



# Town of Johnstown

## TOWN COUNCIL CONSENT AGENDA COMMUNICATIONS

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**AGENDA DATE:** February 17, 2021

**SUBJECT:** Water and Sewer Service Agreement – IH Industrial One, LLC for the Iron Horse Spec Building 1 (3607 Ronald Reagan Blvd)

**ATTACHMENTS:** 1. Water and Sewer Service Agreement with Exhibits

**PRESENTED BY:** Kim Meyer, Planning and Development Director  
Avi Rocklin, Town Attorney

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**ITEM DESCRIPTION:**

McWhinney has received approval of a site development plan for a 68,617 SF light industrial/flex building in Iron Horse on a 6.6-acre parcel. The Developer has previously dedicated water, under separate agreement, to the Town with a current credit of 6.4 AF of water.

The total estimated demand of 6.28 AF has been authorized to be allocated from this 6.4 AF “bank” of water for this development. The 6.28 AF project demand is anticipated to include 0.578 acres of spray-irrigated landscaping, 0.22 acres of xeric landscaping, and 0.083 acres of native grasses – a total of 1.67 AF/Yr for landscaping. In building demand is calculated at 4.61 AF/Yr.

Temporary irrigation for the native seed areas is addressed in this agreement, permitting up to two years of irrigation for establishment using a separate above-ground, removable irrigation system.

A water court transfer fee was paid to the Town at the time of dedication of the water bank shares.

**LEGAL ADVICE:** The agreement was prepared by the Town Attorney.

**FINANCIAL ADVICE :** N/A

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