



REIMBURSEMENT AGREEMENT – MPM DEVELOPMENT, LP

FOR WATER ARTERIAL TRANSMISSION &
GRID MAIN CONSTRUCTION

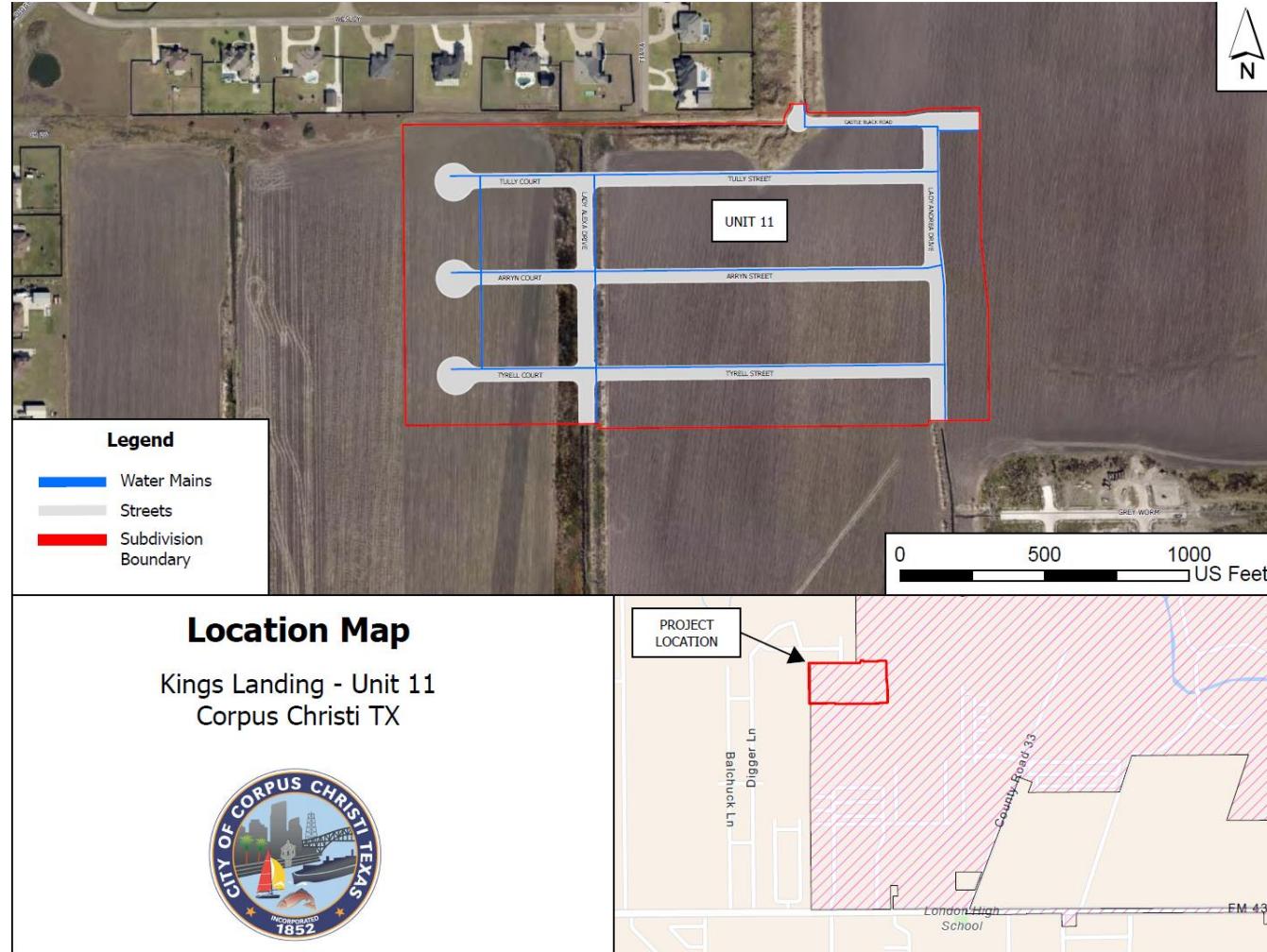
FOR WATER ARTERIAL TRANSMISSION & GRID MAIN CONSTRUCTION

REIMBURSEMENT AGREEMENT

Ordinance authorizing a Water Arterial Transmission & Grid Main Construction and Reimbursement Agreement up to \$62,040.00 with MPM Development, LP to construct a water arterial transmission & grid main related to King's Landing Unit 13 subdivision located north of the Lady Alexa Dr. and Lady Claudia St. intersection; and authorizing future transfer and appropriation of Water and Wastewater Trust Fund revenue up to \$62,040.00 to reimburse the developer in accordance with the agreement. (District 3).



FOR WATER ARTERIAL TRANSMISSION & GRID MAIN CONSTRUCTION LOCATION MAP



FOR WATER ARTERIAL TRANSMISSION & GRID
MAIN CONSTRUCTION

TOTAL COST ESTIMATE

Kings Landing Unit 13 - Cost

WATER ITEMS

| ITEM | DESCRIPTION | QUANTITY | UNIT | COST | TOTAL |
|---|-------------------------------------|----------|------|-------------|-------------|
| 1 | 12" PVC PIPE | 290 | LF | \$120.00 | \$34,800.00 |
| 2 | 12" CROSS | 1 | EA | \$3,750.00 | \$3,750.00 |
| 3 | 12" GATE VALVE WITH BOX | 1 | EA | \$5,550.00 | \$5,550.00 |
| 4 | 6" GATE VALVE | 2 | EA | \$2,000.00 | \$4,000.00 |
| 5 | 12" CAP W/ 2" RISER | 1 | EA | \$1,100.00 | \$1,100.00 |
| 6 | CONNECTION TO EXISTING WATERLINE | 1 | EA | \$2,500.00 | \$2,500.00 |
| SUBTOTAL | | | | \$51,700.00 | |
| ENGINEERING, SURVEYING, & TESTING (11%) | | | | \$5,687.00 | |
| CONTINGENCY (7%) | | | | \$3,619.00 | |
| BOND (2%) | | | | \$1,034.00 | |
| TOTAL | | | | \$62,040.00 | |



FOR WATER ARTERIAL TRANSMISSION & GRID MAIN CONSTRUCTION

TIMELINE OF TRUST FUND BALANCE FY24-FY25

Available Combined Trust balance as of 11/30/2025

-\$1,099,460.98

FY 2024 – 18 projects

-\$14,912,540.24

Ending Cash Balance

\$3,738,843.04

End of FY 2024 Balance

-\$11,184,923.57

CCW Transfer – Wastewater

\$7,384,800.00

Water

\$1,805,556.00

Total: -\$1,994,567.57

FY25 – 7 projects

-\$1,597,005.60

FY26 – 1 project

-\$394,296.00

***As of 11/30/25 Balance is**

Total: -\$1,099,460.98

****Note: Balance reflects progress payments made on projects as well as deposits made into the Trust Fund Accounts.***



FOR WATER ARTERIAL TRANSMISSION & GRID MAIN CONSTRUCTION

TRUST FUND BALANCE

City Council has approved 8 requests in FY25 & FY26 resulting in the Trust Fund to be overcommitted again, as of November 30, 2025 by: **-\$1,099,460.98**

| | Project/Developer | Project Total |
|----|---|---------------------|
| 1. | Westwood Heights Unit 4 (Devonshire Custom Homes, Inc) (Wastewater: Collection Line) FY25 | \$14,476.00 |
| 2. | King's Landing Unit 6 (MPM Development, LP) (Wastewater: Trunk) FY25 | \$440,829.12 |
| 3. | King's Landing Unit 9 (MPM Development, LP) (Wastewater: Trunk) FY25 | \$14,685.78 |
| 4. | Waldron (Horizon Land Properties) (Water: Water Arterial Transmission & Grid Main) FY25 | \$524,660.00 |
| 5. | King's Landing Unit 10 (MPM Development, LP) (Water: Water Arterial Transmission & Grid Main) FY25 | \$114,240.00 |
| 6. | King's Landing Unit 10 (MPM Development, LP) (Wastewater: Trunk) FY25 | \$102,830.40 |
| 7. | King's Landing Unit 8 (MPM Development, LP) (Wastewater: Trunk) FY25 | \$322,684.80 |
| 8. | King's Landing Unit 11 (MPM Development, LP) (Water: Water Arterial Transmission & Grid Main) FY26 | \$394,296.00 |



FOR WATER ARTERIAL TRANSMISSION & GRID MAIN CONSTRUCTION

TRUST FUND BALANCE AS OF NOVEMBER 30, 2025

Available Combined Trust balance as of 11/30/2025 as reported by Finance is: **-\$1,099,460.98**

Individual Trust Fund balance break down (including Cash Management):

| WATER (4030) | WASTEWATER (4220) |
|------------------------|--------------------|
| -\$1,165,318.21 | \$65,857.23 |

| Developer | Project | Water | Wastewater | Total: |
|---------------------|-------------------------------|-------------------|---------------|-------------------|
| | | \$ (1,165,318.21) | \$ 65,857.23 | \$ (1,099,460.98) |
| MPM Development, LP | King's Landing U12 | \$ 252,720.00 | | \$ 252,720.00 |
| | | | Balance: | \$ (1,352,180.98) |
| MPM Development, LP | King's Landing U13 | \$ 62,040.00 | | \$ 62,040.00 |
| | | | Balance: | \$ (1,414,220.98) |
| MPM Development, LP | Oso Creek Corner (Water) | \$ 380,460.00 | | \$ 380,460.00 |
| | | | Balance: | \$ (1,794,680.98) |
| MPM Development, LP | Oso Creek Corner (Wastewater) | | \$ 227,100.00 | \$ 227,100.00 |
| | | | Balance: | \$ (2,021,780.98) |



FOR WATER ARTERIAL TRANSMISSION & GRID MAIN CONSTRUCTION

RECOMMENDATION

- Staff recommends approval of the reimbursement agreement with MPM Development, LP to reimburse the developer up to \$62,040.00 for the City's share of the cost to construct the water infrastructure improvements.
- The request is in accordance with UDC Section 8.5 Trust Fund Policy.



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Thank you!