



Town of Johnstown

TOWN COUNCIL CONSENT AGENDA COMMUNICATIONS

AGENDA DATE: October 3, 2022

SUBJECT: Water & Sewer Service Agreement – Evergreen Flex Industrial (5002 Marketplace Dr.), with Triple Covid Confidence, LLC

ATTACHMENTS: 1. Water & Sewer Service Agreement

PRESENTED BY: Kim Meyer, Planning and Development Director

ITEM DESCRIPTION:

The Developer, Triple Covid Confidence, LLC, has received administrative approval for the Evergreen Flex Industrial Site Development Plan, including a 39k square-foot light industrial, flex building in the PUD-JC zone.

The annual in-building water demand is estimated at 2.63 acre-feet. The annual permanent irrigation water demand is estimated at 0.37 acre-feet; with 0.69 acre-feet for temporary irrigation

The Developer may receive credit for the 0.69 AF once the temporary irrigation system has been permanently removed or otherwise disabled, to the satisfaction of the Town.

Development Component	Demand (AF/YR)	Consumption (AF/YR)
In-building	2.63	0.13
Perm Irrigation	0.37	.31
Temp Irrigation	0.69	0.59
Total Potable	3.69	1.03

The Developer has obtained 4.0 AF (1/2 share) of Home Supply water from the existing VMJ/Taylor Family water bank created in 2019. Remaining surplus balance in that VMJ water bank will be 30.04 acre-feet after this allocation, per Exhibit B.

The surplus credit for Triple Covid Confidence, LLC, from that 4.0 AF allocation equals 0.31 AF; potentially increasing to 1.0 AF with the removal of the temporary irrigation system. That credit may be applied upon a future audit of water use, or, if not needed, may be transferred to another development within Town limits.

The Community That Cares

johnstown.colorado.gov

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LEGAL ADVICE:

The agreement was prepared by the Town Attorney.

FINANCIAL ADVICE :

N/A

RECOMMENDED ACTION:

Approve the Water & Sewer Service Agreement for Evergreen Flex Industrial, with Triple Covid Confidence, LLC.

Reviewed and Approved for Presentation,



Town Manager

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