

# City Council Meeting

## Agenda Item

### Data Sheet

Meeting Date: March 2, 2026

**Topic:**

Approve a Professional Improvement Agreement with Republic Business Park, LP for reimbursement of the cost for a sanitary sewer extension and pipe upsizing along S. Persimmon Street for a total amount not-to-exceed \$202,904.10, approve the expenditure of funds therefor, and authorize the City Manager to execute any and all documents related to the purchases. This expenditure was not included in the adopted Fiscal Year 2026-2027 budget but will be added to the 2026-2031 Capital Improvement Plan and paid from capital expenditures.

**Background:**

Republic Business Park, LP (Developer) is constructing an office/warehouse facility at 920 S. Persimmon Street. To serve the proposed development, the existing sanitary sewer main along S. Persimmon Street must be extended approximately 1,500 linear feet (LF). Of this total extension, approximately 329 LF should have been constructed as part of a previous development but was omitted during plan review to ensure that the sewer line was extended “to and thru” to the property line.

The sewer line needed to serve the development is an 8-inch sanitary sewer main. However, the City’s adopted Wastewater Master Plan identifies the future need for an 18-inch sanitary sewer main in this corridor. Upsizing the line provides a broader public benefit and strengthens the overall utility system. The Developer has agreed to install the 18-inch main, with the City reimbursing the cost difference associated with the upsizing of the pipe as outlined in our city ordinance.

In addition, this project is identified in the adopted Wastewater Master Plan as a high-priority improvement to adequately convey existing and projected peak wet-weather wastewater flows. The additional capacity will assist the City in maintaining regulatory compliance by reducing the risk of surcharge and sanitary sewer overflows within the gravity sewer system and will support the future consolidation of the existing Persimmon lift station.

Because of these factors, staff recommends the reimbursement of the extension of 329 LF and upsizing of the project. Funding is proposed from unobligated bond proceeds from the 2016 Medical Complex Bond proceeds. All of the construction is complete, and cost has been verified for reimbursement.

The table below outlines the full reimbursement breakdown from the City to Republic Business Park, LP.

<b>S. Persimmon Sanitary Sewer Extension Reimbursement</b>	
<b>Element</b>	<b>Total Reimbursement Cost</b>
Sanitary Sewer Extension (329LF)	\$136,304.10
Pipe Upsizing (8” to 18”)	\$66,600.00
<b>Total Reimbursement Cost: \$202,904.10</b>	

**Origination:** Project Management

**Recommendation:**

Staff recommends approving a Professional Improvement Agreement with Republic Business Park, LP for reimbursement of the cost for a sanitary sewer extension and pipe upsizing along S. Persimmon Street for a total amount not-to-exceed \$202,904.10.

**Party(ies) responsible for placing this item on agenda:** Meagan Mageo, Project Manager

**FUNDING (IF APPLICABLE)**

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: \_\_\_\_\_ No: \_\_\_\_\_ If yes, specify Account Number: #400-614-6409

If no, funds will be transferred from account # \_\_\_\_\_ To account # \_\_\_\_\_

Signed Meagan Mageo Approved by \_\_\_\_\_  
Staff Member \_\_\_\_\_ Date \_\_\_\_\_ City Manager \_\_\_\_\_ Date \_\_\_\_\_