

Minutes of Board of Directors Meeting  
**PEACE RIVER MANASOTA REGIONAL WATER SUPPLY AUTHORITY**  
Manatee County Administration Center  
Honorable Patricia M. Glass Chambers  
1112 Manatee Ave West, Bradenton, FL

August 6, 2025

***Board Members Present:***

Commissioner Joseph Tiseo, Charlotte County, Chairman  
Commissioner Ron Cutsinger, Sarasota County, Vice Chairman  
Commissioner Elton Langford, DeSoto County  
Commissioner Jason Bearden, Manatee County

***Staff Present:***

Richard Anderson, Executive Director  
Doug Manson, General Counsel  
Jim Guida, Water Resources & Planning Director  
Mike Knowles, Engineering Director  
Katie Gilmore, Operations Director  
Ann Lee, Finance & Budget Senior Manager  
Rachel Kersten, Executive Assistant & Agency Clerk

***Others Present:***

A list of others present who signed the attendance roster for this meeting is filed with the Authority's permanent records.

**CALL TO ORDER AND ROLL CALL**

Commissioner Tiseo called the meeting to order at 9:30 a.m.

**INVOCATION**

Commissioner Langford offered the invocation.

**PLEDGE OF ALLEGIANCE**

The Board led the Pledge of Allegiance to the Flag of the United States.

**HOST COUNTY REMARKS**

Utilities Director Patrick Shea offered the host remarks and welcomed everyone to Manatee County.

**CHANGES TO THE AGENDA**

Mr. Anderson announced a change to Regular Agenda Item #5. Item update was included in Board packet.

**Motion was made by Commissioner Cutsinger, seconded by Commissioner Langford, to approve the changes to the Agenda. The motion was approved unanimously.**

**PUBLIC COMMENTS**

Public comment was made by Authority intern Zachary Hudson.

**PUBLIC HEARING – BUDGET FOR FY 2026**

**1. Open Public Hearing**

Commissioner Tiseo opened the public hearing at 9:36 a.m.

**2. Presentation of Budget for FY 2026**

Ann Lee presented the proposed final budget for FY 2026.

Commissioner Bearden discussed the status of deferring the solar project. Mr. Knowles informed the Board that the economics of solar generation have changed due to the elimination of grants that supported solar. The board recommended continuing to monitor solar opportunities. Commissioner Cutsinger inquired about additional staff being added in 2026 and supported staff additions to manage the workload of additional projects.

**3. Public Comment**

There were no public comments made.

**4. Close Public Hearing**

Commissioner Tiseo closed the public hearing at 9:46 a.m.

**BUDGET FOR FY 2026**

**1. Adoption of Budget for FY 2026**

Ms. Lee recommended approval of the proposed final budget for FY 2026 in the amount of \$317,001,509.

**Motion was made by Commissioner Langford, seconded by Commissioner Cutsinger, to approve the Budget for FY 2026 in the amount of \$317,001,509. The motion was approved unanimously.**

**2. Resolution 2025-09 ‘Resolution Setting Forth Schedules of Rates, Fees, and Charges for FY 2026’**

Resolution 2025-09 formalizes the Board's adoption of the Budget for FY 2026 and establishes the rates, fees, and charges by the Authority for FY 2026 in accordance with the ‘Second Amended Interlocal Agreement Creating the Peace River Manasota Regional Water Supply Authority’ and the ‘Master Water Supply Contract.’

**Motion was made by Commissioner Langford, seconded by Commissioner Tiseo, to approve Resolution 2025-09 ‘Resolution Setting Forth Rates, Fees and Charges for FY 2026’. The motion was approved unanimously.**

**CONSENT AGENDA**

- 1. Approve Minutes of June 4, 2025, Board of Directors’ Meeting**
- 2. Approve Resolution 2025-10 ‘Florida Water Professionals Month’**
- 3. Approve U.S. Geological Survey Joint Funding Agreement for Monitoring in the Peace River**

4. **Approve Annual Regulatory Plan 2025-2026**
5. **Approve Gopher Tortoise Recipient Site Reservation Agreement**
6. **Approve Phase 2B Myakka Islands Point Preserve Easement**
7. **Approve Phase 2B Regional Interconnect Purchase of Pipeline Easements**
8. **Approve PRF Traffic Circulation Improvement Project – Part 1**
9. **Approve Continuing Services Agreements for Engineering, Environmental, Hydrogeological, and Surveying**
10. **Approve Purchase of Replacement Dry Polymer Systems for Plants 1 & 2**
11. **Approve ASR Wellfield 2 Network Fiber Optic Cable Replacement**
12. **Approve Phase 3C Extension Regional Transmission Main Feasibility and Routing Study Update**

**Motion was made by Commissioner Bearden, seconded by Commissioner Langford, to approve the Consent Agenda. The motion was approved unanimously.**

**REGULAR AGENDA**

**1. Water Supply Conditions Report**

Katie Gilmore presented the Water Supply Conditions at the Peace River Facility as of July 17, 2025 for the Board’s information.

- Water Supply Quantity: Excellent
- Treated Water Quality: Excellent

July Water Demand	25.39 MGD
July River Withdrawals	45.13 MGD
<u>Storage Volume:</u>	
Reservoirs	6.36 BG
ASR	<u>8.67 BG</u>
Total	14.73 BG

**2. Southwest Florida Water Management District FY 2027 Cooperative Funding Initiative Applications**

Mike Knowles presented the FY2027 Southwest Florida Water Management Districts (SWFWMD) Cooperative Funding Initiative applications that are due October 3, 2025. Three (3) Authority projects are proposed for submittal, requesting a minimum of 50% funding of eligible costs for each project. SWFWMD policy requires that an applicant provide a funding order ranking if more than one project is submitted in a funding year. The recommended project ranking is shown in the table below.

Rank	Project	Estimated Project Cost*
1	Peace River Regional Reservoir No. 3 Project (Q272)	\$375,077,000
2	Regional Integrated Loop System Phase 3C (Q313)	\$70,270,000
3	Regional Integrated Loop System Phase 2B (Q355)	\$87,440,000

\*Does not include land acquisition, legal, or mitigation costs since they are non-reimbursable per CFI

Mr. Knowles explained that these projects already have current co-funding agreements in place. The submittal of these projects for the upcoming funding year ensures they will be considered for continued funding.

Commissioner Tiseo asked that a letter thanking the legislative representatives who championed the Authority's initiatives could be drafted for signature by all the Board members and sent as an acknowledgement and recognition of their efforts. Mr. Anderson confirmed that he would do so following the meeting.

**Motion was made by Commissioner Cutsinger, seconded by Commissioner Langford, to authorize submittal of the Authority's FY 2027 Cooperative Funding Initiative Applications to the Southwest Florida Water Management District for three regional projects and approve the recommended project cooperative funding ranking. The motion was approved unanimously.**

### 3. 2025 A/B/C Series Bond Results

Ann Lee, along with Natalie Sidor of Public Resource Advisory Group, presented the details of the 2025 A/B/C Bonds issuance, which includes the refunding efforts for the 2015 Bonds and new money financing of the Surface Water System Expansion Project and Phase 2B Pipeline. The bonds were successfully marketed on July 22, 2025, with a total par value of \$385.3 million. Ms. Sidor stated that the actual net present value savings for the refunding effort are 3.85% (\$265k). She said that the pre-close for the bonds will occur immediately following the meeting today, and the formal bond closing date is on August 12, 2025.

### 4. Contractor Pre-Qualification for the Peace River Regional Reservoir 3 Project

Mr. Knowles reviewed that the Peace River Regional Reservoir Number 3 (PR3) Project is the storage component of the Authority's Surface Water Supply Expansion Project that will deliver 18 MGD of additional potable water to meet the contractual obligation of the Master Water Supply Contract. The PR3 Project is divided into five (5) volumes of work, with Volume 1 representing the 9-billion-gallon Reservoir Number 3 and Volume 5 representing the On-site Mitigation for the PR3 Project. Volumes 2, 3, and 4 are being completed by Archer Western under a separate Construction Manager at Risk contract.

Mr. Knowles stated that on April 9, 2025, the Authority issued a Request for Statements of Qualifications (SOQ's) for Contractors and their subcontractors for the PR3 Project, Volumes 1 and 5, located in DeSoto County. All SOQ submittals timely received by the deadline on May 7, 2025, underwent review by the Authority's Professional Services Evaluation Committee (PSEC) and the Authority's Owner's Agent. He said that the PSEC met on June 23, 2025, and (3) firms: Barnard Construction Company, Inc., Kiewit Infrastructure South Co., and Phillips & Jordan, Inc., were recommended to be prequalified for the PR3 Project Volumes 1 and 5 as Contractors. When PR3 Project Volumes 1 and 5 go to bid later this year, only these pre-qualified contractors will be invited to submit bids.

Commissioner Tiseo expressed his excitement about participating in the pre-qualification process, noting that three companies met the qualifications. This outcome benefits the Authority and fosters a healthy, competitive environment for the project.

**Motion was made by Commissioner Langford, seconded by Commissioner Cutsinger, to approve Contractors prequalified to bid on the Peace River Regional Reservoir 3 Project, Volumes 1 and 5, as follows: Barnard Construction Company, Inc., Kiewit Infrastructure South Co., and Phillips & Jordan, Inc. The motion was approved unanimously.**

## 5. Deposit on Mitigation Bank Credits for State Environmental Resource Permit

Mr. Guida presented this item for the Board's information and consideration. He reviewed that the construction limits of the PR3 Project encompass 1,250 acres and will result in approximately 281 acres of unavoidable wetland impacts. Wetland impacts are required to be mitigated under State of Florida Environmental Resource Permit (ERP) and Federal Clean Water Act (Section 404) regulations. Permit applications for both are under review by the Southwest Florida Water Management District (SWFWMD) and U.S. Army Corps of Engineers (USACE), respectively. Two wetland mitigation options, or a combination thereof, are available: 1) "Onsite Permittee Responsible Mitigation" (OPRM); and 2) purchase of mitigation bank credits (MBCs) from an authorized mitigation banker. The Authority presented a 100% OPRM option for agency consideration in both permit applications. However, in anticipation of a potential shortfall in available credits on the RV Griffin site, the Authority simultaneously undertook an Invitation to Bid (ITB) from mitigation bankers. This provides the Authority the flexibility of meeting mitigation requirements through OPRM, MBCs, or a combination thereof, and helps maintain the project schedule while awaiting permit issuance.

Securing the ERP is the first step in achieving the PR3 Project critical path as regards permitting. The ERP needs to be issued first, as the USACE will rely upon information contained in it when issuing their 404 permit. SWFWMD has preliminarily determined that the proposed OPRM is just short of fully offsetting proposed impacts. The shortfall is expected to be no greater than 20 mitigation credits. Additional onsite mitigation is infeasible. Assurance of mitigation sufficiency must be provided to SWFWMD before the ERP Application can be considered complete for issuance and can be provided through documenting that a deposit has been placed with the banker for the required state MBCs. To facilitate ERP issuance, staff recommend the Authority make up the potential ERP mitigation shortfall through the purchase of state MBCs from the lowest cost responsive bidder to the Authority's July 2023 ITB (i.e., EIP Credit Co., LLC). The lowest bid unit cost for state mitigation bank credits is \$85,000, which corresponds to a deposit of \$255,000 (15%), and a total MBC cost of \$1,700,000 for up to 20 state mitigation credits.

Mr. Guida explained that the final mitigation options will remain open, and the final strategy will be presented at a future Board meeting when the permits are secured.

**Motion was made by Commissioner Langford, seconded by Commissioner Cutsinger, to authorize the Executive Director to place a deposit on mitigation bank credits with EIP Credit Co., LLC to address a potential mitigation shortfall identified in the Southwest Florida Water Management District PR3 Project ERP Application for a not-to-exceed amount of up to \$255,000. The motion was approved unanimously.**

## 6. PR3 Volume #3 Guaranteed Maximum Price

Mr. Knowles reviewed that the current Board-approved water supply project to meet member demands is the Surface Water Supply Expansion Project (SWSEP), consisting of the Peace River Regional Reservoir No. 3 (PR3) Project and the PRF Expansion Project. The PR3 Project is comprised of a new 9-billion-gallon reservoir, a new 258 MGD river intake pump station, a new reservoir pump station, and conveyance piping connecting these new components to the Authority's existing facilities. He stated that at the October 4, 2023, Board meeting, Archer Western Contractors, LLC was selected as the Construction Management at-Risk (CMAR) Contractor to provide (1) Phase I Preconstruction Services, and (2) Phase II Construction Services for the PR3 Pumping and Conveyance Facilities (new river pump station, new reservoir pump station and conveyance piping associated with the PR3 Project).

The PR3 Reservoir Pump Station Early Works Package Scope and Fee approved at the April 2025 Authority Board meeting took advantage of the foundation work for the Reservoir Pump Station in the drier months resulting in 4 months off the overall timeline. This GMP for the Reservoir Pump Station will take the new pump station through construction, testing, and startup for a fee not to exceed \$42,490,00 which includes \$4,951,475 in contingencies and allowance.

As the electrical master plan for the SWSEP was finalized late last year, it was determined those improvements would be best to add to the Volume 3 PR3 plans as opposed to separating the electrical improvements among several design plans. As such, the final design details to meet the electrical master plan requirements are being completed and the schedule for bringing the final electrical package guaranteed maximum price amendment to the Board for consideration is October 2025.

**Motion was made by Commissioner Langford, seconded by Commissioner Bearden, to approve the Construction Agreement between the Authority and Construction Management At-Risk (CMAR) for the Peace River Regional Reservoir No. 3 (PR3) Reservoir Pump Station in the amount not to exceed \$42,490,000. The motion was approved unanimously.**

#### **7. Peace River Facility Expansion Design Build Services Contract Amendment No. 3**

Mr. Knowles presented this item for the Board's information and consideration. He reviewed that the Authority's Peace River Facility (PRF) Expansion Project modifies the PRF to increase the Florida Department of Environmental Protection's permitted capacity by 24 million gallons per day. Based on earlier evaluations performed by the Authority and onsite pilot testing conducted in 2023, this work includes the final design, permitting, and construction of new inclined plate settler treatment units, new filter basins, and related appurtenant facilities.

The Phase 1 Preconstruction Services contract with Wharton-Smith Inc. (Board approved June 5, 2024) included design to approximately a 60% level of design. Contract Amendment #1 (Board approved April 2, 2025) included Process Tank Structural Design, 90% Design of the Filter and Pretreatment Structures, updates to the Master Schedule and project cost estimates. Contract Amendment #2 (Board approved June 4, 2025) comprised design completion and project management through April 2026, development of Owner Direct Purchase packages, permit applications and delivery of a Guaranteed Maximum Price. Contract Amendment #3 Early Work Proposal includes initial engineering construction services to include 10% of total construction services in order to begin construction.

Wharton-Smith has identified a critical path that must be followed in order to keep the project on schedule. This includes advancing the design of the Expansion's concrete structures in Amendment #1 to the point that permitting then construction may begin as soon as possible. Amendment #2 allowed for the design to advance toward the final design, which will decrease the contingency requested in the Guaranteed Maximum Price Amendment. Contract Amendment #3 allows construction to begin. To begin construction and keep the project on schedule, Staff recommends approving Contract Amendment No. 3, the Peace River Facility Expansion Early Works Package.

**Motion was made by Commissioner Langford, seconded by Commissioner Cutsinger, to approve Amendment No. 3 to the Progressive Design-Build Agreement for the Peace River Facility Expansion between the Authority and Wharton-Smith for the Peace River Facility Expansion Early Works Package in the amount not to exceed \$13,809,472. The motion was approved unanimously.**

**GENERAL COUNSEL'S REPORT**

Mr. Manson had no further updates for the Board.

**EXECUTIVE DIRECTOR'S REPORT**

Mr. Anderson had no further updates for the Board.

**CHAIRMAN'S REPORT**

**1. Annual Review of the Executive Director**

Authority policy provides that the Chairman shall review the evaluation forms completed and submitted by each Board member and develop any appropriate recommendations, which shall be presented for consideration by the Board. All Board members' performance evaluations submitted were favorable of the Executive Director's performance.

Commissioner Tiseo stated that, after review and discussion with Mr. Anderson, he recommends that the Board amend the Executive Director's employment agreement to include a 4% pay increase effective October 1, 2025.

**Motion was made by Commissioner Langford, seconded by Commissioner Cutsinger to approve an Amendment to the Employment Agreement for Executive Director increasing annual salary by 4% effective October 1, 2025. Motion was approved unanimously.**

**ROUTINE STATUS REPORTS**

There were no Board comments on routine status reports.

**BOARD MEMBER COMMENTS**

There were no additional Board comments.

**PUBLIC COMMENTS**

No additional public comments were made.

**ANNOUNCEMENTS**

**Next Authority Board Meeting**

Wednesday, October 1, 2025 @ 9:30 a.m.  
Sarasota County - South County Administration  
Robert L. Anderson Administration Center  
County Commission Chambers  
4000 South Tamiami Trail, Venice, FL

**Future Authority Board Meetings**

December 3, 2025 @ 9:30 a.m.  
Charlotte County Administration Center  
Commission Chambers, Room 119  
18500 Murdock Circle, Port Charlotte, FL

**ADJOURNMENT**

With no further business before the Board, the meeting adjourned at 10:57 a.m.

**BOARD APPROVED**

**OCT - 1 2025**

**Peace River Manasota**  
Regional Water Supply Authority



---

Commissioner Joe Tiseo  
Chairman