



450 S. Parish Avenue  
Johnstown, CO 80534  
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JohnstownCO.gov

## TOWN COUNCIL CONSENT AGENDA COMMUNICATIONS

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**AGENDA DATE:** February 3, 2025

**SUBJECT:** Water and Sewer Service Agreement – Blue Frog Roofing at I-25 Gateway Center; 405 Mountain View Rd., Johnstown, CO 80534

**ATTACHMENTS:**

1. Water and Sewer Service Agreement
2. Water Use Authorization – I-25 Gateway Center
3. Water Allocation Worksheet

**PRESENTED BY:** James Shrout, Planner I

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**AGENDA ITEM DESCRIPTION:**

The Developer, MQ3 Construction, has submitted to the Town of Johnstown Planning and Development Department, the following information regarding demand and consumption of water usage for the Blue Frog Roofing warehouse and office building.

The presented Water and Sewer Service Agreement provides the estimated in-building water demand of 0.78 AF for a 21,000-square-foot warehouse and office building in the I-25 Gateway Center. It should be noted that the 4,365-square-foot office building is calculated for the water demand estimate, as there will be no water use associated with the warehouse storage space, sized at 16,635 square feet. Irrigation demand for the landscaped 3,554 square foot area is 0.18 AF for the spray-irrigation demand, and 0.63 AF for the drip-irrigated demand; for a total irrigation demand of 0.81 AF.

Development Component	Demand (AF/YR)	Consumption (AF/YR)
In-Building	0.78	0.04
Permanent Landscape Irrigation	0.81	0.69
<b>Total</b>	<b>1.59</b>	<b>0.73</b>

This Water and Sewer Service Agreement was temporarily deferred while the Developer attempted to find another tenant to take possession of the 16,635-square-foot warehouse space. Since no other tenant was identified, Blue Frog Roofing took over the 21,000-square-foot facility, for which the warehouse has no associated water use.

**STRATEGIC PLAN ALIGNMENT:**

Quality Infrastructure & Facilities

- *Establish and maintain levels of service*

*The Community that Cares*

- *Ensure future viability of infrastructure and facilities*

**LEGAL ADVICE:**

The Town Attorney has prepared the Agreement.

**FINANCIAL ADVICE:**

NA

**RECOMMENDED ACTION:**

Approve the Water and Sewer Service Agreement for Blue Frog Roofing at I-25 Gateway Center.

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*Reviewed and Approved for Presentation,*



Town Manager

*The Community That Cares*

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