



Board Agenda Background

Date: 3/17/2026
To: Board of County Commissioners
Through: Colton Rohloff, County Manager
Alexis Sohlden, Public Lands Manager
From: Lisa Leben, Special Projects and Water Resources Manager
Subject: Consideration of Approval of the Water Leasing and Basin-Wide Augmentation Plan Participation Agreement Between the Clear Creek County Board of Commissioners and Excell Lawson Village, LLC

RECOMMENDATION

Staff recommends approval of the Water Leasing and Basin-Wide Augmentation Plan Participation Agreement with Excell Lawson Village, LLC for the Lawson Village Mobile Home Park (Park) located at 2038 and 2039 County Road 308, Dumont, Parcel Numbers 1837-261-04-001 and 1837-261-03-001.

BACKGROUND

On March 18, 2025, the Board of County Commissioners (BOCC) held a public hearing and approved a Water Leasing and Basin-Wide Augmentation Plan Participation Agreement for the subject property with Lawson WMP IV, LLC, for a term of 1-year. The BOCC felt that the 1-year term would give staff time to work with the applicant on additional considerations for a long-term agreement. Lawson WMP IV, LLC then sold the Park and the Lease was assigned to the new owner, Excell Lawson Village, LLC.

To address the BOCC's concern about residential housing affordability, this agreement states that the average annual rent increases charged to Park residents shall not materially exceed the annual rate of change published in the Consumer Price Index for All Urban Consumers: Rent of Primary Residence for Denver-Aurora-Lakewood (Rent CPI). If the County determines that the rent increase exceeds the Rent CPI, the BOCC may, at its discretion, impose corrective conditions. This new agreement includes a 10-year term, to renew automatically for an additional term of 10-years, unless earlier terminated.

ANALYSIS

Lessee requires 0.326 acre-feet of augmentation water for the 29-unit residential mobile home park located on the property, as physically supplied by two wells. The parties agreed that entering a new agreement with a 10-year term was preferable to amending the previous agreement with the former owner.

CONCLUSION

This agreement will provide the legal water supply for the property. While the primary purpose of developing the County's Water Bank was to provide water for economic development, one of the other policy goals for this valuable resource is affordable housing. This agreement is an example of utilizing the County's Water Bank as a tool in the pursuit of that goal.

FISCAL IMPACT

The costs due at execution of this agreement are \$3,728, which covers water year 2026-27 (3/31/26-4/1/27).

ATTACHMENT:

1. Water Leasing and Basin-wide Augmentation Plan Participation Agreement