



REIMBURSEMENT AGREEMENT – MPM DEVELOPMENT, LP

FOR WATER ARTERIAL TRANSMISSION &
GRID MAIN CONSTRUCTION

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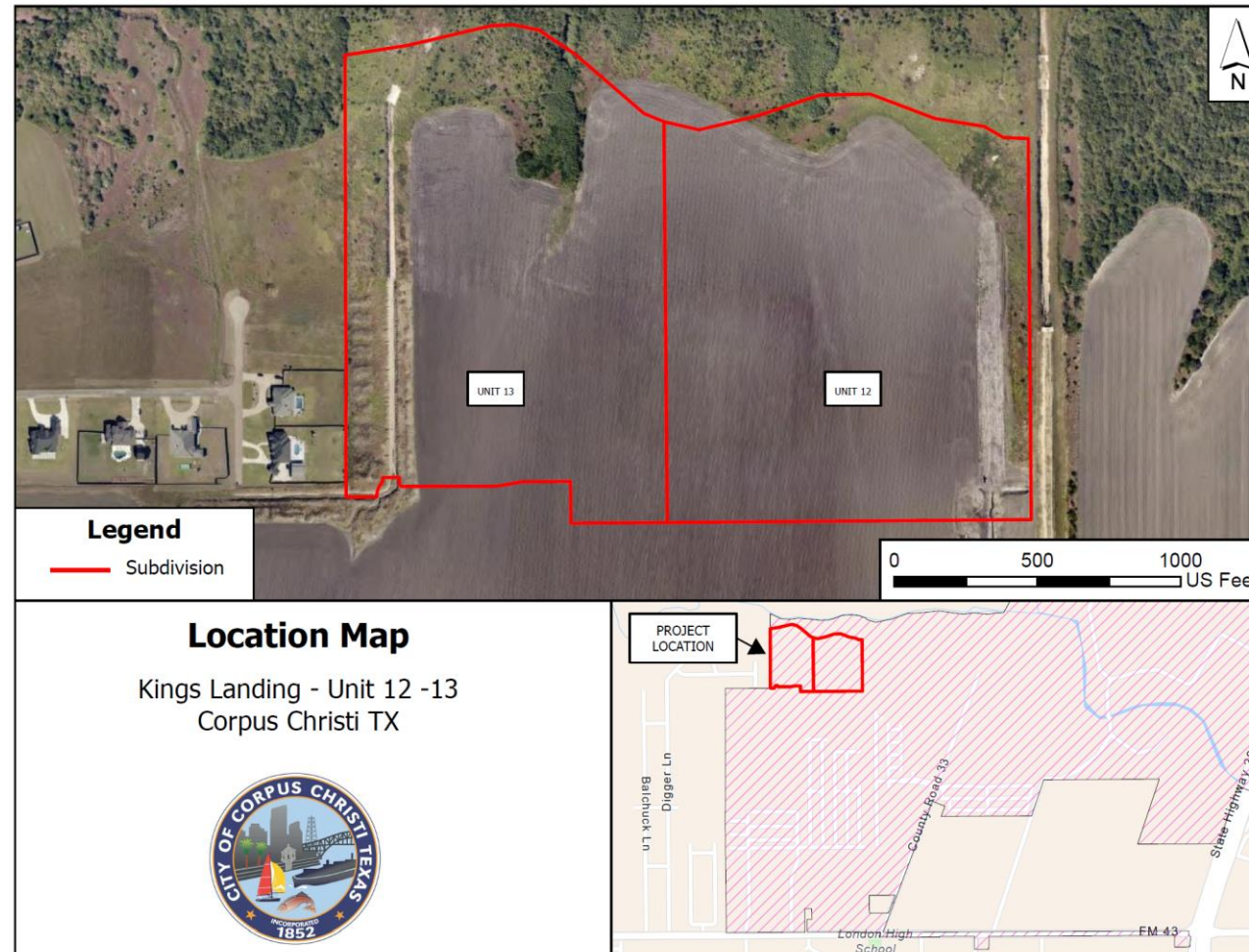
REIMBURSEMENT AGREEMENT

Ordinance authorizing a Water Arterial Transmission & Grid Main Construction and Reimbursement Agreement up to \$252,720.00 with MPM Development, LP to construct a water arterial transmission & grid main related to King's Landing Unit 12 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 \$252,720.00 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 12 - Cost

WATER ITEMS

ITEM	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
1	12" PVC PIPE	1140	LF	120.00	136,800.00
2	12" CROSS	4	EA	3,750.00	15,000.00
3	12" GATE VALVE WITH BOX	4	EA	5,550.00	22,200.00
4	6" GATE VALVE	8	EA	2,000.00	16,000.00
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
7	FIRE HYDRANTS	2	EA	8,500.00	17,000.00
SUBTOTAL					\$ 210,600.00
ENGINEERING, SURVEYING, & TESTING (11%)					\$ 23,166.00
CONTINGENCY (7%)					14,742.00
BOND (2%)					4,212.00
TOTAL					\$ 252,720.00



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
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****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



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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 \$252,720.00 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.





Thank you!