



Town of Johnstown

TOWN COUNCIL CONSENT AGENDA COMMUNICATIONS

AGENDA DATE: July 3, 2023

SUBJECT: Application for Fractional Water Share Sale

ATTACHMENTS: 1. Fractional Water Share Application Applicant: Tyson Tabler for 1120 N. 5th Street – Lot 51

PRESENTED BY: Matt LeCerf, Town Manager

AGENDA ITEM DESCRIPTION:

Enclosed for your review and consideration is a Fractional Water Share Application Request for the property located at 1120 N. 5th Street by Tyler Tabler. This property is located in the Redstone Hills Subdivision and is also known as parcel number 105905331051. The applicant is requesting for the property a fractional water share for the purposes of connecting to water and sewer on the property. This property which has no water on/attached to it, has been vacant and a new single family home will be constructed on the site.

Section 13-155 of the Johnstown Municipal Code provides guidance on the dedication for a single-family resident. The code section is as follow:

Sec. 13-116. - Water dedication rate.

- (a) A single-family equivalent without a separate non-potable irrigation system shall require the dedication of 0.50 acre-feet of water per residence for a landscaped lot consisting of less than or equal to 3,000 square feet. The 0.50 acre-feet per residence consists of 0.33 acre-feet of water for in-home consumptive use and 0.17 acre-feet of water for irrigation. This shall be the basis for a single-family equivalent (SFE).

Town Staff is recommending 0.5 acre-feet needing to be purchased for this property based on the historical water demand analysis. Given the small volume of water and inability to purchase this volume on the market, Staff is recommending a sale of water from the Town's water bank established in 2020. The market rate for an acre foot (1 AF) of water is currently set at \$78,000. The recommended sale price for 0.5 AF of water is \$39,000. This price is in addition to the \$150 water court transfer fee as required by Town Code. The total recommended final price for this water is \$39,150.00.

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Council approved Resolution No. 2020-42 established a water bank for the Town of Johnstown specifically for these purposes. Currently in the bank, prior to the sale of this 0.5 AF is 15.67 AF of water available for purchase for the purposes set forth in Resolution 2020-42.

LEGAL ADVICE:

Not Applicable

FINANCIAL ADVICE:

Fee paid for this water volume would be deposited in the water fund.

RECOMMENDED ACTION: Approve the Sale of Water as Presented for 1150 N. 5th Street – Lot 51.

Reviewed and Approved for Presentation,



Town Manager

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