



Town of Johnstown

TOWN COUNCIL CONSENT AGENDA COMMUNICATIONS

AGENDA DATE: April 17, 2023

SUBJECT: Water & Sewer Service Agreement – GYS Flex Site Development Plan, with GYS Development, LLC

ATTACHMENTS: 1. Water and Sewer Service Agreement with Exhibits

PRESENTED BY: Kim Meyer, Planning & Development Director

AGENDA ITEM DESCRIPTION:

The Developer has received administrative approval of a Site Development Plan for the GYS “Premier Flex” site in 2534 West, consisting of 70,405 sq. ft. of flex use space and associated landscaping.

The annual in-building water demand is estimated at 4.73 acre-feet, with annual permanent irrigation demand at 1.68 acre-feet. These numbers were provided by the Developer and reviewed and accepted by the Town’s contract water engineering firm.

Potable water is allocated from the 2534 Master Association Water Bank for both in-building and irrigation. Evidence of the agreement and allocation of this water is incorporated as Exhibit B.

Development Component	Demand (AF/YR)	Consumption (AF/YR)
In-Building	4.73	0.24
Landscape Irrigation (Non-potable)	1.68	1.43
Total	6.41	1.67

Water court transfer fees have been paid on water held in this bank.

LEGAL ADVICE:

The Town Attorney drafted the Agreement.

The Community That Cares

www.TownofJohnstown.com

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FINANCIAL ADVICE:

NA

RECOMMENDED ACTION:

Approve the Water & Sewer Service Agreement for the GYS Flex site, with GYS Development, LLC.

Reviewed and Approved for Presentation,



Town Manager

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