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To: Chairman Kelby Robison and MVWD Board of Directors
From: Joseph Davis, General Manager
Date: May 9, 2026
Subject: Reimbursement Area 009 - 026

Background

The mains in the general area of Gubler Avenue are undersized and cannot provide adequate fire flow. In addition to the above-mentioned concerns, there is also a considerable amount of vacant land with development potential. The area was only serviced by a 3” 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 construction 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 that the District funded \$473,169.34, and the improvements will benefit 629.84 acres. Those lands that receive a benefit will need to reimburse the Moapa Valley Water District a unit cost of \$751.25, multiplied by the acreage of the parcel.

This Reimbursement Area #009-026 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 #009-026 has been attached for your review and comment.

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

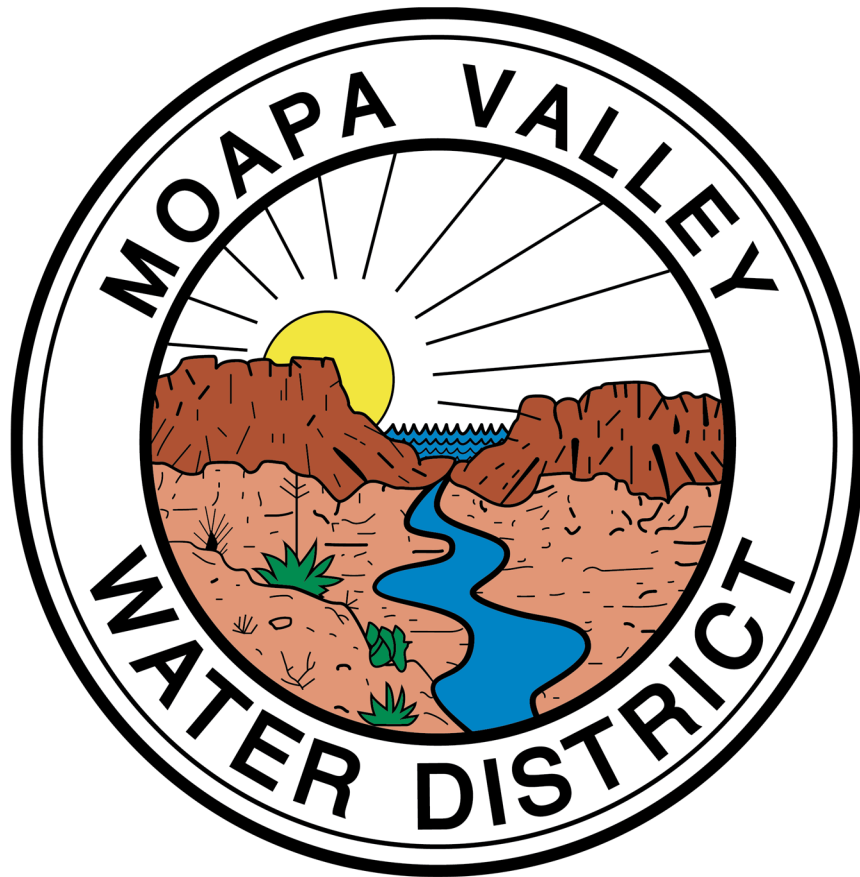
Recommended Motion

Move to approve the formation of Reimbursement Area #009-026 in accordance with the provided Staff report with an implementation date of May 19, 2026

REIMBURSEMENT AREA 009-026

Gubler Avenue

May 2026



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 Gubler Avenue 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 3" 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 4,300 feet of 12" main, 8 fire hydrants and associated fittings. The project commenced at the intersection of Moapa Valley Blvd and Gubler Avenue. The 12" main was extended East approximately 4,300 feet to the intersection of Gubler avenue and Yamashita Street. The construction was completed in accordance with NAC 445 – A

The costs for those upgrades were funded from the District's main water 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 125 properties containing 629.84 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: \$473,169.34

Unit Cost per Acre: \$473,169.34 / 629.84 acres = \$751.25 per acre

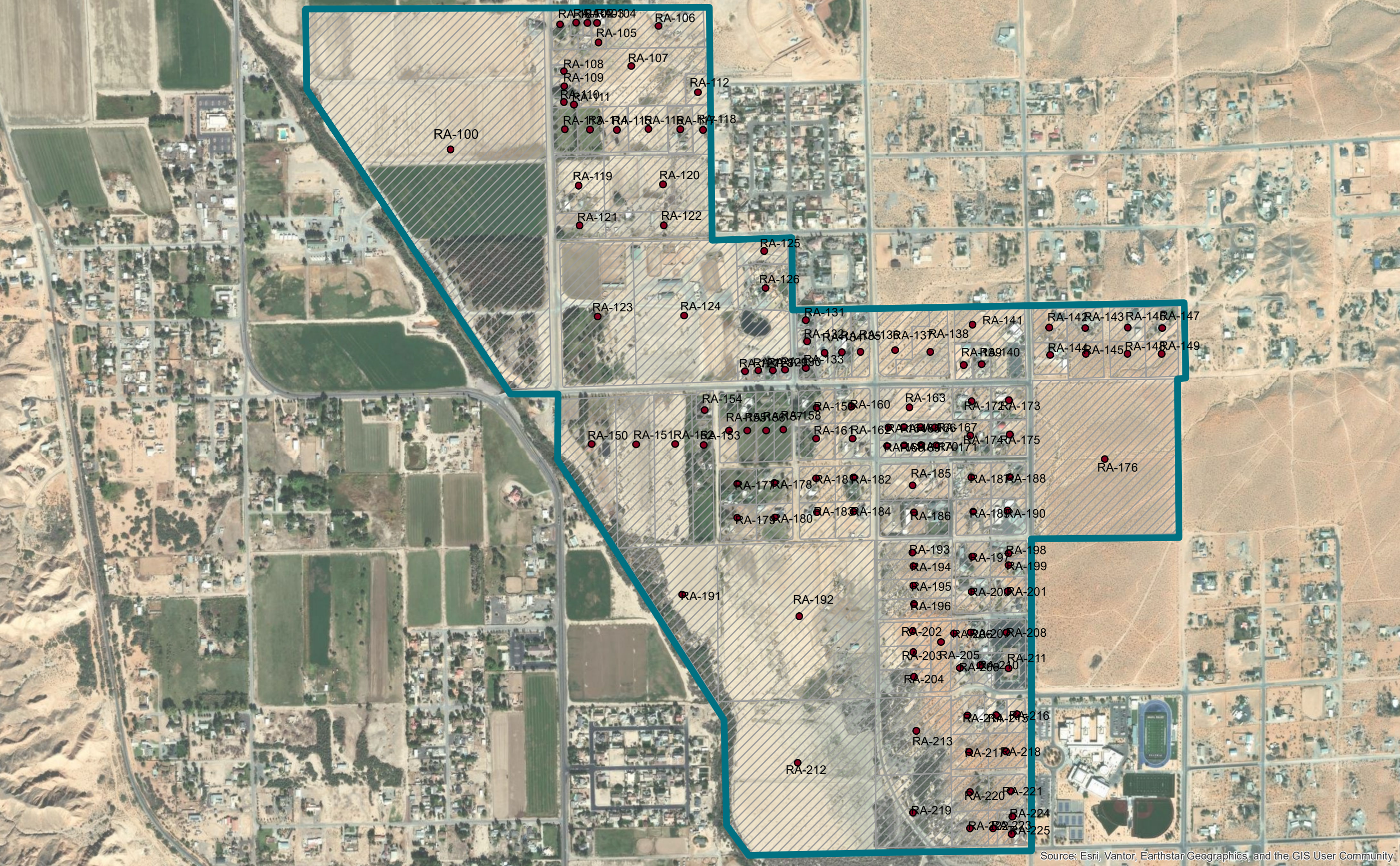
C. Cost Distribution

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 19, 2026

Sunset Date: None



Reimbursement List

Area_ID	APN	ACRES	Unit_Cost	Cost_Per_P
RA-100	041-27-701-003	159.4	\$751.25	\$119,749.25
RA-101	041-26-201-016	1.9	\$751.25	\$1,427.37
RA-102	041-26-201-017	0.58	\$751.25	\$435.72
RA-103	041-26-201-019	0.74	\$751.25	\$555.92
RA-104	041-26-201-019	0.67	\$751.25	\$503.34
RA-105	041-26-201-020	0.40	\$751.25	\$300.50
RA-106	041-26-201-021	7.19	\$751.25	\$5,401.48
RA-107	041-26-201-023	11.99	\$751.25	\$9,007.48
RA-108	041-26-201-022	0.52	\$751.25	\$390.65
RA-109	041-26-301-001	0.93	\$751.25	\$698.66
RA-110	041-26-301-002	0.35	\$751.25	\$262.93
RA-111	041-26-301-003	0.11	\$751.25	\$82.63
RA-112	041-26-301-004	1.26	\$751.25	\$946.57
RA-113	041-26-301-005	1.84	\$751.25	\$1,382.3
Ra-114	041-26-301-006	2.03	\$751.25	\$1,525.03
RA-115	041-26-301-015	2.0	\$751.25	\$1,502.50
RA-116	041-26-301-016	3.09	\$751.25	\$2,321.36
RA-117	041-26-301-008	2.0	\$751.25	\$1,502.50
RA-118	041-26-301-009	1.46	\$751.25	\$1,096.82
RA-119	041-26-301-011	4.26	\$751.25	\$3,200.32
RA-120	041-26-301-012	8.7	\$751.25	\$6,535.87
RA-122	041-23-301-014	4.56	\$751.25	\$3,425.70
RA-121	041-26-301-013	2.21	\$751.25	\$1,660.26
RA-123	041-26-401-016	18.22	\$751.25	\$13,687.77
RA-124	041-26-401-018	29.92	\$751.25	\$22,477.40
RA-125	041-26-401-019	2.27	\$751.25	\$1,705.33
RA-126	041-26-401-020	4.04	\$751.25	\$3,035.05
RA-127	041-26-401-004	0.47	\$751.25	\$353.08
RA-128	041-26-401-005	0.47	\$751.25	\$353.08
RA-129	041-26-401-006	0.47	\$751.25	\$353.08
RA-130	041-26-401-013	0.47	\$751.25	\$353.08
RA-131	041-26-401-007	0.46	\$751.25	\$345.57
RA-132	041-26-401-008	1.03	\$751.25	\$773.78
RA-133	041-26-401-009	0.55	\$751.25	\$413.19
RA-134	041-26-401-010	2.04	\$751.25	\$1,532.55
RA-135	041-26-401-011	2.04	\$751.25	\$1,532.55
RA-136	041-26-401-012	2.04	\$751.25	\$1,532.55
RA-137	041-26-801-033	3.89	\$751.25	\$2,922.36
RA-138	041-26-801-034	4.03	\$751.25	\$3,027.53
RA-141	041-26-801-032	6.31	\$751.25	\$4,740.38

Area_ID	APN	ACRES	Unit_Cost	Cost_Per_P
RA-140	041-26-801-023	1.1	\$751.25	\$826.37
RA-139	041-26-801-022	1.1	\$751.25	\$826.37
RA-142	041-26-801-024	2.12	\$751.25	\$1,592.65
RA-143	041-26-801-025	2.12	\$751.25	\$1,592.65
RA-144	041-26-801-027	1.87	\$751.25	\$1,404.83
RA-145	041-26-801-026	2.12	\$751.25	\$1,592.65
RA-146	041-26-801-029	2.02	\$751.25	\$1,517.52
RA-147	041-26-801-028	1.96	\$751.25	\$1,472.45
RA-149	041-26-801-031	2.12	\$751.25	\$1,592.65
RA-148	041-26-801-030	2.18	\$751.25	\$1,637.72
RA-176	041-35-501-011	41.15	\$751.25	\$30,913.93
RA-150	041-35-101-202	10.13	\$751.25	\$7,610.16
RA-151	041-35-101-003	9.8	\$751.25	\$7,362.25
RA-152	041-35-101-004	9.8	\$751.25	\$7,362.25
RA-153	041-35-101-005	4.61	\$751.25	\$3,463.26
RA-154	041-35-101-006	0.76	\$751.25	\$570.95
RA-155	041-35-101-007	2.17	\$751.25	\$1,630.21
RA-156	041-35-101-008	2.17	\$751.25	\$1,630.21
RA-157	041-35-101-009	2.17	\$751.25	\$1,630.21
RA-158	041-35-101-010	2.17	\$751.25	\$1,630.21
RA-177	041-35-510-015	2.07	\$751.25	\$1,555.08
RA-178	041-35-510-016	2.07	\$751.25	\$1,555.08
RA-179	041-35-101-017	2.07	\$751.25	\$1,555.08
RA-180	041-35-101-018	2.07	\$751.25	\$1,555.08
RA-159	041-35-101-011	1.9	\$751.25	\$1,427.37
RA-160	041-35-101-012	1.9	\$751.25	\$1,427.37
RA-161	041-35-101-013	2.32	\$751.25	\$1,742.90
RA-162	041-35-101-014	2.21	\$751.25	\$1,660.26
RA-181	041-35-101-019	2.3	\$751.25	\$1,727.87
RA-182	041-35-101-020	2.22	\$751.25	\$1,667.77
RA-183	041-35-101-022	2.45	\$751.25	\$1,840.56
RA-184	041-35-101-021	2.22	\$751.25	\$1,667.77
RA-163	041-35-501-015	4.41	\$751.25	\$3,313.01
RA-164	041-35-501-025	0.48	\$751.25	\$360.60
RA-165	041-35-501-023	0.48	\$751.25	\$360.60
RA-166	041-35-501-022	0.48	\$751.25	\$360.60
RA-167	041-35-501-021	0.74	\$751.25	\$555.92
RA-168	041-35-501-026	0.49	\$751.25	\$368.11
RA-169	041-35-501-019	0.48	\$751.25	\$360.60
RA-170	041-35-501-018	0.56	\$751.25	\$420.70
RA-171	041-35-501-017	0.66	\$751.25	\$495.82
RA-172	041-35-501-003	2.25	\$751.25	\$1,690.31
RA-173	041-35-501-004	2.05	\$751.25	\$1,540.06

Area_ID	APN	ACRES	Unit_Cost	Cost_Per_P
RA-174	041-35-501-002	2.41	\$751.25	\$1,810.51
RA-175	041-35-501-005	2.19	\$751.25	\$1,645.23
RA-188	041-35-501-008	2.29	\$751.25	\$1,720.36
RA-187	041-35-501-007	2.33	\$751.25	\$1,750.41
RA-189	041-35-501-010	2.09	\$751.25	\$1,570.11
RA-190	041-35-501-009	2.29	\$751.25	\$1,720.36
RA-185	041-35-501-013	4.32	\$751.25	\$3,245.40
RA-186	041-35-501-014	4.33	\$751.25	\$3,252.91
RA-193	041-35-601-001	2.57	\$751.25	\$1,930.71
RA-194	041-35-601-002	2.57	\$751.25	\$1,930.71
RA-195	041-35-601-003	2.57	\$751.25	\$1,930.71
RA-196	041-35-601-004	2.57	\$751.25	\$1,930.71
RA-197	041-35-601-007	2.1	\$751.25	\$1,577.62
RA-198	041-35-601-005	1.15	\$751.25	\$863.93
RA-199	041-35-601-006	1.15	\$751.25	\$863.93
RA-200	041-35-601-008	2.1	\$751.25	\$1,577.62
RA-201	041-35-601-009	2.3	\$751.25	\$1,727.87
RA-207	041-35-601-015	1.82	\$751.25	\$1,367.27
RA-208	041-35-601-016	2.15	\$751.25	\$1,615.18
RA-205	041-35-601-013	2.46	\$751.25	\$1,848.07
RA-202	041-35-601-010	2.16	\$751.25	\$1,622.70
RA-203	041-35-601-011	2.17	\$751.25	\$1,630.21
RA-213	041-35-701-001	10.38	\$751.25	\$7,797.97
RA-219	041-35-701-007	9.88	\$751.25	\$7,422.35
RA-222	041-35-701-010	2.25	\$751.25	\$1,690.31
RA-223	041-35-701-011	0.52	\$751.25	\$390.65
RA-225	041-35-701-015	1.04	\$751.25	\$781.30
RA-224	041-35-701-014	0.68	\$751.25	\$510.85
RA-221	041-35-701-009	2.25	\$751.25	\$1,690.31
RA-220	041-35-701-008	2.25	\$751.25	\$1,690.31
RA-217	041-35-701-003	2.22	\$751.25	\$1,667.77
RA-218	041-35-701-004	2.22	\$751.25	\$1,667.77
RA-216	041-35-701-005	1.1	\$751.25	\$826.37
RA-215	041-35-701-006	1.38	\$751.25	\$1,036.72
RA-214	041-35-701-002	2.21	\$751.25	\$1,660.26
RA-204	041-35-601-012	2.15	\$751.25	\$1,615.18
RA-209	041-35-601-018	1.11	\$751.25	\$833.88
RA-210	041-35-601-019	1.14	\$751.25	\$856.42
RA-211	041-35-601-017	2.15	\$751.25	\$1,615.18
RA-206	041-35-601-014	0.33	\$751.25	\$247.91
RA-212	041-35-301-003	41.39	\$751.25	\$31,094.23
RA-192	041-35-201-003	40	\$751.25	\$30,050.00
RA-191	041-35-201-002	11.7	\$751.25	\$8,789.62