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To: Chairman Randy Tobler and MVWD Board of Directors
From: Joseph Davis, General Manager
Date: April 26, 2021
Subject: Reimbursement Area 008 - 021

Background

The mains in the general area of Yamashita Street and Wittwer Avenue are undersized and cannot provide adequate fire flow. In addition to the above mention concerns, there is also a considerable amount of vacant land with development potential. The area was only serviced by a 6" main.

In consideration of the above mentioned concerns, it was decided to replace the main with a main of sufficient size to provide adequate fire flows to existing customers and to accommodate the adjacent vacant lands. The reconstruction of the main was completed in accordance with NAC 445.

Staff has compiled the associated costs borne by the District, identified the area of benefit and developed the attached reimbursement area report in accordance with District policy. The report indicates the District funded approximately \$388,742.80, the improvements will benefit 277.03 acres and those lands that receive a benefit will need to reimburse the Moapa Valley Water District a unit cost of \$1,403.25 multiplied by the acreage of the parcel.

This Reimbursement Area #008 - 021 will not have a sunset date. As stated in the policy, the reimbursement costs will escalate in accordance with the published Engineer's News Record – Construction Cost Index.

A copy of the Staff report for Reimbursement Area #008 - 021 has been attached for your review and comment.

Staff would recommend that the District approve the formation the proposed reimbursement area as presented.

Recommended Motion

Move to approve the formation of Reimbursement Area #008 - 021 in accordance with the provided Staff report with an implementation date of May 24, 2021

Prepared By: Moapa Valley Water District

PO Box 257

Logandale, NV 89021

I. Background

The Moapa valley water District identified the existing mains in the area of Yamashita Street to be undersized & failed to meet existing fire flows. The District also recognized that the mains were not sized to accommodate system supply redundancy and the vacant lands development potential. In consideration of the above concerns, the District decided to remove and replace the existing 6" inch main with a main that would be of sufficient size to accommodate the adjacent undeveloped land, water supply redundancy and also increase fire flows in the existing area being served to acceptable levels.

The scope of the project included the installation of 4,000 feet of 12" main, 7 fire hydrants and associated fittings. The project commenced at the intersection of Moapa Valley Blvd and Yamashita Street. The 12" main was extended North approximately 4,000 feet to the intersection of Yamashita Street and Wittwer Avenue. The construction was completed in accordance with NAC 445 – A

The costs for those upgrades were funded from the District's water main replacement fund. This project directly benefits the adjacent lands to the project by providing sufficient supplies of water for both domestic and fire protection. To recoup those funds, the Moapa Valley Water District is forming a reimbursement area in accordance with the adopted District policies.

II. Reimbursement Area Information

A. The District has determined that 96 properties containing 277.03 acres will receive a benefit from the installation of the 12" water main. Exhibit "A" contains a listing of the properties that benefited from the project and its associated reimbursement. The reimbursement area map is shown in exhibit "B".

B. Development Costs

Construction Costs: \$388,742.96

Unit Cost per Acre: \$388,742.80 / 277.03 acres = \$1,403.25 per acre

C. Cost Distribution

See Exhibit "A" for the listing of the properties that benefited from the project and its associated reimbursement.

D. Reimbursement Area Term

Formation Date: May 24, 2021

Sunset Date: None