



Town of Johnstown

TOWN COUNCIL CONSENT AGENDA COMMUNICATIONS

AGENDA DATE: October 16, 2023

SUBJECT: Water & Sewer Service Agreement – Ledge Rock Center Multifamily North Amendment 1, with Ledge Rock Center, LLC

ATTACHMENTS:

1. Water & Sewer Service Agreement – Ledge Rock Center Multifamily North Amendment 1
2. Water & Sewer Service Agreement – Ledge Rock Center Multifamily North

PRESENTED BY: Lilly Cory, Planner I

ITEM DESCRIPTION:

The Developer, Ledge Rock Center, LLC, has received approval for the Ledge Rock Center - Multifamily North development, which is comprised of two phases. Phases I & II of the project, collectively include six (6) multi-family buildings, containing a total of 504 residential units, a clubhouse, and xeric and irrigated landscape areas. For consideration is a First Amendment to the Water and Sewer Service Agreement (WSSA) between the Town and the Developer for the addition of a pool in Phase I of the project which consists of 1.59 acre-feet additional raw water dedication.

The First Amendment WSSA presented has been amended to allow the developer to dedicate additional water that is required with the addition of a pool:

- Phase I project original water demand of 78.13 AF
- Phase I amendment water demand of 1.59 AF
- Total amended water demand 79.92 AF

The Developer has previously dedicated 219 AF of water shares to the Town, held in the “Ledge Rock Center Water Bank.” A portion of this water bank has been allocated to various projects including commercial and single-family development projects. The dedication of this additional 1.59 acre-feet of water will leave a balance of the Ledge Rock Water Bank of 9.32 acre-feet. Water Court Transfer fees will be collected with the execution of the amended WSSA for Phase I.

The Community That Cares

johnstown.colorado.gov

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

Other such fees have been collected with the execution of Phase I & Phase II, with the inclusion of the cash-in-lieu fees for the West Johnstown Water Tank. In the absence of a development agreement for this project, which typically accompanies larger subdivision projects, this agreement also accounts for the total proportional share of the overall Multifamily North development.

LEGAL ADVICE:

The agreement was prepared by the Town Attorney.

FINANCIAL ADVICE :

N/A

RECOMMENDED ACTION:

Approve the Water & Sewer Service Agreement for Ledge Rock Center Multifamily North Phases I Amendment 1, with Ledge Rock Center, LLC.

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