community That Cares

johnstown.colorado.gov

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO 80534 | F: 970.587.0141

LEGAL ADVICE:

The agreement was prepared by the Town Attorney.

FINANCIAL ADVICE :

N/A

RECOMMENDED ACTION: Approve the Water Service Agreement for Ledge Rock Center Commercial Irrigation, with Ledge Rock Center Commercial Metropolitan District

Reviewed and Approved for Presentation,



Town Manager

The Community That Cares

<https://johnstown.colorado.gov/>

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO | F: 970.587.0141