



Town of Johnstown

TOWN COUNCIL CONSENT AGENDA COMMUNICATIONS

AGENDA DATE: August 29, 2022

SUBJECT: Water and Sewer Service Agreement - Ledge Rock Center Multi-Family South

ATTACHMENTS: 1. Water and Sewer Service Agreement - Ledge Rock Center Multi-Family South

PRESENTED BY: Matt LeCerf, Town Manager

AGENDA ITEM DESCRIPTION:

Enclosed for review and consideration is a Water and Sewer Service Agreement (WSSA) for Ledge Rock Center Multi Family South. This is on Lot 8 and Tract F, East Ledge Rock Center Subdivision Filing No. 2.

A water demand analysis was performed by Helton and Williamsen (Town's Water Engineer) on an adjacent lot of approximately the same sized property. This adjacent property (to the north), also has a planned land use of multi-family (MF) and is expected to be permitted for the same number of MF units as the south property. Accordingly, this "apples-to-apples" comparison was the basis for the analysis of this water demand. Notably in the attached WSSA, is the requirement for a subsequent analysis which will be required prior to the issuance of a building permit on Ledge Rock Center Multi-Family South and is recommended to be performed during the regular site application/planning review process. Based on this analysis, if additional water is necessary for the development, it can be purchased at that time to meet the water demands of the development.

Based on the analysis by the Town's Water Engineer, this site will contain six apartment buildings with 504 single family attached units and a 8,665 ft² clubhouse. There will also be 0.47 acre of spray-irrigated landscape and 8.2 acres of xeric-irrigated landscape. The in-building water demand is estimated as 147.2 acre-feet and the annual irrigation water demand is estimated as 9.4 acre-feet. The result in an overall water demand for the site of 19.6 Shares or 156.6 AF of

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water dedication. As an exception, the Town has available water to facilitate this service and is offering to sell the water at a price of \$550,000 per share for a total of \$10,780,000.

LEGAL ADVICE:

The Town Attorney drafted the Water and Sewer Service Agreement.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION: Approve the Water and Sewer Service Agreement presented.

Reviewed and Approved for Presentation,



Town Manager