



Board Meeting Agenda Abstract

Monday, March 9, 2026

Location:

Agenda Item

Utility Allocation Request - Arbor Preserve - (75 Lots) - (Wagner) - Item 8.F

Item Explanation

The purpose of this agenda item is to consider a Utility Allocation Request for the Arbor Preserve Subdivision.

Staff Comments

Wilkes Asset Management, LLC has submitted a utility allocation application requesting capacity for 119 single-family lots and 1 commercial lot for the Arbor Preserve Subdivision. The requested amount of sewer allocation in the Terrible Creek Wastewater Treatment Plant (TCWWTP) is 29,235 gpd residential and 8,600 gpd commercial, and the requested amount of water allocation is 35,190 gpd residential and 8,600 gpd commercial. On November 16, 2021, the Town Board adopted a Water & Wastewater Utility Allocations Policy intended to judiciously allocate water and wastewater resources in conformity with the Town's adopted development goals and priorities consistent with the objectives and goals of the Town's Strategic Plan. In addition, the policy is intended to manage the Town's water and wastewater capacities as it expands its water and wastewater utility infrastructure.

Wilkes Asset Management, LLC's request for utility capacity exceeds the Town's utility allocation capacity limits. Therefore, following the Town's Water & Wastewater Utility Allocations Policy, staff is recommending, at this time, allocating water and sewer capacity for the subdivision's first 75 single-family lots and 1 commercial lot, or 31,100 gpd of sanitary sewer and 35,600 gpd water capacity. The remaining capacity request for subsequent lots may be submitted for approval once the Arbor Preserve Subdivision development has attained a Certificate of Occupancies on 60 lots for each allocation of 75 lots approved for utility allocation. Based on the staff's review of previous allocations and the current flow to the TCWWTP, there is sufficient treatment capacity in the TCWWTP and sufficient remaining water capacity to approve the staff's recommended utility allocation to Wilkes Asset Management, LLC for the Arbor Preserve Subdivision, 75 residential Lots and 1 commercial lot.

*TCWWTP current available treatment capacity 705,321 gpd
Arbor Preserve recommended flow allocation 31,100 gpd
Remaining available treatment capacity allocation 674,221 gpd*

*WATER Available water capacity for allocation 1,731,300 gpd
Arbor Preserve recommended water allocation 35,600 gpd
Remaining water capacity for allocation 1,695,700 gpd*

Fiscal Note

No

Recommendation

CONSENT AGENDA

MOTION TO: Approve the recommended utility allocation request for the Arbor Preserve Subdivision (75 Lots), as presented and recommended.

ATTACHMENTS

[Arbor Preserve Subdivision Plan 3.09.2026.pdf](#)

[Arbor Preserve Utility Allocation Request 3.09.2026.pdf](#)