

# Memorandum

**CITY OF HENDERSON**  
240 Water Street  
P.O. Box 95050  
Henderson, NV 89009

**DEPT. OF UTILITY SERVICES**  
Kurt R. Segler, P.E., Director  
702-267-2500  
Fax 702-267-2501

TO: See Distribution  
FROM: Debra L. Pieruschka, Technical Services Program Coordinator  
DATE: July 28, 2005  
SUBJECT: 2610 Refunding Amounts

In accordance with Henderson Municipal Code 13.18, on a quarterly basis all special refunding agreements are to be indexed accordingly. It is required by the ordinance and the agreements to depreciate the asset per the engineer's report and provide the time value of money on the depreciated amount of the asset.

Attached is an updated EDU amount to be assessed upon final approval of all civil plans within the 2610 Pressure Zone Refunding Area. Attachment A is for our internal staff to know how much of the money collected is to be allocated between KIVA short code 4850 and 4855.

Beginning July 1, 2005 please assess the new rate listed under the "07/01/05" column for all civil plans approved on or after July 1, 2005. However, please note at this time, these are estimates for "10/01/05" and "01/01/06" based off an assumption of what the prime interest rate will be at the last day of the preceding quarter. During the last week of each quarter I will be updating the final EDU amount for the upcoming quarter based on any movement in the prime interest rate by the Federal Reserve. Therefore, although these estimates will be fairly close, the actual number will be provided the last week of each quarter.

Should you have any questions, please do not hesitate to give me a call at ext. 2543.

DLP:lav  
Attachment

Distribution: See Page 2





**ATTACHMENT A - ADDENDUM**

**Department Utility Services  
 Technical Services Division  
 2610 Pressure Zone EDU Amounts**

|                             | Orig Eng Report | ESTIMATED     |               |               |               | ESTIMATED   | ESTIMATED |
|-----------------------------|-----------------|---------------|---------------|---------------|---------------|-------------|-----------|
|                             |                 | Beg. 07/01/05 | Beg. 10/01/05 | Beg. 01/01/06 | Beg. 04/01/06 |             |           |
| P-3A PUMP STATION           | \$ 372.00       | \$ 531.00     | \$ 536.00     | \$ 541.00     | \$ 548.00     | \$ 554.00   |           |
| P-3A PUMP STATION (UPGRADE) | \$ 37.00        | \$ 105.00     | \$ 107.00     | \$ 109.00     | \$ 112.00     | \$ 115.00   |           |
| P-3A TO R-5 PIPELINE        | \$ 272.00       | \$ 434.00     | \$ 441.00     | \$ 449.00     | \$ 457.00     | \$ 466.00   |           |
| R-5 RESERVOIR (Land Only)   | \$ 238.00       | \$ 37.00      | \$ 37.00      | \$ 38.00      | \$ 38.00      | \$ 38.00    |           |
| R-5A RESERVOIR              | \$ 318.00       | \$ 471.00     | \$ 481.00     | \$ 493.00     | \$ 505.00     | \$ 517.00   |           |
| <b>TOTAL</b>                | \$ 1,237.00     | \$ 1,578.00   | \$ 1,602.00   | \$ 1,630.00   | \$ 1,660.00   | \$ 1,690.00 |           |

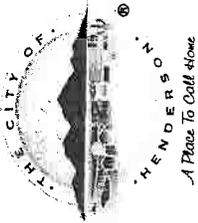
| KIVA CODE                       | ESTIMATED | ESTIMATED | ESTIMATED | ESTIMATED |
|---------------------------------|-----------|-----------|-----------|-----------|
| Refundable (5201-0000-211200)   | 882.00    | 1,002.00  | 1,014.00  | 1,028.00  |
| City Portion (5201-0000-309306) | 355.00    | 576.00    | 588.00    | 602.00    |
|                                 |           |           |           | 1,043.00  |
|                                 |           |           |           | 617.00    |
|                                 |           |           |           | 1,058.00  |
|                                 |           |           |           | 632.00    |

Revised: 07/01/05

Memo to: See Distribution  
July 28, 2005  
Page 2

Distribution w/att:

Michael A. Morine, P.E., Manager of Technical Services  
Dennis E. Fritz, P.E., Utility Services Technical Support Manager  
Kyle R. Okamura, P.E., Utility Services New Development Manager  
Donald E. Pelissier, P.E., Utility Services Resource Planning Manager  
Shimin Luo, P.E., Utility Services Engineer II  
Jeremy J. Lustig, P.E., Utility Services Engineer II  
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Don Carlson, Accountant II – Utility Services  
Terri Jones, Accountant II – Finance



**ATTACHMENT A - ADDENDUM**

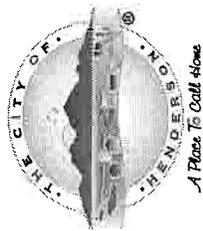
**Department Utility Services  
 Technical Services Division  
 2610 Pressure Zone EDU Amounts**

| Orig Eng Report | ESTIMATED ESTIMATED ESTIMATED ESTIMATED |               |               |               |               |
|-----------------|---|---------------|---------------|---------------|---------------|
|                 | Beg. 07/01/05                           | Beg. 10/01/05 | Beg. 01/01/06 | Beg. 04/01/06 | Beg. 07/01/06 |
| \$ 372.00       | \$ 531.00                               | \$ 536.00     | \$ 541.00     | \$ 548.00     | \$ 554.00     |
| \$ 37.00        | \$ 105.00                               | \$ 107.00     | \$ 109.00     | \$ 112.00     | \$ 115.00     |
| \$ 272.00       | \$ 434.00                               | \$ 441.00     | \$ 449.00     | \$ 457.00     | \$ 466.00     |
| \$ 238.00       | \$ 37.00                                | \$ 37.00      | \$ 38.00      | \$ 38.00      | \$ 38.00      |
| \$ 318.00       | \$ 471.00                               | \$ 481.00     | \$ 493.00     | \$ 505.00     | \$ 517.00     |
| \$ 1,237.00     | \$ 1,578.00                             | \$ 1,602.00   | \$ 1,630.00   | \$ 1,660.00   | \$ 1,690.00   |

P-3A PUMP STATION  
 P-3A PUMP STATION (UPGRADE)  
 P-3A TO R-5 PIPELINE  
 R-5 RESERVOIR (Land Only)  
 R-5A RESERVOIR

**TOTAL**

Revised: 07/01/05



**ATTACHMENT B - ADDENDUM**

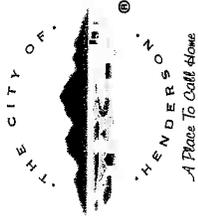
**Department Utility Services  
 Technical Services Division  
 2610 Pressure Zone EDU Amounts**

|                             | Orig Eng Report | 1st Revised |               | Beg. 07/01/04 | Beg. 10/01/04 | Beg. 01/01/05 | ESTIMATED     |               |
|-----------------------------|-----------------|-------------|---------------|---------------|---------------|---------------|---------------|---------------|
|                             |                 | Eng Report  | Beg. 07/01/04 |               |               |               | Beg. 04/01/05 | Beg. 07/01/05 |
| P-3A PUMP STATION           | \$ 372.00       | \$ 455.00   | \$ 517.00     | \$ 520.00     | \$ 523.00     | \$ 526.00     | \$ 530.00     |               |
| P-3A PUMP STATION (UPGRADE) | \$ 37.00        | \$ 73.00    | \$ 97.00      | \$ 99.00      | \$ 101.00     | \$ 103.00     | \$ 105.00     |               |
| P-3A TO R-5 PIPELINE        | \$ 272.00       | \$ 333.00   | \$ 412.00     | \$ 417.00     | \$ 422.00     | \$ 427.00     | \$ 433.00     |               |
| R-5 RESERVOIR (Land Only)   | \$ 238.00       | \$ 25.00    | \$ 34.00      | \$ 35.00      | \$ 35.00      | \$ 36.00      | \$ 37.00      |               |
| R-5A RESERVOIR              | \$ 318.00       | \$ 327.00   | \$ 437.00     | \$ 445.00     | \$ 453.00     | \$ 461.00     | \$ 470.00     |               |
| <b>TOTAL</b>                | \$ 1,237.00     | \$ 1,213.00 | \$ 1,497.00   | \$ 1,516.00   | \$ 1,534.00   | \$ 1,553.00   | \$ 1,575.00   |               |

| KIVA CODE |
|-----------|
| 4850      |
| 4855      |

|                                 |           |           |           |           |           |           |             |
|---------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-------------|
| Refundable (5201-0000-211200)   | \$ 882.00 | \$ 813.00 | \$ 963.00 | \$ 972.00 | \$ 980.00 | \$ 989.00 | \$ 1,000.00 |
| City Portion (5201-0000-309306) | \$ 355.00 | \$ 400.00 | \$ 534.00 | \$ 544.00 | \$ 554.00 | \$ 564.00 | \$ 575.00   |

Revised: 12/31/04



**ATTACHMENT A - ADDENDUM**

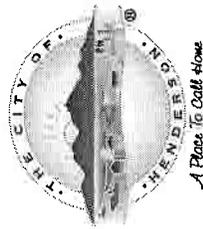
**Department Utility Services  
 Technical Services Division  
 2610 Pressure Zone EDU Amounts**

|                             | Orig Eng Report    | 1st Revised Eng Report | Beg. 07/01/04      | Beg. 10/01/04      | Beg. 01/01/05      | Beg. 04/01/05      |
|-----------------------------|--------------------|------------------------|--------------------|--------------------|--------------------|--------------------|
| P-3A PUMP STATION           | \$ 372.00          | \$ 455.00              | \$ 517.00          | \$ 520.00          | \$ 523.00          | \$ 523.00          |
| P-3A PUMP STATION (UPGRADE) | \$ 37.00           | \$ 73.00               | \$ 97.00           | \$ 99.00           | \$ 101.00          | \$ 101.00          |
| P-3A TO R-5 PIPELINE        | \$ 272.00          | \$ 333.00              | \$ 412.00          | \$ 417.00          | \$ 422.00          | \$ 422.00          |
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| R-5A RESERVOIR              | \$ 318.00          | \$ 327.00              | \$ 437.00          | \$ 445.00          | \$ 453.00          | \$ 453.00          |
| <b>TOTAL</b>                | <b>\$ 1,237.00</b> | <b>\$ 1,213.00</b>     | <b>\$ 1,497.00</b> | <b>\$ 1,516.00</b> | <b>\$ 1,534.00</b> | <b>\$ 1,534.00</b> |

Revised: 10/12/04

**ATTACHMENT A - ADDENDUM**

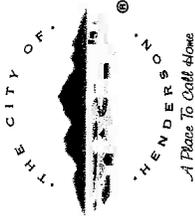
**Department Utility Services  
 Technical Services Division  
 2610 Pressure Zone EDU Amounts**



P-3A PUMP STATION  
 P-3A PUMP STATION (UPGRADE)  
 P-3A TO R-5 PIPELINE  
 R-5 RESERVOIR (Land Only)  
 R-5A RESERVOIR  
**TOTAL**

|    | Orig Eng Report | 1st Revised Eng Report | ESTIMATED     |               |               |               | ESTIMATED   |
|----|-----------------|------------------------|---------------|---------------|---------------|---------------|-------------|
|    |                 |                        | Beg. 07/01/04 | Beg. 10/01/04 | Beg. 01/01/05 | Beg. 04/01/05 |             |
| \$ | 372.00          | \$ 455.00              | \$ 517.00     | \$ 520.00     | \$ 523.00     | \$ 526.00     | \$ 530.00   |
| \$ | 37.00           | \$ 73.00               | \$ 97.00      | \$ 99.00      | \$ 101.00     | \$ 103.00     | \$ 105.00   |
| \$ | 272.00          | \$ 333.00              | \$ 412.00     | \$ 417.00     | \$ 422.00     | \$ 427.00     | \$ 433.00   |
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| \$ | 318.00          | \$ 327.00              | \$ 437.00     | \$ 445.00     | \$ 453.00     | \$ 461.00     | \$ 470.00   |
| \$ | 1,237.00        | \$ 1,213.00            | \$ 1,497.00   | \$ 1,516.00   | \$ 1,534.00   | \$ 1,553.00   | \$ 1,575.00 |

Revised: 12/31/04



**ATTACHMENT A - ADDENDUM**

**Department Utility Services  
Technical Services Division**

**2610 Pressure Zone EDU Amounts**

|                             | Orig Eng Report    | 1st Revised Eng Report | Beg. 07/01/04      | Beg. 10/01/04      | Beg. 01/01/05      | Beg. 04/01/05      |
|-----------------------------|--------------------|------------------------|--------------------|--------------------|--------------------|--------------------|
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| <b>TOTAL</b>                | <b>\$ 1,237.00</b> | <b>\$ 1,213.00</b>     | <b>\$ 1,497.00</b> | <b>\$ 1,516.00</b> | <b>\$ 1,534.00</b> | <b>\$ 1,534.00</b> |

Revised: 10/12/04



Municipal Code

**CITY OF HENDERSON**  
240 Water Street  
P.O. Box 95050  
Henderson, NV 89009-5050

**DEPT. OF UTILITY SERVICES**  
Kurt R. Segler, P.E., Director  
702-267-2500  
fax 702-267-2501

TO: See Distribution

FROM: Debra L. Pieruschka, Technical Analyst III *DLP*

DATE: October 12, 2004

SUBJECT: 2610 Refunding Amounts

In accordance with Henderson Municipal Code 13.18 on a quarterly basis all special refunding agreements are to be indexed accordingly. Although this has not been done in the past, it is required by the ordinance and the agreements to depreciate the asset per the engineer's report and provide the time value of money on the depreciated amount of the asset.

Attached is an updated EDU amount to be assessed upon final approval of all civil plans within the 2610 Pressure Zone Refunding Area. There are two attached sheets. Attachment A is for distribution to customers and should be included as an insert whenever giving out the 2610 Revised Engineer's Report. Attachment B is for our internal staff to know how much of the money collected is to be allocated between KIVA short code 4850 and 4855.

Beginning October 1, 2004 please assess the new rate listed under the "10/01/04" column for all civil plans approved on or after October 1. However, please note at this time, these are estimates for "01/01/05" and "04/01/05" based off an assumption of what the prime interest rate will be at the last day of the preceding quarter. During the last week of each quarter, I will be updating the final EDU amount for the upcoming quarter based on any movement in the prime interest rate by the Federal Reserve. Therefore, although these estimates will be fairly close, the actual number will be provided the last week of each quarter.

Should you have any questions, please do not hesitate to give me a call at ext. 2543.

DLP:dlp  
Attachments

Distribution: See Page 2

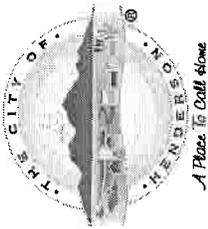
Memo to: See Distribution  
October 12, 2004  
Page 2

Distribution w/att:

Michael A. Morine, P.E., Manager of Technical Services  
Kyle R. Okamura, P.E., Utility Services New Development Manager  
Donald E. Pelissier, P.E., Utility Services Resource Planning Manager  
Jeremy J. Lustig, P.E., Utility Services Engineer II  
James S. Okazaki, P.E., Utility Services Engineer II  
Fernando Platin, Jr., P.E., Utility Services Engineer II  
Anthony L. Ventimiglia, P.E., Utility Services Engineer II  
Robert W. Woodson, P.E., Utility Services Engineer II  
Brock Gregerson, Utility Plans Examiner II  
Michael Kidd, P.L.S., Utility Plans Examiner II  
Jose Martinez, Utility Plans Examiner II  
Angie Kole, Utility Plans Examiner I  
Denette Sandrin, Utility Plans Examiner I  
Don Carlson, Accountant II – Utility Services  
Terri Jones, Accountant II – Finance Department

**ATTACHMENT B - ADDENDUM**

**Department Utility Services  
Technical Services Division  
2610 Pressure Zone EDU Amounts**



P-3A PUMP STATION  
P-3A PUMP STATION (UPGRADE)  
P-3A TO R-5 PIPELINE  
R-5 RESERVOIR (Land Only)  
R-5A RESERVOIR

**TOTAL**

**KIVA  
CODE**

~~2610~~ Refundable (21-00-00-2645) 4850  
2610 City Portion (21-00-00-3409) 4855

Revised: 06/03/2004

|              | Orig Eng Report | 1st Revised Eng Report | ESTIMATED     |               | ESTIMATED     |               |
|--------------|-----------------|------------------------|---------------|---------------|---------------|---------------|
|              |                 |                        | Beg. 07/01/04 | Beg. 10/01/04 | Beg. 01/01/05 | Beg. 01/01/05 |
|              | \$ 372.00       | \$ 455.00              | \$ 517.00     | \$ 519.00     | \$ 522.00     | \$ 522.00     |
|              | \$ 37.00        | \$ 73.00               | \$ 97.00      | \$ 99.00      | \$ 100.00     | \$ 100.00     |
|              | \$ 272.00       | \$ 333.00              | \$ 412.00     | \$ 416.00     | \$ 421.00     | \$ 421.00     |
|              | \$ 238.00       | \$ 25.00               | \$ 34.00      | \$ 35.00      | \$ 35.00      | \$ 35.00      |
|              | \$ 318.00       | \$ 327.00              | \$ 437.00     | \$ 445.00     | \$ 452.00     | \$ 452.00     |
| <b>TOTAL</b> | \$ 1,237.00     | \$ 1,213.00            | \$ 1,497.00   | \$ 1,514.00   | \$ 1,530.00   | \$ 1,530.00   |
|              | \$ 882.00       | \$ 813.00              | \$ 963.00     | \$ 970.00     | \$ 978.00     | \$ 978.00     |
|              | \$ 355.00       | \$ 400.00              | \$ 534.00     | \$ 544.00     | \$ 552.00     | \$ 552.00     |

*updated  
10/12/04*

**From:** Michael Kidd  
**To:** Angie Kole; Anthony Ventimiglia; Brock Gregerson; Debra Pieruschka; Denette Sandrin; José Martinez; Kyle Okamura  
**Date:** 7/6/04 12:51PM  
**Subject:** Re: 2610 Pressure Zone NEW Rates

Similar to most of our fees, the date the Civil mylars were signed by Utility Services will be the cut-off for what fee to apply. Please keep this in mind when any 2610 fees are processed.

Mike

>>> Debra Pieruschka 07/06/2004 12:13:59 PM >>>

The Fed raised interest rates on June 30, 2003. For the next quarter, please collect the appropriate fee per the attached spreadsheet.

Debra

Debra L. Pieruschka  
Technical Analyst III

**NOTE: NEW PHONE NUMBERS**

City of Henderson  
Department of Utility Services  
Technical Services Division  
240 Water St.  
P.O. Box 95050  
Henderson, Nevada 89009-5050  
TELE: (702)267-2543  
FAX: (702)267-2531

**NEW EMAIL ADDRESS:**  
[Debra.Pieruschka@cityofhenderson.com](mailto:Debra.Pieruschka@cityofhenderson.com)

**CC:** Donald Carlson; Mike Morine

Memo to: See Distribution  
May 20, 2004  
Page 2

Distribution w/att:

Michael A. Morine, P.E., Manager of Technical Services  
Kyle R. Okamura, P.E., Utility Services New Development Manager  
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Don Carlson, Accountant II – Utility Services  
Terri Jones, Accountant II – Finance Department



# Memorandum

**CITY OF HENDERSON**  
240 Water Street  
P.O. Box 95050  
Henderson, NV 89009-5050

**DEPT. OF UTILITY SERVICES**  
Kurt R. Segler, P.E., Director  
702-267-2500  
fax 702-267-2501

TO: See Distribution

FROM: Debra L. Pieruschka, Technical Analyst III *Debra*

DATE: June 9, 2004

SUBJECT: 2610 Refunding Amounts

In accordance with Henderson Municipal Code 13.18 on a quarterly basis all special refunding agreements are to be indexed accordingly. Although this has not been done in the past, it is required by the ordinance and the agreements to depreciate the asset per the engineer's report and provide the time value of money on the depreciated amount of the asset.

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DLP:tkl  
Attachments

Distribution: See Page 2



**ATTACHMENT A - ADDENDUM**

**Department Utility Services  
 Technical Services Division  
 2610 Pressure Zone EDU Amounts**

|                             | Orig Eng Report | 1st Revised Eng Report | ESTIMATED Beg. 07/01/04 | ESTIMATED Beg. 10/01/04 | ESTIMATED Beg. 01/01/05 |
|-----------------------------|-----------------|------------------------|-------------------------|-------------------------|-------------------------|
| P-3A PUMP STATION           | \$ 372.00       | \$ 455.00              | \$ 517.00               | \$ 519.00               | \$ 522.00               |
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| R-5 RESERVOIR (Land Only)   | \$ 238.00       | \$ 25.00               | \$ 34.00                | \$ 35.00                | \$ 35.00                |
| R-5A RESERVOIR              | \$ 318.00       | \$ 327.00              | \$ 437.00               | \$ 445.00               | \$ 452.00               |
| <b>TOTAL</b>                | \$ 1,237.00     | \$ 1,213.00            | \$ 1,497.00             | \$ 1,514.00             | \$ 1,530.00             |

Revised: 06/03/2004



**ATTACHMENT B - ADDENDUM**

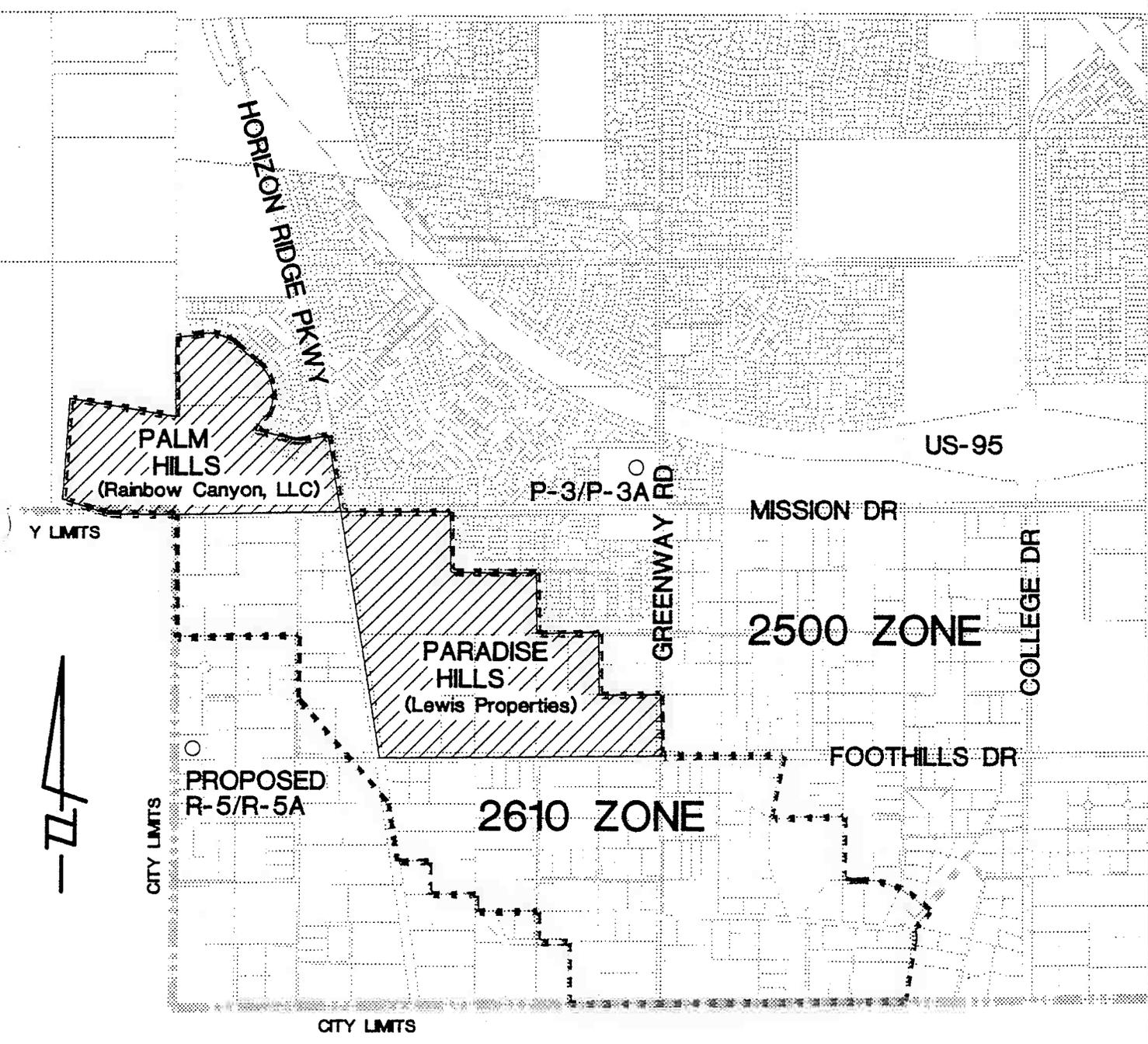
**Department Utility Services  
 Technical Services Division  
 2610 Pressure Zone EDU Amounts**

|                             | Orig Eng Report    | 1st Revised Eng Report | ESTIMATED ESTIMATED ESTIMATED |                    |                    |
|-----------------------------|--------------------|------------------------|-------------------------------|--------------------|--------------------|
|                             |                    |                        | Beg. 07/01/04                 | Beg. 10/01/04      | Beg. 01/01/05      |
| P-3A PUMP STATION           | \$ 372.00          | \$ 455.00              | \$ 517.00                     | \$ 519.00          | \$ 522.00          |
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| <b>TOTAL</b>                | <b>\$ 1,237.00</b> | <b>\$ 1,213.00</b>     | <b>\$ 1,497.00</b>            | <b>\$ 1,514.00</b> | <b>\$ 1,530.00</b> |

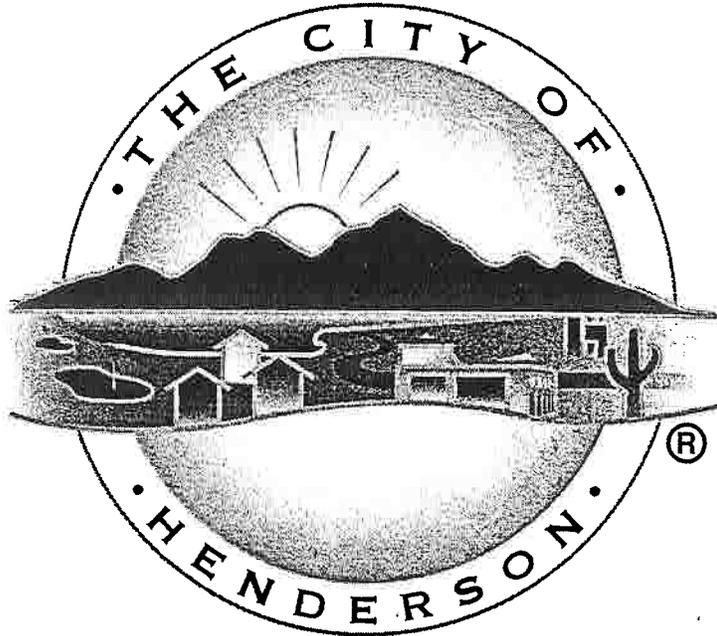
| KIVA CODE | Refundable (21-00-00-2645) | City Portion (21-00-00-3409) |
|-----------|----------------------------|------------------------------|
| 4850      | \$ 882.00                  | \$ 355.00                    |
| 4855      | \$ 813.00                  | \$ 400.00                    |
|           | \$ 963.00                  | \$ 534.00                    |
|           | \$ 970.00                  | \$ 544.00                    |
|           | \$ 978.00                  | \$ 552.00                    |

Revised: 06/03/2004

# 2610 ZONE BOUNDARY AREA EXHIBIT A



..... 2610 ZONE BOUNDARY AREA - 537 ACRES



*A Place To Call Home*

**REVISED ENGINEER'S REPORT**

**FOR**

**2610 PRESSURE ZONE REFUNDING AREA**

**ORIGINAL: DECEMBER 7, 1999**

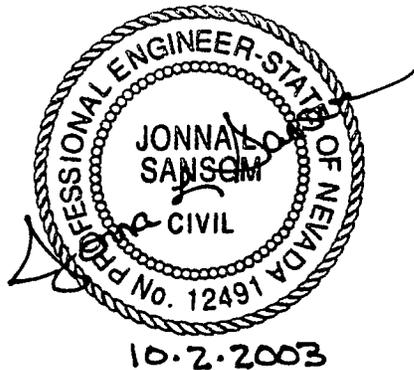
**REVISED: SEPTEMBER 2003**

**REVISED ENGINEER'S REPORT &  
ABSTRACT OF PROCEDURES  
FOR  
2610 ZONE WATER SYSTEM IMPROVEMENTS  
REFUNDING PROGRAM**

**CITY OF HENDERSON**

**Original: December 7, 1999**

**Revised: September 2003**



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## INTRODUCTION

The City of Henderson adopted Ordinance No. 1440 (Special Refunding and Sewer Infrastructure) at the October 19, 1993, City Council meeting, which created a mechanism for refunding costs associated with the design and construction of major backbone water and sewer infrastructure. Staff recommended to Council, and Council determined that this mechanism was necessary to help provide a funding source for the orderly design and construction of infrastructure for large undeveloped areas involving numerous developers. This ordinance allows the City to partner with private developers and participate in the design and construction of facilities at projected ultimate demand.

The Ordinance outlines in general terms the conditions and requirements for reimbursement to developers/landowners and/or the City for the construction of water and sewer backbone infrastructure. One condition of the Ordinance requires that each *Special Refunding Area* have an *Engineer's Report* submitted to the Council by the Director of Public Works for approval. The *Engineer's Report* must define the boundary of the *Special Refunding Area*, type and route of backbone infrastructure to be included, methods of cost sharing, refunding amounts, depreciation schedules and any other information required by Council. A copy of Ordinance No. 1440 is provided in Appendix A. This first revision to the original Engineer's Report will update project costs based on the final audit of actual costs and make the appropriate changes to the supporting tables for this report.

This ordinance is not an assessment district. It is a precedent of things to come as developers/landowners and/or the City build infrastructure at a size and capacity well in excess of their needs. The developer/City building the oversized facilities will be eligible for refunding subsequent to City acceptance of the constructed facilities and when developers/landowners utilize these facilities.

The original Engineer's Report established a general methodology with which to equitably allocate the refunding costs for water and sewer infrastructure for the *Special Refunding Area* known as "**2610 Zone Water System Improvements.**" The amounts eligible for refunding were determined and collected according to the methodology developed by the Engineer's Report. After the City Council approved the original *Engineer's Report*, a "Special Refunding Agreement" was drafted between the City and developer for each project identified in the *Engineer's Report* for Council approval. This agreement identified the final cost of the work to be included in the special refunding area. This first revised report does not change these procedures in any way.

## GENERAL CONCEPT

The concept of refunding has been used in the City for many years and is an established practice. Prior to the implementation of Ordinance 1440, refunding was used for small water and sewer extensions constructed by individual homeowners/small developers. Ordinance No. 1440 greatly expanded the refunding concept to include major backbone water and sewer systems.

The 2610 Zone Water System Improvements backbone infrastructure is the City's second refunding program using Ordinance 1440 (see Exhibit A). The 2610 Zone Water System Improvements Refunding Area is comprised of residential zoning of undeveloped land located generally south of Mission Drive and east of Greenway Road.

The original report outlined procedures which allow the major developer and the City to front the costs of building the water backbone infrastructure needed to serve the area as projected by the current utility master plan and sets in motion the mechanism to equitably collect oversizing costs. The method used must be fair and equitable to share in the cost of the infrastructure based on the proportionate benefit of that improvement.

There is a distinct accounting method for water refunding. The water refunding will generally allocate costs based upon the following concepts:

1. Cost of infrastructure necessary to bring supply to the refunding area will be allocated equally to all potential users based upon an Equivalent Dwelling Unit (EDU), see Appendix B.
2. Refunding area is analyzed and ultimate build out demands estimated. Demand is allocated to the distinct pressure zone whereby backbone facilities are determined. The zone is then reduced to the number of EDU's of demand within the zone. Property not included in the master planned developments within the zone would be charged the refunding amount per EDU at time of approval of final map or improvement drawings, whichever occurs first. Funds collected from these users are refunded back to the developer that constructed the facility. All costs are indexed to reflect inflation.
3. Major developers in the refunding area are designing and constructing and/or financially sharing responsibilities for the water facilities. These developers agree that as segments are completed, they will pay their total share of a segment upon City approval of the constructed facilities.

*General Concept (continued)*

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Funds collected from other developers are refunded to the developer/City installing the facility.

The total facility cost will be indexed to reflect inflation. The depreciation schedule will be based on the following replacement schedule for the facilities as listed below:

|               |          |
|---------------|----------|
| Pump Stations | 25 years |
| Reservoirs    | 25 years |
| Pipeline      | 50 years |

Total facility cost will be grouped into the following three categories;

1. Construction cost
2. Predesign and design cost
3. Related costs (Plan checking, construction management and administration, City inspection fees, tortoise surveys, legal costs, financial costs, performance bonds, processing fees).

The City Council and Director of Public Works have determined that categories two and three combined shall not exceed 25% of the construction cost. Each category shall not exceed 10% and 15% respectively. The values in the subsequent tables are all within the percentages shown here. All projects will be reviewed and approved by the City prior to advertising and awarding a project for construction.

## **BACKBONE WATER INFRASTRUCTURE**

The refunding area is shown in Exhibit A. Proportionate cost shares are based on the methodology presented previously in the "Concept" section of this report. Exhibit A also generally indicates the pressure zone boundary. The pressure zone is important in that refunding costs will be calculated in relation to the pressure zone area and infrastructure necessary to supply this pressure zone.

The following Table 1 shows the projected water demands for the 2610 Zone Water System Improvement Project.

**TABLE 1**

## Projected Water Demands 2610 Zone Water System Improvement Project

| Description                         | (Rainbow Canyon, LLC)<br>Palm Hills | (Lewis Properties)<br>Paradise Hills | Paradise Hills+Palm Hills | Remainder Of 2610 Zone<br>(estimated) | Total 2610 Zone<br>(estimated) |
|-------------------------------------|-------------------------------------|--------------------------------------|---------------------------|---------------------------------------|--------------------------------|
| Size (acres)                        | 110                                 | 138                                  | 248                       | 289                                   | 537                            |
| Total Housing Units                 | 363                                 | 657                                  | 1020                      | 1,734                                 | 2,754                          |
| Housing Density<br>(units per acre) | 3.30                                | 4.76                                 |                           | 6.0                                   |                                |
| Zoning (1)                          | RS-6                                | RS-6                                 |                           | RS-6                                  |                                |
| Average Day Demand<br>(gpm)         | 193                                 | 350                                  | 543                       | 882                                   | 1,425                          |
| Maximum Day Demand<br>(gpm)         | 339                                 | 613                                  | 952                       | 1,543                                 | 2,495                          |
| Maximum Day Demand<br>(gallons)     | 488,160                             | 882,720                              | 1,370,880                 | 2,221,920                             | 3,592,800(2)                   |

(1) – Zoning Based on Housing Density

(2) – Total 2610 Zone is Summation of Paradise Hills, Palm Hills and Remainder of 2610 Zone

## **WATER DISTRIBUTION SYSTEM**

Exhibit B shows the general sizing and route of the proposed facilities in the refunding area. Most of the facilities have now been constructed and except for a couple of actual project costs, are presented in this revised report.

Important Note: The estimated costs shown in the following descriptions have been rounded to the nearest thousand dollars and may not match figures in the subsequent tables.

**(1) P-3A Pump Station**

This facility is a pump station constructed at the R-3 Site. Users in the 2610 pressure zone will share the cost of this pump station. The final audited total cost is \$1,252,003.

**(2) P-3A Upgrade**

This upgrade will be completed by the City of Henderson. The upgrade will include one additional 150-hp pump and required electrical instrumentation, which will complete the delivery of a maximum day design flow rate of 2,452 gpm. The estimated project cost is \$100,000.

This final pump will provide the additional supply, which will serve the remainder of the 2610 pressure zone.

**(3) P-3A to R-5 Pipeline**

This facility is a 16-inch waterline. Users in the 2610 pressure zone will share the cost of this facility. The final audited total cost is \$916,136.

**(4) R-5 Reservoir**

This facility is a 750,000 gallon reservoir. This reservoir will only serve the 2610 pressure zone and only the 2610 pressure zone users will share the cost. The final audited total cost is \$801,507.31. However, the design and construction costs are not eligible for refunding. Therefore, only the cost of the land in the amount of \$70,000 is eligible for refunding.

**(5) R-5A Reservoir**

This facility will be a 1MG reservoir to be constructed on the R-5 site by the City of Henderson. This reservoir will serve solely the 2610 pressure zone and only the 2610 pressure zone users will share the cost. The estimated cost of this reservoir is \$900,000.

These facilities are listed in tabular form in Table 2.

**TABLE 2**

**Distribution Facility Costs  
2610 Zone Water System Improvement Project**

| PROJECT                            | DESIGN<br>(1) | CONSTRUCTION<br>COST | RELATED<br>COST (2) | PROJECT<br>COST |
|------------------------------------|---------------|----------------------|---------------------|-----------------|
| P-3A Pump Station (Actual)         | \$101,161     | \$1,001,602          | \$150,240           | \$1,252,003     |
| P-3A Upgrade                       | \$16,000      | \$160,000            | \$24,000            | \$200,000       |
| P-3A to R-5 Pipeline (Actual)      | \$73,291      | \$732,909            | \$109,936           | \$916,136       |
| R-5 Reservoir (.75 MG)<br>(Actual) | \$-0-         | \$-0-                | \$70,000            | \$70,000        |
| R-5A Reservoir (1 MG)              | \$72,000      | \$720,000            | \$108,000           | \$900,000       |
| <b>TOTALS</b>                      | \$261,452     | \$2,614,511          | \$354,176           | \$3,338,139     |

- (3) – Maximum of 10% of Construction Cost
- (4) – Maximum of 15% of Construction Cost

**NOTE:** Reservoir R-5 (.75MG) Design and Construction and Engineering costs are not eligible for refunding – only the cost of the land, because the developer who designed and constructed this .75MG reservoir (Lewis Homes of Nevada) utilizes and benefits 100 percent from this facility.

## REFUNDING PROGRAM

The refunding program for calculating actual refunding fees to be collected and refunded to a developer and/or the City is described below.

The refunding program for the backbone facilities is between the City and Lewis Homes of Nevada. Refunding and proportionate cost sharing will be based on the City's estimated water demands in AFY representing other developers or property owners, see Table 3.

For consistency the AFY figures have been converted to maximum day values since the system was designed to this maximum day capacity.

These values will be used to allocate costs for the facilities discussed in the previous section for the water distribution system. To calculate the proportionate share, the total maximum day demand must be allocated to the entire pressure zone. The developer and the City have determined that water system infrastructure cost allocations would be equitable based on the following principals:

**Water Pipelines** – The ratio of the users maximum day flow through the pipeline to the maximum day design flow of the pipeline.

**Water Pump Stations** – The ratio of a user's maximum day flow through the pump station to the maximum day design flow of the pump station.

**Water Reservoir** – The ratio of a user's maximum day flow in a pressure zone to the maximum day flow in that pressure zone for which the reservoir(s) is (are) designed.

These principles would apply to all backbone water facilities and water system upgrades identified in this report.

**TABLE 3**

**Acre Feet per Year (AFY) and Maximum Day  
Demand (MDD) Summary  
2610 Zone Water System Improvement Project**

| DEVELOPER                           | AFY          | MAXIMUM DAY DEMAND (gpm) |
|-------------------------------------|--------------|--------------------------|
| (Lewis Properties) – Paradise Hills | 565          | 613                      |
| (Rainbow Canyon, LLC) – Palm Hills  | 312          | 339                      |
| Remainder 2610 Pressure Zone        | 1,422        | 1,543                    |
| <b>TOTALS</b>                       | <b>2,299</b> | <b>2,495</b>             |

**\* SAMPLE CALCULATION**

(289 acres) x (6 units/acre) = 1734 units  
 (1734 units) x (.82 AFY/unit) = 1422 AFY  
 (1422 AFY) x (892.74 gal/day) x (1 day/1440 min) = 882 gpm  
 (882 gpm) x (1.75) = 1543 gpm MD

## **METHOD OF CALCULATION FOR COST SHARE PER EQUIVALENT DEVELOPMENT UNIT (EDU)**

Table 4 addresses the proportionate cost share per EDU for the remainder of the 2610 pressure zone. This table represents the reimbursement due for each EDU connection in the remainder of the 2610 zone. The EDU annual consumption for an RS-6 residence is 0.82 AFY which converts to maximum day demand of 1.06 gpm used to calculate the cost share. The 0.82 AFY is from Exhibit B of the City's water allocation ordinance, included in the Appendix B.

**TABLE 4**

## Equivalent Dwelling Unit (EDU) Cost Share Summary 2610 Zone Water System Improvement Project

| PROJECT                               | COST               | COST SHARE PER EDU<br>(2754 Total Estimated EDU's) |  |                                      |
|---------------------------------------|--------------------|--|--|--------------------------------------|
|                                       |                    | (Rainbow<br>Cyn, LLC)<br>Palm Hills<br>(363 EDU's) | (Lewis<br>Properties)<br>Paradise Hills<br>(657 EDU's) | Remainder 2610 Zone<br>(1,734 EDU's) |
| P-3A Pump Station<br>(Actual)         | \$1,252,003        | \$455  | \$455  | \$455                                |
| P-3A Upgrade                          | \$200,000          | \$73   | \$73   | \$73                                 |
| P-3A to R-5 Pipeline<br>(Actual)      | \$916,136          | \$333  | \$333  | \$333                                |
| R-5 Reservoir (.75 MG) **<br>(Actual) | \$70,000           | \$25   | \$25   | \$25                                 |
| R-5A Reservoir (1 MG)                 | \$900,000          | \$327  | \$327  | \$327                                |
| <b>TOTALS</b>                         | <b>\$3,338,139</b> | <b>\$1,213</b>                                     | <b>\$1,213</b>   | <b>\$1,213</b>                       |

**\*\* NOTE:** Reservoir R-5 (.75 MG) Design and Construction costs are not eligible for refunding – only the cost of the land, because the developer who designed and constructed this .75 MG reservoir (Lewis Homes of Nevada) utilizes and benefits 100 percent from this facility.

## **SUMMARY OF REFUNDS**

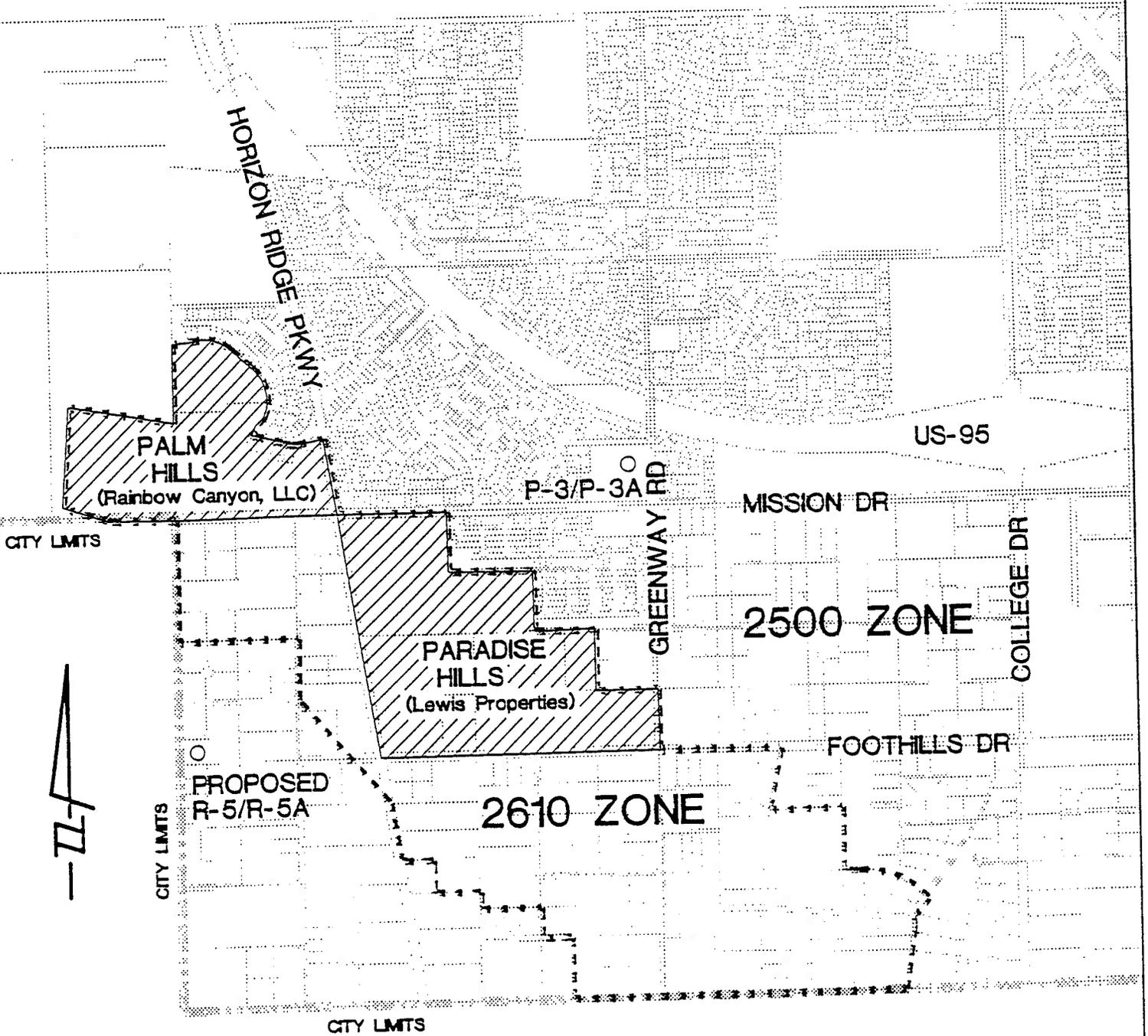
The refunding procedure proposed assumes the Master Plan Developer constructs and dedicates the facility to the City. The City collects fees from other developers at the time their first connection (approval of plans) is made to the system. Funds collected from other developers are transferred to the Master Plan Developer who installed the facility. All costs are indexed in accordance with Ordinance 1440.

These costs would be in addition to system development fees and other connection charges levied by the City in the course of normal development. There may also be additional refunding charges collected by other parties who have constructed localized water and/or sewer lines if connection is made to those lines to complete a developer's system.

**EXHIBITS**

**EXHIBIT A**

# 2610 ZONE BOUNDARY AREA EXHIBIT A



..... 2610 ZONE BOUNDARY AREA - 537 ACRES

**EXHIBIT B**

# 2610 ZONE WATER SYSTEM IMPROVEMENTS EXHIBIT B

PALM HILLS  
(RAINBOW CANYON, LLC)

PROPOSED  
16" PIPELINE  
ALIGNMENT  
TO R-5

R-3

MISSION DR.

PROPOSED  
P-3A/P-3A  
UPGRADE

PARADISE  
HILLS  
(LEWIS PROPERTIES)

2500 ZONE

2610 ZONE

CITY LIMITS

SAN GREGORIO CR.

SO. SAN  
GREGORIO  
CIRCLE

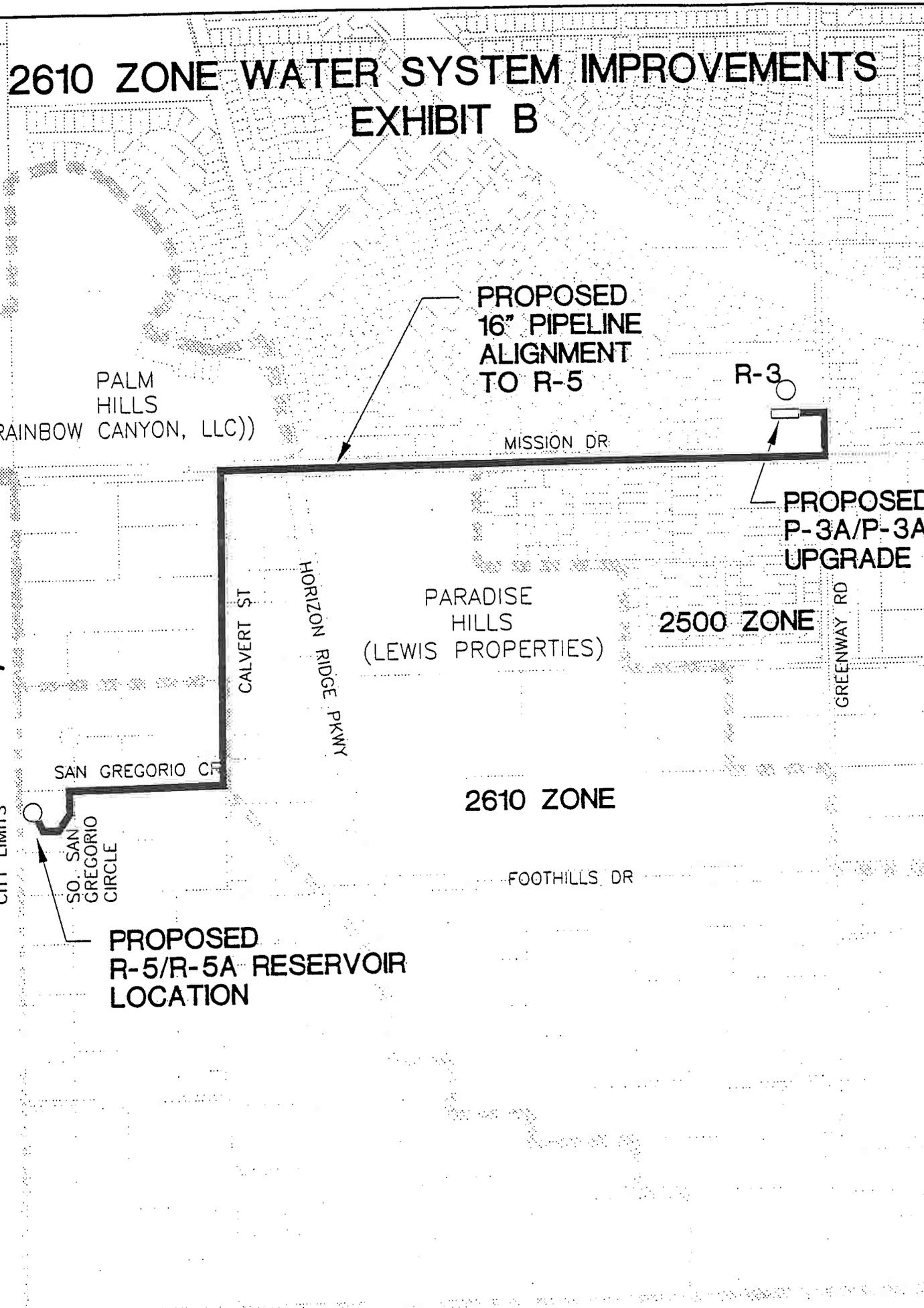
PROPOSED  
R-5/R-5A RESERVOIR  
LOCATION

FOOTHILLS DR.

CALVERT ST

HORIZON RIDGE PKWY

GREENWAY RD



**APPENDIXES**

**APPENDIX A**

ORDINANCE NO. 1440  
(Special Refunding & Sewer Infrastructure)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HENDERSON ADDING A NEW SECTION TO TITLE 13 OF THE HENDERSON MUNICIPAL CODE ENTITLED 'SPECIAL REFUNDING' WHICH WILL INCLUDE CONDITIONS AND REQUIREMENTS FOR REIMBURSEMENT TO DEVELOPERS, LANDOWNERS AND/OR THE CITY FOR THE CONSTRUCTION OF WATER AND SEWER BACKBONE INFRASTRUCTURE AND OTHER MATTERS RELATED THERETO.

THE CITY COUNCIL OF THE CITY OF HENDERSON DOES ORDAIN AS FOLLOWS:

SECTION 1. 13.18.001 Definitions.

- (a) Backbone infrastructure for water and sewer shall be defined as follows:
- (1) "Water Backbone Infrastructure" consists of pump stations, reservoirs and connecting pipelines or other facilities approved by the Director of Public Works.
  - (2) "Sewer Backbone Infrastructure" consists of sewer lines that are generally fifteen (15) inches or larger in diameter or other facilities approved by the Director of Public Works.
- (b) "City" means the City of Henderson, Nevada, a municipal corporation and political subdivision of the State of Nevada.
- (c) "Engineer's Report" shall mean a final report submitted to the Council by the Director of Public Works identifying the boundary of the Special Refunding Area, type and route of backbone infrastructure to be included, methods of cost sharing, refunding amounts, depreciation times or any other information required to assist Council in deciding to approve a Special Refunding Area.
- (d) "Special Refunding Agreement" means an agreement between the City and developer (landowner) approved by the City Council that shall establish the final cost of work to be collected and refunded to participating parties as their prorated share, advanced for the construction of the backbone infrastructure.
- (e) "Special Refunding Area" means a geographic area established by the Engineer's Report approved by the City Council.

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(Special Refunding & Sewer Infrastructure)

13.18.010 Cost of backbone infrastructure to be initially advanced by developer/landowner.

The cost of all water and/or sewer backbone infrastructure shall be advanced by the developer (landowner) requesting the infrastructure. The City will enter into a Special Refunding Agreement that will provide for repayment of the cost of that portion of the backbone infrastructure lying between the original point of supply and the developer's (landowner's) property from special refunding fees to be collected by the City for connection to the infrastructure during the term provided in the Special Refunding Agreement, pursuant to this Ordinance, or until the amount advanced by the developer (landowner), as determined according to the provisions of Section 13.18.040, are repaid, whichever is earlier.

Any Special Refunding Agreement entered into by the City with a developer (landowner) must be based upon an engineering report adopted by the City Council after conducting a duly noticed Public Hearing on the report. The report shall define the boundaries of the proposed Special Refunding Area; the type, extent and general route of the backbone infrastructure to be constructed; and the method for calculation of the actual refunding fees to be collected and refunded to developers (landowners) who advance the construction costs generally based on the prorated capacity of the installed facilities. A change by the City to an existing water service contract or sewer service agreement of a developer (landowner) shall result in a corresponding adjustment of the pro-rata share under the Special Refunding Agreement.

13.18.020 Administrative fees for Special Refunding Agreements.

The developer (landowner) entering any Special Refunding Agreement with the City pursuant to Section 13.18.010 shall pay the following fees and expenses that are due and payable upon execution of the agreement:

- (a) An application fee of \$200.00 plus an overall fee equal to time and materials to cover actual administrative costs and engineering fees incurred by City for preparation of the documents for the Special Refunding Agreement. Where time and material is charged, time will be valued at one hundred fifty percent (150%) of the employee's base hourly earning(s), excluding benefits.
- (b) There shall be a \$50.00 collection and reimbursement expense charge imposed for each reimbursement transaction. Said charge shall be withheld from each reimbursement paid out by City under the Special Refunding Agreement to cover collection and reimbursement costs of the City.

13.18.030 Extensions of backbone infrastructure.

Extensions of backbone infrastructure to developments or lands shall be made by either the developer (landowner) or the City, as the City may elect, as follows:

- (a) Application for a water or sewer backbone infrastructure extension by a developer (landowner) must be in writing and shall be accompanied by two (2) prints of a map of the development, with sufficient information to determine its exact location. If service to the developer (landowner) is approved, the City shall enter into a Special Refunding Agreement according to HMC Sections 13.18.010 through 13.18.080 and will advise the applicant as to the main sizes and any other facilities required and whether the City or the developer (landowner) will be required to perform the work.
- (b) If the extension is to be made by the developer (landowner), it shall submit to the City for approval three (3) prints of the plans, one of which will be returned approved, subject to correction as may be noted thereon, and the other two retained by the City. Approval of the original tracing by the City is required and if any discrepancy is found between the approved print and the tracing, or any other prints, the approved print shall be considered correct and controlling.
  - (1) Upon approval of the plans by City, the developer (landowner) must submit at least three (3) itemized bids for the work from contractors duly licensed by the State of Nevada, bondable and experienced in the type of work involved. In the event the City is not satisfied with the bids submitted, it reserves the right to require the plans be revised and/or modified and then rebid one (1) additional time. When a final bid is accepted by the City, the Special Refunding Agreement shall be entered into between the developer (landowner) and City subject to the developer (landowner) satisfactorily completing the work and City accepting same.
  - (2) At the time of execution of the Special Refunding Agreement, developer (landowner) shall comply with the requirements of HMC Section 13.18.050(c).

- (c) If the City elects to make an extension of the backbone infrastructure upon execution of the Special Refunding Agreement, the City will proceed with preparation of plans and construction as expeditiously as its work schedule permits. Upon completion of the work, the actual construction cost plus fifteen percent (15%) will be determined by the City. The final cost of the work shall be the basis for the determination and calculation of refunds under the Special Refunding Agreement.

13.18.040 Amount of developer (landowner) advance.

The amount considered to be advanced by the developer (landowner) for the Special Refunding Agreement, in backbone infrastructure extensions made by the City, shall be the actual amount advanced by the developer (landowner), after adjustment to final actual cost under §13.18.030(c). For extensions made by the developer (landowner), it shall be the amount of the actual cost of the work. The final cost of the work shall be the basis for the determination and calculation of refunds under the Special Refunding Agreement.

- (a) Final costs that are eligible for inclusion in the Special Refunding Agreement are as follows:
- (1) Actual construction costs (including administration and safety and traffic control measures);
  - (2) Construction engineering costs and inspection costs not to exceed an aggregate fifteen percent (15%) of (1) above;
  - (3) Permits and fees;
  - (4) Performance and related bond costs to the extent not included in (1) above;
  - (5) Actual financing costs related to (1), (2), (3) and (4) immediately above. Said financing costs shall be computed through the date of final acceptance of the backbone infrastructure by the City; and
  - (6) All fees and expenses reasonably incurred concerning the preparation of the Special Refunding Agreement shall be added to the refunding amount.

Documentation must be submitted to the City specifically itemizing the above costs.

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(Special Refunding & Sewer Infrastructure)

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- (b) In the event two or more developers (landowners) have designed the same backbone infrastructure system or facility, those costs, or an applicable portion thereof, which is duplicatory will not be eligible for refunding for the developer (landowner) who has not deposited with the City a performance bond for construction of the relevant backbone infrastructure system or facility and has completed said construction.
- (c) Verification by the City of the final cost of the work for Special Refunding Agreement purposes shall be made no later than thirty (30) days after developer (landowner) submits to the City an application for acceptance of the backbone infrastructure system or facility.

13.18.050 Refund procedure.

Applications for payment under a Special Refunding Agreement for backbone infrastructure shall be submitted in writing, accompanied by lien releases and all other documentation as required by the City, to the Director of Public Works within ninety (90) days of the acceptance of the backbone infrastructure system or facilities by the City. Refunds as allocated thereto in the Engineer's Report to a developer (landowner) will only be made for major water and sewer backbone infrastructure systems and facilities that service areas not only of the developer (landowner), but areas of others as well, and as previously agreed to by the City. Refunds will be made from fees collected from other developers (landowners) or the City whose properties are served by the backbone infrastructure system or facility and shall be paid to the developer (landowner) within thirty (30) days of collection. The refunding fee to be collected shall be such other developer's (landowner's) allocable payment as set forth in the Engineer's Report for such backbone infrastructure system or facility, except additions or changes made or required by such other developers (landowners), the added costs of which are to be paid by such other developers (landowners).

- (a) The amounts collected by City from other developers (landowners) for refunding purposes shall be computed from and after the determination of actual final cost of work as follows:

- (1) As to the portion of cost attributable to developer (landowner), advances shall be accrued quarterly with interest equal to one-fourth (1/4) the prime rate plus two (2) percentage points with a maximum of ten percent (10%) per annum. The prime rate that is published in the Wall Street Journal or a similar publication approved by the City's Finance Director for utilization in the Engineer's Report and being the prime rate published at the last business day of each calendar quarter for the subsequent quarter.

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- (2) As to the portion of cost attributable to City, advances shall be accrued quarterly with interest equal to one-fourth (1/4) the Merrill Lynch Bond Index for tax-exempt 30-year A rated revenue bonds as printed in the Wall Street Journal or a similar publication approved by the City's Finance Director for utilization in the Engineer's Report with a maximum of ten percent (10%) per annum. The rate shall be based upon the index rate published the last business day of each calendar quarter for the subsequent quarter.
  - (3) The amount that makes up the actual final cost of work shall be depreciated annually over forty (40)-years using the straight-line method of depreciation or such time line as recommended and approved in the Engineer's Report. The net book value of the infrastructure shall become the base for purposes of calculating amounts to be refunded and of computing the addition of accrued interest.
- (b) This provision for collection and refund will apply when a new developer (landowner) requests permission to connect to the facilities providing service from the backbone infrastructure covered in the Special Refunding Agreement. Refunding fees for the entire project benefiting from the backbone infrastructure shall be paid prior to final approval of any improvement plans.
  - (c) At the time of execution by the developer (landowner) of the Special Refunding Agreement, the developer (landowner) will provide a summary of the applicable infrastructure constructed or to be constructed with pro-rated percentage calculations to define the cost share of the other anticipated developers (landowners) and the City that will use the backbone infrastructure system or facilities.
  - (d) Upon acceptance of the backbone infrastructure system or facility by the City, the City will pay within thirty (30) days of application for a refund its pro-rated cost share and the other developers (landowners) will pay their respective share (as indexed) upon connection thereto.

13.18.060 Construction to conform to standard specifications.

All systems and facilities to be constructed shall conform to the Uniform Standard Specifications for public improvements adopted by the City.

13.18.070 Commencement date of twenty year refund period.

The period during which refunds are due shall be twenty (20) years commencing on the date when the backbone infrastructure or facilities covered by the Special Refunding Agreement are accepted by the City. Construction shall be deemed to be completed when the backbone infrastructure system or facility is constructed according to the approved plans and satisfies all applicable testing criteria.

13.18.080 Refund deductions for defects.

In the event any expense is incurred by the City due to defective materials or workmanship on any backbone infrastructure work installed by the developer (landowner), within a period of one (1) year after acceptance by the City, the amount of expense shall be deducted from any refunds that may become due to developer (landowner) thereafter.

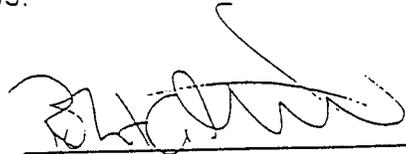
SECTION 2. If any section, subsection, paragraph, clause or provision of this Ordinance shall for any reason be held invalid or unenforceable, the invalidity or unenforceability of such section or subsection, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 3. All ordinances, or parts of ordinances, sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Henderson, Nevada, in conflict are repealed.

SECTION 4. A copy of this Ordinance shall be filed with the office of the City Clerk, and notice of filing shall be published once by title in the Henderson Home News, a newspaper having general circulation in the City of Henderson, at least one (1) week before the adoption of said Ordinance, and following approval shall be published by title (or in full if the Council by majority vote so orders) with the names of the council members voting for or against passage for at least one (1) publication before the Ordinance shall become effective.

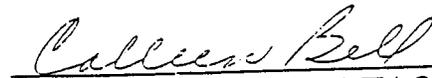
ORDINANCE NO. 1440  
(Special Refunding & Sewer Infrastructure)

PASSED and ADOPTED this 19th day of October, 1993.



ROBERT A. GROESBECK, MAYOR

ATTEST:

  
COLLEEN BELL, CMC, CITY CLERK

The above and foregoing Ordinance was first proposed and read in title to the City Council on the 21st day of September, 1993, which was a Regular Meeting and referred to a Committee of the following council members:

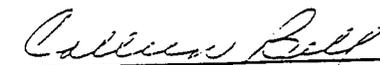
"COUNCIL AS A WHOLE"

Thereafter, said Committee reported favorably on the Ordinance on the 19th day of October, 1993, which was a Regular Meeting of the Henderson City Council, when the Ordinance was read in title and adopted by the following roll call vote:

|                   |                 |  |
|-------------------|-----------------|--|
| Those Voting AYE: | Mayor:          | Robert A. Groesbeck                                      |
|                   | Councilmembers: | Andy Hafen<br>Larry Scheffler<br>Jack Clark<br>Paul Ruth |
| Those Voting NAY: |                 | NONE   |
| Those Absent:     |                 | NONE   |

  
ROBERT A. GROESBECK, MAYOR

ATTEST:

  
COLLEEN BELL, CMC, CITY CLERK

**APPENDIX B**

**CITY OF HENDERSON  
UNIT DUTIES AND EQUIVALENT DEVELOPMENT UNITS (EDUs)  
FOR WATER RESOURCE PLANNING**

September 11, 1991

(AFY = Acre Feet Per Year)

| ZONING | UNIT DUTIES<br>CONSUMPTION (AFY) | EDU |
|--------|----------------------------------|-----|
|--------|----------------------------------|-----|

| RESIDENTIAL                       |          |     |
|-----------------------------------|----------|-----|
| SINGLE FAMILY RES.<br>MASTER PLAN | .86/LOT  | 1.0 |
| RS-6                              | .82/LOT  | 1.0 |
| RS-1 through RS-4                 | 1.25/LOT | 1.5 |
| MULTI-FAMILY RES.<br>MASTER PLAN  | .52/UNIT | .6  |
| RM-16 AND LESS                    | .70/UNIT | .81 |
| RM-18 AND GREATER                 | .45/UNIT | .52 |

| COMMERCIAL  |                   |                   |
|---|-------------------|-------------------|
| HOTEL/MOTEL   | .26/ROOM          | .30/ROOM          |
| COMMERCIAL BELOW<br>500,000 SQ. FT.<br>(FLOOR AREA) | .25/1,000 SQ. FT. | .29/1,000 SQ. FT. |
| COMMERCIAL ABOVE<br>500,000 SQ. FT.<br>(FLOOR AREA) | .11/1,000 SQ. FT. | .13/1,000 SQ. FT. |

|                 |           |           |
|-----------------|-----------|-----------|
| TURF IRRIGATION | 7.00/ACRE | 8.14/ACRE |
|-----------------|-----------|-----------|

|            |              |  |
|------------|--------------|--|
| INDUSTRIAL | CASE BY CASE |  |
|------------|--------------|--|

Unit duties shall be reviewed by the Director of Public Works annually and may be revised by City Council action.