



# Town of Johnstown

## TOWN COUNCIL CONSENT AGENDA COMMUNICATIONS

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**AGENDA DATE:** August 15, 2022

**SUBJECT:** Water & Sewer Service Agreement – Buc-ee’s Johnstown, LLC for Buc-ee’s Travel Center

**ATTACHMENTS:** 1. Water and Sewer Service Agreement with Exhibits

**PRESENTED BY:** Kim Meyer, Planning & Development Director

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### AGENDA ITEM DESCRIPTION:

The Developer, Buc-ee’s Johnstown, LLC, has received administrative approval of a Site Development Plan for the Buc-ee’s Travel Center, consisting of 74,000 sq. ft. of retail space, in the Welty Ridge Subdivision. (DEV21-0018)

The annual in-building water demand is estimated at 16.71 acre-feet (AF), with annual permanent irrigation demand at 1.41 AF. Temporary Irrigation requires 11.73 AF to establish and revegetate areas of native grass; which irrigation is intended to be removed and may be eligible, at that time, for re-assignable credits. These numbers were provided by the Developer and reviewed and accepted by the Town’s contract water engineering firm.

The water dedication requirements equates to four (4) shares of Home Supply, for a total credit of 32.00 AF. That provides a remaining net surplus credit of 2.15 AF, prior to temporary irrigation being removed.

The Water Court Transfer Fees on the 29.85 AF, is \$9,000.00, and must be paid prior to issuance of a building permit.

Development Component	Demand (AF/YR)	Consumption (AF/YR)
In-Building	16.71	0.84
Permanent Landscape Irrigation	1.41	1.20
Temporary Landscape Irrigation	11.73	9.97
<b>Total</b>	<b>29.85</b>	<b>12.01</b>

The Community That Cares

[www.TownofJohnstown.com](http://www.TownofJohnstown.com)

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**LEGAL ADVICE:**

The Town Attorney drafted the Agreement.

**FINANCIAL ADVICE:**

NA

**RECOMMENDED ACTION:**

Approve the Water & Sewer Service Agreement for Buc-ee's Johnstown, LLC.

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*Reviewed and Approved for Presentation,*



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Town Manager

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