

Minutes of Board of Directors Meeting
PEACE RIVER MANASOTA REGIONAL WATER SUPPLY AUTHORITY
DeSoto County Administration Building
Commission Chambers, First Floor
201 East Oak St, Arcadia, FL

June 4, 2025

Board Members Present:

Commissioner Joseph Tiseo, Charlotte County, Chairman
Commissioner Elton Langford, DeSoto County
Commissioner Jason Bearden, Manatee County
Mr. Mark Cunningham, Sarasota County Alternate

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

Commissioner Tiseo called the meeting to order at 9:34 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.

WELCOME GUESTS

Commissioner Tiseo welcomed guests.

HOST COUNTY REMARKS

County Administrator Mandy Hines offered the host remarks and welcomed everyone to DeSoto County.

PUBLIC COMMENTS

No public comments were made.

CONSENT AGENDA

1. **Approve Minutes of April 2, 2025, Board of Directors' Meeting**
2. **Approve Public Hearing for FY 2026 Authority Budget for August 6, 2025**
3. **Approve Mid-Year Financial Status and Semi-Annual Investment Reports for FY 2025**
4. **Approve Resolution 2025-06 - PNC Line of Credit Extension**
5. **Approve Phase 3C Regional Interconnect - Pipeline Easements**
6. **Approve RV Griffin Reserve Amended Cattle Grazing/Haying Lease**

Motion was made by Commissioner Langford, seconded by Commissioner Bearden, 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 May 15, 2025 for the Board's information.

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

May Water Demand	32.85 MGD
May River Withdrawals	0 MGD
<u>Storage Volume:</u>	
Reservoirs	4.77 BG
ASR	<u>8.67 BG</u>
Total	13.44 BG

2. 2025 Legislative Update

Doug Manson with Manson, Bolves, Donaldson & Tanner provided an update on the session and discussed legislative action affecting the Authority's adopted legislative priorities for the Board's information. The 2025 Florida legislative regular session began on March 4th and has been extended until June 6th to complete work on the state budget as required by law.

3. Integrated Regional Water Supply Plan 2025 Update

Jim Guida explained that consistent with the Authority's Strategic Plan, the Authority updates its Integrated Regional Water Supply Plan every five (5) years to ensure that we understand the future needs of the region and the probable supply sources, system improvements (such as interconnections) and operational management programs required to effectively meet Customer needs. The Integrated Regional Water Supply

Plan (IRWSP) 2025 Update will build upon the Authority’s 2020 IRWSP. Work on the 2025 IRWSP was initiated in October 2023 with Carollo Engineers and is scheduled for completion in early summer 2025. The Authority’s IRWSP 5-year update schedule corresponds with the latest Southwest Florida Water Management District’s Regional Water Supply Plan (RWSP) update that is also scheduled for completion in 2025 and will be integrated into that RWSP.

IRWSPs updates include:

- Projected water supply demands for the region
- An inventory of current/potential sources and capacities
- Regional transmission pipelines/interconnects and hydraulic modeling; and
- Water conservation and beneficial reuse

At the April Board Meeting, Authority and Carollo staff updated the Board on the overall project status and presented water supply demand projections. A presentation on the final version of the 2025 Integrated Regional Water Supply Plan update for Board acceptance was provided. This presentation included a recap of regional demand projections and an overview of other components of the IRWSP including regional water supply facilities, regional transmission, water conservation and reclaimed water opportunities, and potential future water supply projects. Staff recommend that the Board accept the Integrated Regional Water Supply Plan 2025 Update Final Report.

Motion was made by Commissioner Langford, seconded by Commissioner Bearden, to accept the Authority’s ‘Integrated Regional Water Supply Plan 2025 Update’ (Carollo; June 2025). The motion was approved unanimously.

4. 5-Year Capital Improvement Plan & 20-Year Capital Needs Assessment (2026-2045)

Mike Knowles presented the Authority’s 2026-2045 5-Year CIP and 20-Year CNA for the Board’s formal consideration and approval. The CIP/CNA document summarizes the number, type, and timing of water supply, regional transmission, and other capital projects planned over the 20-year planning period pursuant to the Integrated Regional Water Supply Plan 2025 Update. Mr. Knowles explained the two schedule horizons in the Authority’s capital planning efforts: the 5-year Capital Improvements Plan (CIP), which includes projects that are relatively certain and well-defined, and the 20-year Capital Needs Assessment (CNA), which includes the 5-year CIP and looks out beyond that period to years 6 – 20 years where projects are less certain and defined

The 5-Year CIP beginning in FY 2026 through FY 2030 currently includes the following:

Regional Transmission Projects	\$28,784,095	4.4%
Water Supply Projects	\$618,781,536	93.9%
Other Projects	\$11,172,500	1.7%
Total	\$658,738,131	100%

The 20-Year CNA, beginning in FY 2026 through FY 2045, includes the following:

Regional Transmission Projects	\$264,899,439	22%
Water Supply Projects	\$890,761,536	75%
Other Projects	\$39,957,600	3%
Total	\$1,195,618,575	100%

Mr. Knowles also indicated \$112 million in offsetting cooperative grant funding opportunities for projects within the 5-year CIP projects based upon past generous participation by the Southwest Florida Water Management District, the Florida Department of Environmental Protection (Alternative Water Supply Grant), and the State of Florida Appropriations.

Motion was made by Commissioner Langford, seconded by Commissioner Tiseo, to approve the 5-Year Capital Improvement Plan and 20-Year Capital Needs Assessment for 2026-2045. The motion was approved unanimously.

5. 2025 Project Financing Package 1

The Authority's Bond Counsel, Tom Giblin, recommended an update to the Master Bond Resolution (Resolution 2005-10) in preparation for the 2025 Bond Series. The updates to the Master Bond Resolution include general clean-up of outdated terms, clarifications of definitions, terms and conditions, providing flexibility for future issuances as well as ensuring compliance with current laws.

Motion was made by Commissioner Langford, seconded by Commissioner Tiseo, to approve Resolution 2025-07 'A RESOLUTION AMENDING IN CERTAIN RESPECTS AND RESTATING IN ITS ENTIRETY RESOLUTION NO. 2005-10 OF THE BOARD OF DIRECTORS OF PEACE RIVER/MANASOTA REGIONAL WATER SUPPLY AUTHORITY ADOPTED ON DECEMBER 7, 2005 AND ENTITLED: "A RESOLUTION OF THE BOARD OF DIRECTORS OF THE PEACE RIVER/MANASOTA REGIONAL WATER SUPPLY AUTHORITY, AUTHORIZING THE ISSUANCE OF NOT EXCEEDING \$95,000,000 IN AGGREGATE PRINCIPAL AMOUNT OF UTILITY SYSTEM REVENUE BONDS, SERIES 2005A AND NOT EXCEEDING \$45,000,000 IN AGGREGATE PRINCIPAL AMOUNT OF UTILITY SYSTEM REFUNDING REVENUE BONDS, SERIES 2005B TO FINANCE THE COST OF MAKING IMPROVEMENTS TO THE SYSTEM AND TO REFINANCE CERTAIN INDEBTEDNESS OF THE AUTHORITY; PLEDGING THE NET REVENUES DERIVED FROM OR RESULTING FROM THE OPERATION OF SUCH SYSTEM TO SECURE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON SAID BONDS; PROVIDING FOR THE RIGHTS OF THE HOLDERS OF SAID BONDS; AND PROVIDING FOR AN EFFECTIVE DATE FOR THIS RESOLUTION.'" AS PREVIOUSLY AMENDED; AND PROVIDING AN EFFECTIVE DATE'. The motion was approved unanimously.

The Authority's Financial Advisor, Natalie Sidor, and Bond Counsel, Tom Giblin, prepared and presented the documents for the 2025 A/B/C Series Bonds, which include a refunding effort for the 2015 Bonds as well as new money/final financing of the Phase 2B Pipeline (est. par \$53.17 million) and portions of the SWSEP (est. par \$280.3 million) for Board consideration and approval. Commissioner Bearden inquired as to the rate structure of the bond issue to the current market conditions. Ms. Sidor indicated the bonds will be priced as fixed rate instruments for a 30 year term.

Motion was made by Commissioner Langford, seconded by Commissioner Bearden, to approve Resolution 2025-08 'A RESOLUTION OF THE BOARD OF DIRECTORS OF THE PEACE RIVER/MANASOTA REGIONAL WATER SUPPLY AUTHORITY SUPPLEMENTING A RESOLUTION ENTITLED "A RESOLUTION AMENDING IN CERTAIN RESPECTS AND RESTATING IN ITS ENTIRETY RESOLUTION NO. 2005-10 OF THE BOARD OF DIRECTORS OF PEACE RIVER/MANASOTA REGIONAL WATER SUPPLY AUTHORITY ADOPTED ON

DECEMBER 7, 2005 AND ENTITLED: "A RESOLUTION OF THE BOARD OF DIRECTORS OF THE PEACE RIVER/MANASOTA REGIONAL WATER SUPPLY AUTHORITY, AUTHORIZING THE ISSUANCE OF NOT EXCEEDING \$95,000,000 IN AGGREGATE PRINCIPAL AMOUNT OF UTILITY SYSTEM REVENUE BONDS, SERIES 2005A AND NOT EXCEEDING \$45,000,000 IN AGGREGATE PRINCIPAL AMOUNT OF UTILITY SYSTEM REFUNDING REVENUE BONDS, SERIES 2005B TO FINANCE THE COST OF MAKING IMPROVEMENTS TO THE SYSTEM AND TO REFINANCE CERTAIN INDEBTEDNESS OF THE AUTHORITY; PLEDGING THE NET REVENUES DERIVED FROM OR RESULTING FROM THE OPERATION OF SUCH SYSTEM TO SECURE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON SAID BONDS; PROVIDING FOR THE RIGHTS OF THE HOLDERS OF SAID BONDS; AND PROVIDING FOR AN EFFECTIVE DATE FOR THIS RESOLUTION," AUTHORIZING THE ACQUISITION AND CONSTRUCTION OF CERTAIN CAPITAL IMPROVEMENTS AND THE REFUNDING OF ALL OR A PORTION OF THE UTILITY SYSTEM REFUNDING REVENUE BONDS, SERIES 2015; AUTHORIZING THE ISSUANCE OF ITS PEACE RIVER/MANASOTA REGIONAL WATER SUPPLY AUTHORITY UTILITY SYSTEM REVENUE BONDS, SERIES 2025A IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$350,000,000 AND THE ISSUANCE OF ITS PEACE RIVER/MANASOTA REGIONAL WATER SUPPLY AUTHORITY UTILITY SYSTEM REVENUE BONDS, SERIES 2025B IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$65,000,000 IN ORDER TO EFFECT THE FINANCING OF SUCH CAPITAL IMPROVEMENTS AND THE ISSUANCE OF ITS PEACE RIVER/MANASOTA REGIONAL WATER SUPPLY AUTHORITY UTILITY SYSTEM REFUNDING REVENUE BONDS, SERIES 2025C IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$12,500,000 IN ORDER TO EFFECT SUCH REFUNDING; AUTHORIZING A NEGOTIATED SALE OF SAID BONDS; DELEGATING CERTAIN AUTHORITY TO THE EXECUTIVE DIRECTOR FOR THE AUTHORIZATION, EXECUTION AND DELIVERY OF A PURCHASE CONTRACT WITH RESPECT THERETO AND THE APPROVAL OF THE TERMS AND DETAILS OF SAID BONDS; ESTABLISHING A BOOK-ENTRY SYSTEM OF REGISTRATION FOR THE BONDS; APPOINTING THE PAYING AGENT AND REGISTRAR FOR SAID BONDS; AUTHORIZING THE DISTRIBUTION OF A PRELIMINARY OFFICIAL STATEMENT AND THE EXECUTION AND DELIVERY OF AN OFFICIAL STATEMENT WITH RESPECT THERETO; AUTHORIZING EXECUTION AND DELIVERY OF AN ESCROW DEPOSIT AGREEMENT AND APPOINTING AN ESCROW AGENT THERETO; AUTHORIZING THE EXECUTION AND DELIVERY OF A CONTINUING DISCLOSURE CERTIFICATE; AND PROVIDING AN EFFECTIVE DATE.' The motion was approved unanimously.

6. Peace River Facility Expansion Design-Build Services Contract Amendment #2

Mr. Knowles presented information on Amendment #2 for the Peace River Facility Expansion Project with Wharton Smith. 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 Revision 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 accounts for design completion and project management through April 2026, development of Owner Direct Purchase packages, permit applications and delivery of a Guaranteed Maximum Price.

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 is the next step in the accelerated process aimed at reducing the overall schedule by 8 to 12 months. Amendment 2 allows the design to advance toward the final, which will decrease the contingency requested in the Guaranteed Maximum Price Amendment. Staff recommends approving Contract Amendment 2 so that the engineering design and permitting can be advanced. Commissioner Bearden inquired how the contracts will manage and address cost overruns should they occur. Mr. Knowles explained that each amendment contains contingency funds to address unknown conditions or design changes that may occur as the project moves forward. These cost contingencies are included in the total cost of the contract.

Motion was made by Commissioner Langford, seconded by Commissioner Bearden, to approve and authorize the Executive Director to execute Peace River Facility Expansion Design-Build Services Agreement - Amendment #2 to Wharton-Smith, Inc. for a fee not to exceed \$5,728,602. The motion was approved unanimously.

GENERAL COUNSEL'S REPORT

Mr. Manson discussed canceling the current agreement between the Authority and the Charlotte County Model Airplane Club regarding their use of the facility on the RV Griffin Reserve. He also discussed the need for the Phase 2B Regional Interconnect Easement – Myakka Island Point Preserve and asked for Board consensus to send the draft easement and interlocal agreement to Sarasota County for final review and Board approval by Sarasota County BOCC, with the final document coming back to the Authority Board for final execution at a later date. Consensus was given.

EXECUTIVE DIRECTOR'S REPORT

Mr. Anderson announced that the Phase 3C Regional Interconnect Pipeline Valve Opening Ceremony would take place on Wednesday, June 18, 2025 at 10:00 am and extended the invitation to the entire Board and public to attend.

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 & FY 2026 Budget Public Hearing

Wednesday, August 6, 2025 @ 9:30 a.m.
Manatee County Administration Center
Honorable Patricia M. Glass Chambers
1112 Manatee Ave West, Bradenton, FL

Future Authority Board Meetings


October 1, 2025 @ 9:30 a.m. – DeSoto County Administration Building, Arcadia, FL
December 3, 2025 @ 9:30 a.m. – Charlotte County Administration Center, Port Charlotte, FL

ADJOURNMENT

With no further business before the Board, the meeting adjourned at 10:51 a.m.

BOARD APPROVED

AUG - 6 2025
Peace River Manasota
Regional Water Supply Authority



Commissioner Joe Tiseo
Chairman