



450 S. Parish Avenue
Johnstown, CO 80534
970.587.4664
JohnstownCO.gov

TOWN COUNCIL CONSENT AGENDA COMMUNICATIONS

AGENDA DATE: June 3, 2024

SUBJECT: Water and Sewer Service Agreement for Thompson River Flex

ATTACHMENTS: 1. Water and Sewer Service Agreement

PRESENTED BY: Lilly Cory, Planner I

AGENDA ITEM DESCRIPTION:

The Developer, SC 2534 Flex, LLC, has received administrative approval for a Flex Use Site Development Plan consisting of 2 buildings with 8 tenant spaces in each building, totaling 65,700 square feet. The buildings will be located in the 2534 development near Scheels.

The Water and Sewer Service Agreement provides the estimated in-building water demand of 4.42 AF for two light industrial buildings. The irrigation water demand has been estimated using the 2534 Master Association demand rate of 2.5 Acre-foot/acre; for a total irrigation demand of 1.57 AF.

Development Component	Demand (AF/YR)	Consumption (AF/YR)
In-Building	4.42	0.22
Permanent Landscape Irrigation	1.57	1.33
Total	5.99	1.55

The total annual demand for the site is 5.99 AF. The 2534 Master Association will provide water from the Potable Water bank for the in-building water demand and non-potable for the irrigation demand for the site, as captured in Exhibit B.

STRATEGIC PLAN ALIGNMENT:

- Quality Infrastructure & Facilities
 - *Establish and maintain levels of service*
 - *Ensure future viability of infrastructure and facilities*
 - *Repair and maintain existing infrastructure, facilities, and equipment*

LEGAL ADVICE:

The Community that Cares

The Town Water Attorney provided the Water and Sewer Service Agreement presented for consideration.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION: Approve the Water & Sewer Service Agreement with SC 2534 Flex, LLC.

Reviewed and Approved for Presentation,



Town Manager