



Town of Johnstown

TOWN COUNCIL CONSENT AGENDA COMMUNICATIONS

AGENDA DATE: May 1, 2023

SUBJECT: Water & Sewer Service Agreement – GMX Building with Johnstown 3425, LLC

ATTACHMENTS: 1. Water and Sewer Service Agreement with Exhibits

PRESENTED BY: Kim Meyer, Planning & Development Director

AGENDA ITEM DESCRIPTION:

The Developer, Johnstown 3425, LLC., has received administrative approval of a Site Development Plan for the GMX Building and Site Development Plan, consisting of 13,227 sq. ft. of mixed retail space in the 2534 area.

The annual in-building water demand is estimated at 2.37 acre-feet, with annual permanent irrigation demand at 0.67 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 non-potable 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	2.37	0.12
Landscape Irrigation (Non-potable)	0.67	0.57
Total	3.04	0.69

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 GMX Building, with Johnstown 3425, LLC.

Reviewed and Approved for Presentation,



Town Manager

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