

**City Council Regular Meeting
AGENDA ITEM**

NUMBER: 25

SUBJECT: Reimbursement Development Agreement for Public Improvement Cost Recovery with MMesa 319, LLC and PHI Northgate 2 Land, LLC for the Oversizing Of Approximately 9,184 Lineal Feet of Sewer Main Associated With the Miners Mesa and Vantage North Industrial Park Projects Located North of Interstate 15 and Between CC-215 and Las Vegas Boulevard/State Route 604. (Ward 1 – Barron) (For Possible Action; Recommendation – Approve)	
REQUESTED BY: Tom Brady, Director of Utilities	WARD: (Ward 1 - Barron)
RECOMMENDATION OR RECOMMEND MOTION: It is recommended that City Council Approve the Reimbursement Development Agreement between MMesa 319, LLC, PHI Northgate 2 Land, LLC and the City, and authorize the Mayor to sign the document on behalf of the City.	
FISCAL IMPACT:	ACCOUNT NUMBER: N/A

STAFF COMMENTS AND BACKGROUND INFORMATION:

The Miners Mesa and Vantage North Projects have constructed approximately 9,184 lineal feet of sewer main at a diameter larger than that required to serve their developments. The developer would have been required to construct a 12-inch main, but have elected to install a 24-inch main to provide additional capacity for future development.

The North Las Vegas Municipal Code and this Agreement allows the city to reimburse the developer for the installation of the sewer main, based on the actual cost of the oversized main that the developer installed and any capacity-based connection fees collected over the next 10 years. The cost for the construction of the larger sewer main is \$5,791,418.83 for a demand capacity of 3 million gallons per day, which, if approved, will be reimbursed to the developer, upon acceptance of the main by the City, of any connection fees collected at a pro-rata cost share of \$1.93 per gallon per day with up to an available oversizing capacity of 1 million gallons per day. By oversizing developer sewer mains, additional capacity is provided for future development and the City’s wastewater collection system develops in an orderly manner avoiding parallel mains and additional pavement cuts in the future.

CIP No.	Related Item:
LIST CITY COUNCIL GOAL(S): Well - Planned Quality Growth, Quality Municipal Services	

PREPARED BY: Tom Brady, Director of Utilities	Respectfully Submitted Ryann Juden, City Manager	MEETING DATE: October 4, 2023
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