



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: September 20, 2021

SUBJECT: Water and Sewer Service Agreement – Thompson River Ranch Filing No. 12

ATTACHMENTS: 1. Water and Sewer Service Agreement with Exhibits

PRESENTED BY: Kim Meyer, Planning and Development Director

ITEM DESCRIPTION:

The Developer, Clayton Properties Group II, Inc., dba Oakwood Homes, has received approval of a final subdivision plat for 164 single family home lots for Thompson River Ranch Filing No. 12. The full plat encompasses approximately 57 acres, including common open space and road rights-of-way.

The Developer has previously dedicated water, under separate agreement, to the Town with a current credit balance of 40.90 AF of water. The total estimated demand for potable water of 64.61 AF has been calculated for this Filing No. 12. The remaining credit of 40.90 AF has been applied to this, leaving a demand of 23.71 AF to be dedicated.

This remaining 23.71 AF is now allocated from a credit of 610 SFEs provided to the Clayton Property Group SFE Credit Water Bank that was created via 2018 agreement. The AF balance was converted to SFEs (2 SFE/1 AF), thus 23.71 AF is equivalent to 47.42 SFEs which is now allocated from this 610 SFE balance, leaving a remaining SFE credit in the SFE Credit Water Bank of 562.6 SFE.

AF Bank	40.91 AF
<u>Project AF Demand</u>	<u>-64.61 AF</u>
Project Balance	-23.71 AF
	<u> x 2 SFE/AF</u>
	-47.42 SFE
SFE Bank	610.00 SFE
<u>Project Balance</u>	<u>-47.42 SFE</u>
SFE Bank Balance	562.60 SFE

Demand on the non-potable irrigation system operated by the Metro District for 4.18 additional acres in this filing, is 10.45 AF annually. Under current agreements and decree this system has the capacity to irrigate a total of 96 acres; 64.85 acres, inclusive of Filing No 12, are currently on this system, leaving a remaining balance 31.15 acres.

The required water court transfer fee was paid to the Town previously.

The Community That Cares

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LEGAL ADVICE:

The agreement was prepared by the Town Attorney.

FINANCIAL ADVICE :

N/A

RECOMMENDED ACTION:

Approve the Water and Sewer Service Agreement for Thompson River Ranch Filing No. 12.

SUGGESTED MOTIONS:

For Approval

I move to approve the Water and Sewer Service Agreement for Thompson River Ranch Filing No. 12.

For Denial

I move to deny the Water and Sewer Service Agreement for Thompson River Ranch Filing No. 12 as presented.

Reviewed and Approved for Presentation,



Town Manager