



**PRWC Board of Directors**  
**Regular Meeting**  
November 19, 2025

# Agenda

## **Regular Meeting November 19, 2025**

**A. Call to Order**

**B. Recognition of New Board Members**

**C. Agenda Revisions**

**D. Public Comments**

## E. Consent Items

- Item E.1 – Approve September 2025 Regular Meeting Minutes
- Item E.2 – Approve the PRWC Board of Directors Meeting Schedule for 2026
- Item E.3 – Approve Change Order No. 002 (Deductive) to Guaranteed Maximum Price GMP-3 with Florida Water Partners for the Southeast Wellfield Water Production Facility
- Item E.4 – Approve Change Order No. 001 (Deductive) to Guaranteed Maximum Price GMP-5 with Florida Water Partners for the Southeast Wellfield Transmission Main
- Item E.5 – Approve the Easement Agreement with Duke Energy Florida LLC for the Installation, Operation, and Maintenance of Electric and Communication Lines on the Site of the Southeast Water Production Facility
- Item E.6 – Approve Amendment 4 to FDEP Standard Agreement LPA0212 for Heartland Headwaters Protection and Sustainability Act Grant Funding

**Staff recommend approval of the Consent Agenda**

**Election of Chairman, Vice-Chairman and  
Treasurer/Secretary for the PRWC Regular  
Board of Directors**  
*(Action Item)*

- Recommended Election Process
  - For FY2026
    - December 1, 2025 – September 30, 2026
    - Eligible for 2 consecutive one-year terms
      - Chairman Mutz is leaving Lakeland Commission
      - Other officers can rotate to new positions based on Interlocal Agreement
      - New Secretary/Treasurer needs to be elected
    - Motion and vote to elect a new slate of officers

## Recommendation:

**Request the BOD to elect a Chairman, Vice-Chairman, and Secretary/Treasurer for  
FY2026**

**Approve Resolution 2025-33 to Amend  
Resolution 2023-08 for the PRWC Investment  
Policy**  
*(Action Item)*

### Recommendation:

**Approve Resolution 2025-33 to Amend  
Resolution 2023-08 and Approve the Revised  
PRWC Investment Policy**



**Approve the Heartland Headwaters  
Protection and Sustainability Act Annual  
Comprehensive Water Resources Report  
FY2026-2027  
*(Action Item)***

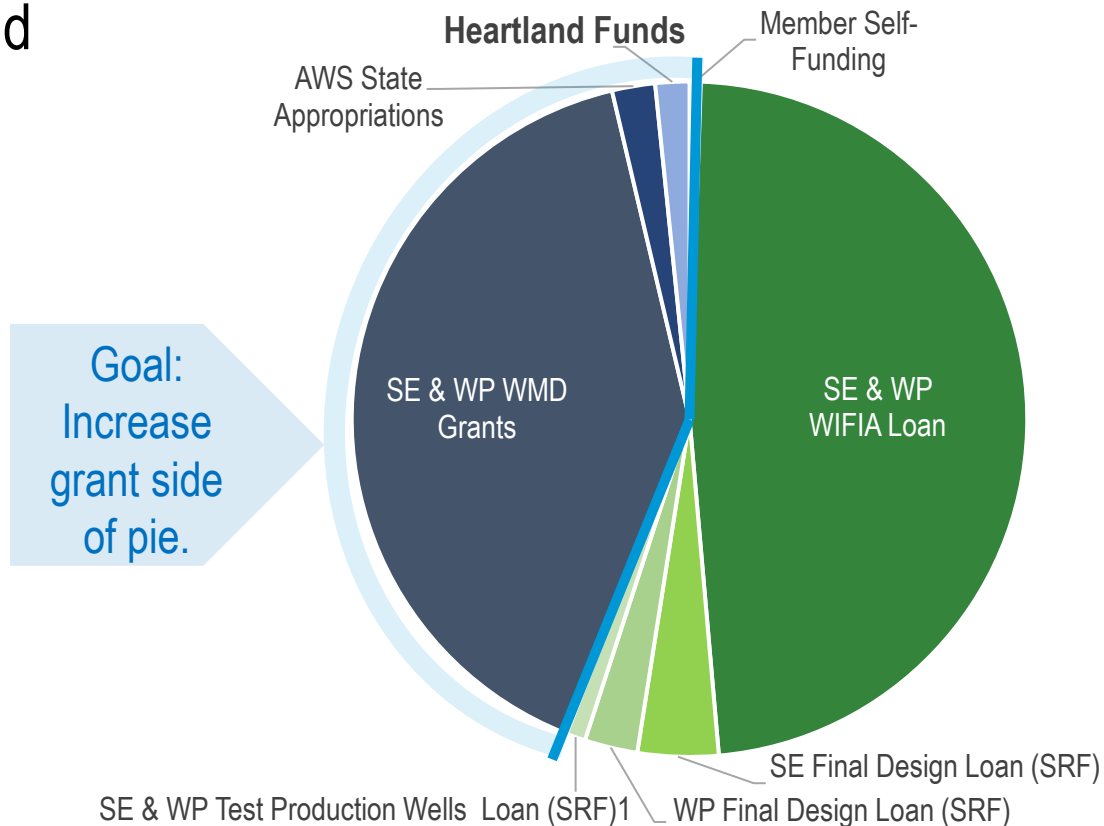
## **The Heartland Headwaters Annual Act Prioritizes Water Resources in Polk County**

- The state should prioritize funding that benefits critical water resources of the state.
- The report summarizes all water resources projects implemented by PRWC members to bring attention to the region.
- PRWC “ranks” projects and creates an “ask” for funding.

# Past Funding

- Historical funding to PRWC and members: **\$41,516,832**

- 2017- Act was passed
- 2018 - \$0
- 2019-\$1,842,279
- 2020-\$0
- 2021-\$7,000,000
- 2022-\$20,000,000
- 2023 - \$8,500,000
- 2024 - \$2,614,387
- 2025 -\$1,560,167



# This Year's Process

- FY 2026-2027 Approach:
  - Prioritize PRWC projects (land acquisition and conservation).
  - Prioritize SE receiving facilities.
  - **RECOMMEND JOINT LOBBYING FOR HEARTLAND**

# Heartland Report Proposal

Project Name	FY 26-27 Request
PRWC Southeast Wellfield Construction and Land Acquisition	\$20,000,000
Demand Management Implementation Program	\$75,000
Bartow PRWC AWS Receiving Facility	\$4,000,000
Lake Alfred PRWC Receiving Facility	\$900,000
Auburndale PRWC AWS Receiving Station	\$2,800,000
Dundee PRWC AWS Receiving Station	\$6,369,000
Eagle Lake PRWC AWS Receiving Station	\$500,000
Lake Hamilton PRWC Receiving Facility	\$2,000,000
Winter Haven Pollard Rd WPF - PRWC AWS Receiving Facility	\$750,000
Winter Haven PRWC (Auburndale, WH Transmission Main Extension)	\$75,000
PCU ERUSA PRWC AWS Receiving Facility	\$1,078,750
PCU CRUSA PRWC AWS Receiving Facility	\$186,250
PCU NERUSA PRWC AWS Receiving Facility	\$1,925,000
Haines City PRWC AWS Receiving Facility	\$1,750,000
<b>TOTAL REQUEST</b>	<b>\$40,659,000</b>

## Recommendation:

**Approve the Heartland Annual Comprehensive Water Resources Report and Authorize submission to the Governor, Florida Senate, Florida House of Representatives, Florida DEP, and the SWFWMD by December 1, 2025**

**Member Demand Projections for January  
2026 Business Plan  
*(Information Item)***

Member AWS needs were determined by comparing your potential reduction to the permitted quantity to the member demands.

If 2025 Member Demand <  
Permitted Quantity



Use 2025 Member  
Demand

If 2025 Member Demand >  
Permitted Quantity **and**  
not in for WUP Modification



Use Permitted Quantity

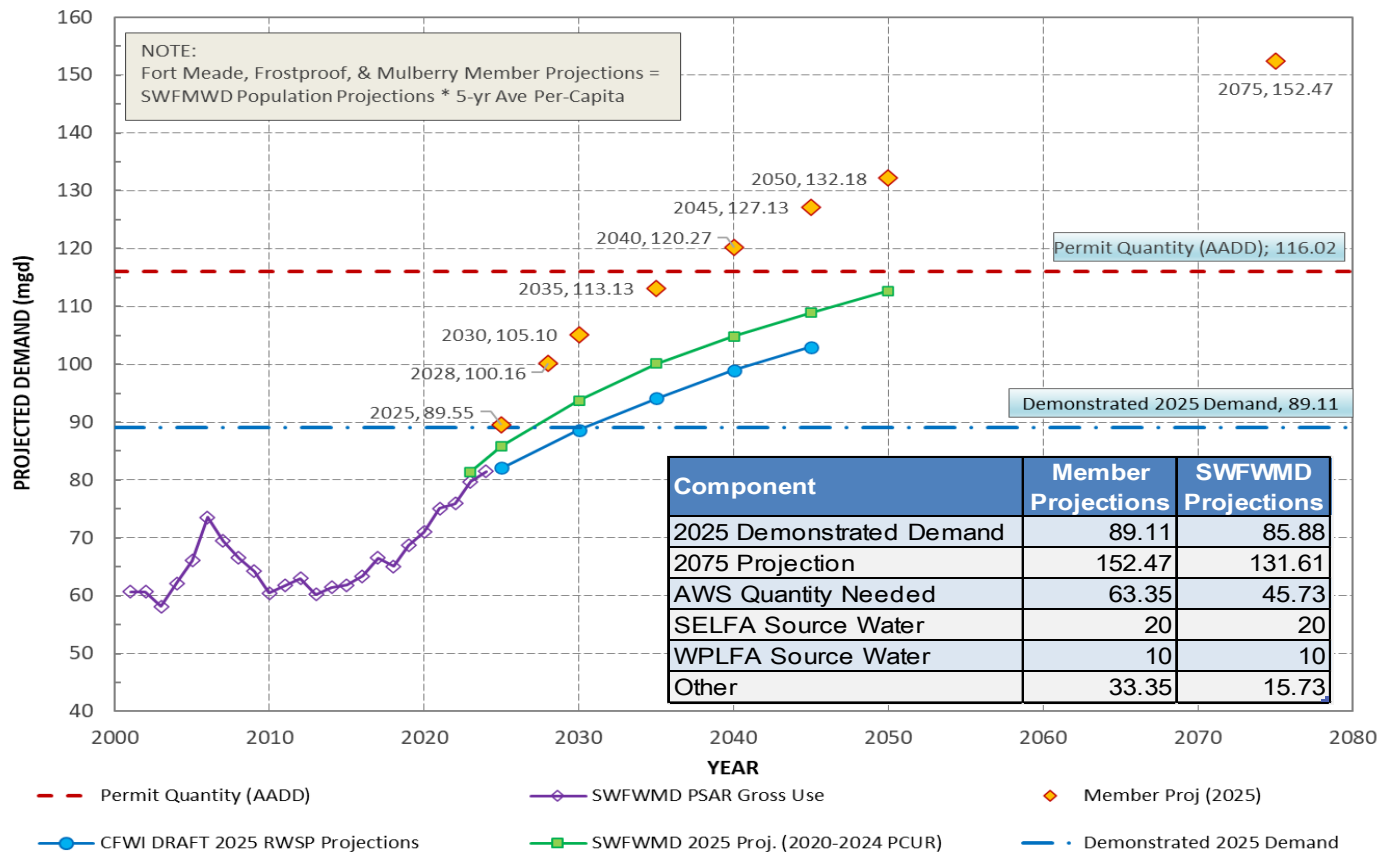
If 2025 Member Demand >  
Permitted Quantity **and in** for WUP  
Modification



Use Permitted Quantity 2025  
Member Demand

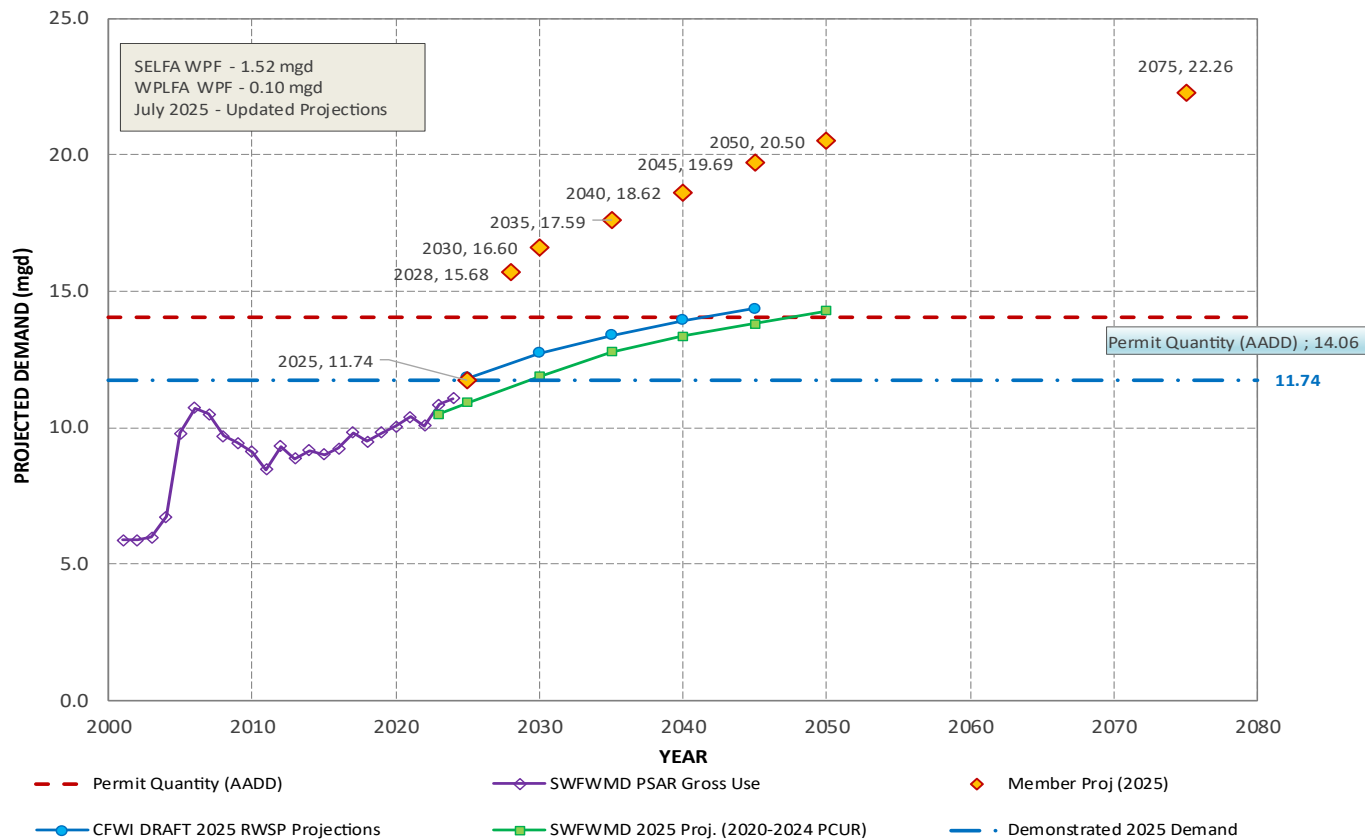


## PRWC Projections

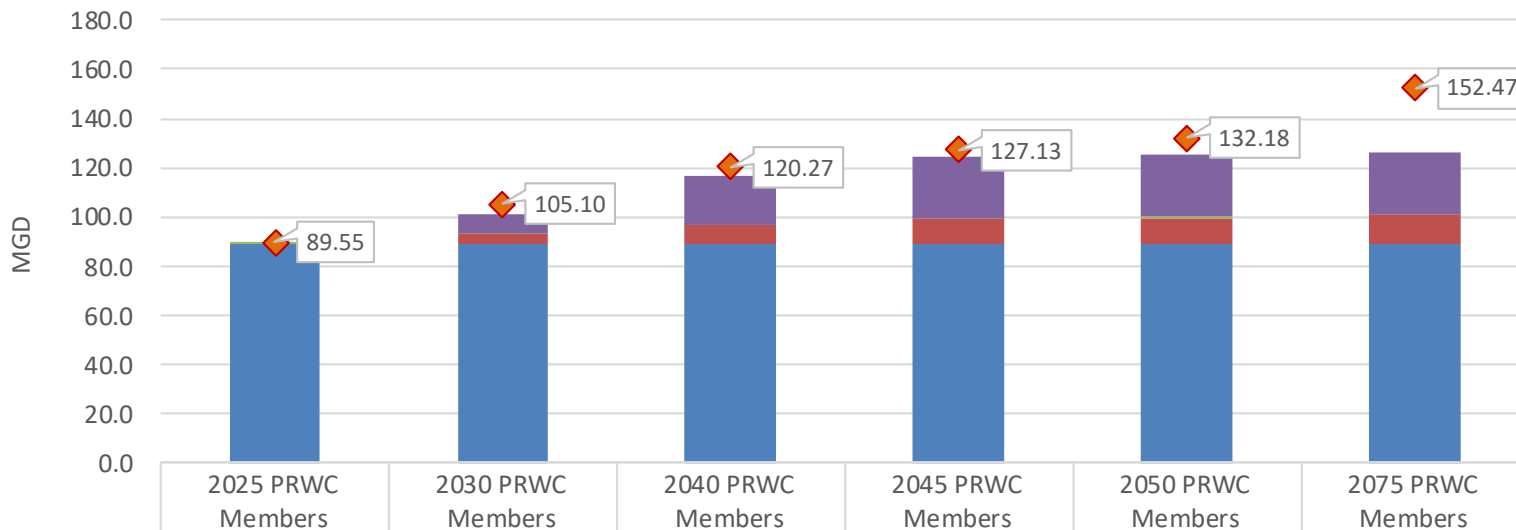


# Example Projected Demand

**4607\_CITY OF WINTER HAVEN (WUP Expires 2030)**



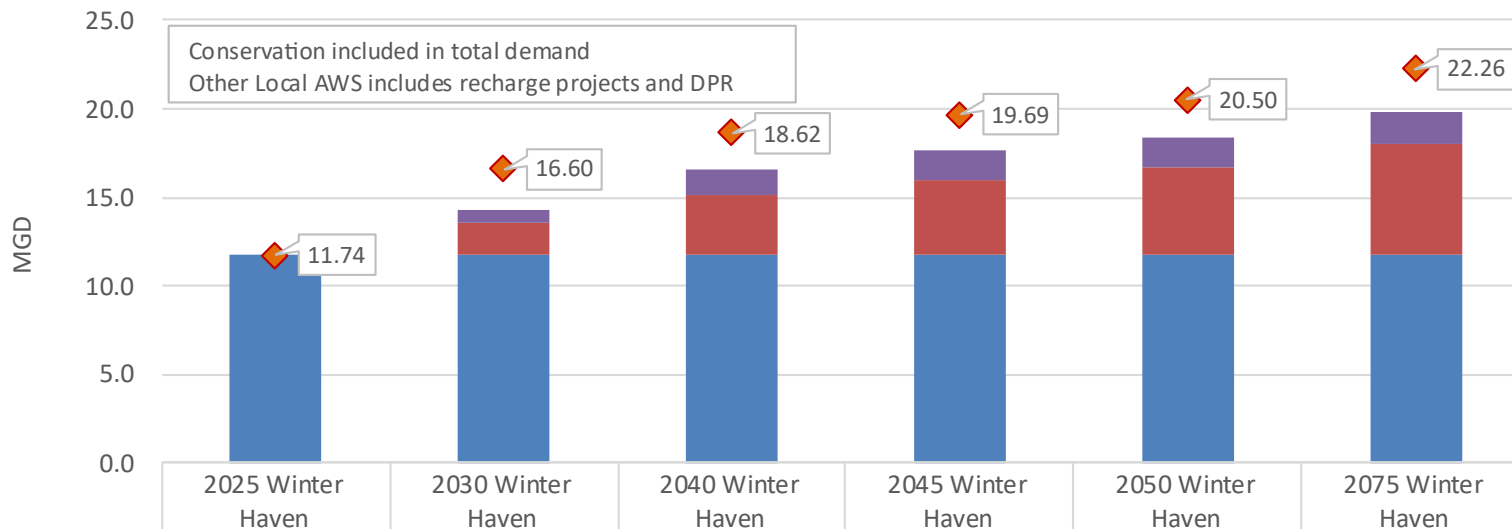
PRWC Total



PRWC AWS	0.00	7.50	20.00	25.00	25.00	25.00
Conservation	0.21	0.25	0.31	0.34	0.36	0.42
Other Local AWS	0.00	4.34	7.44	9.83	10.52	11.93
UFA Avail	89.11	89.11	89.11	89.11	89.11	89.11
Total Demand	89.55	105.10	120.27	127.13	132.18	152.47

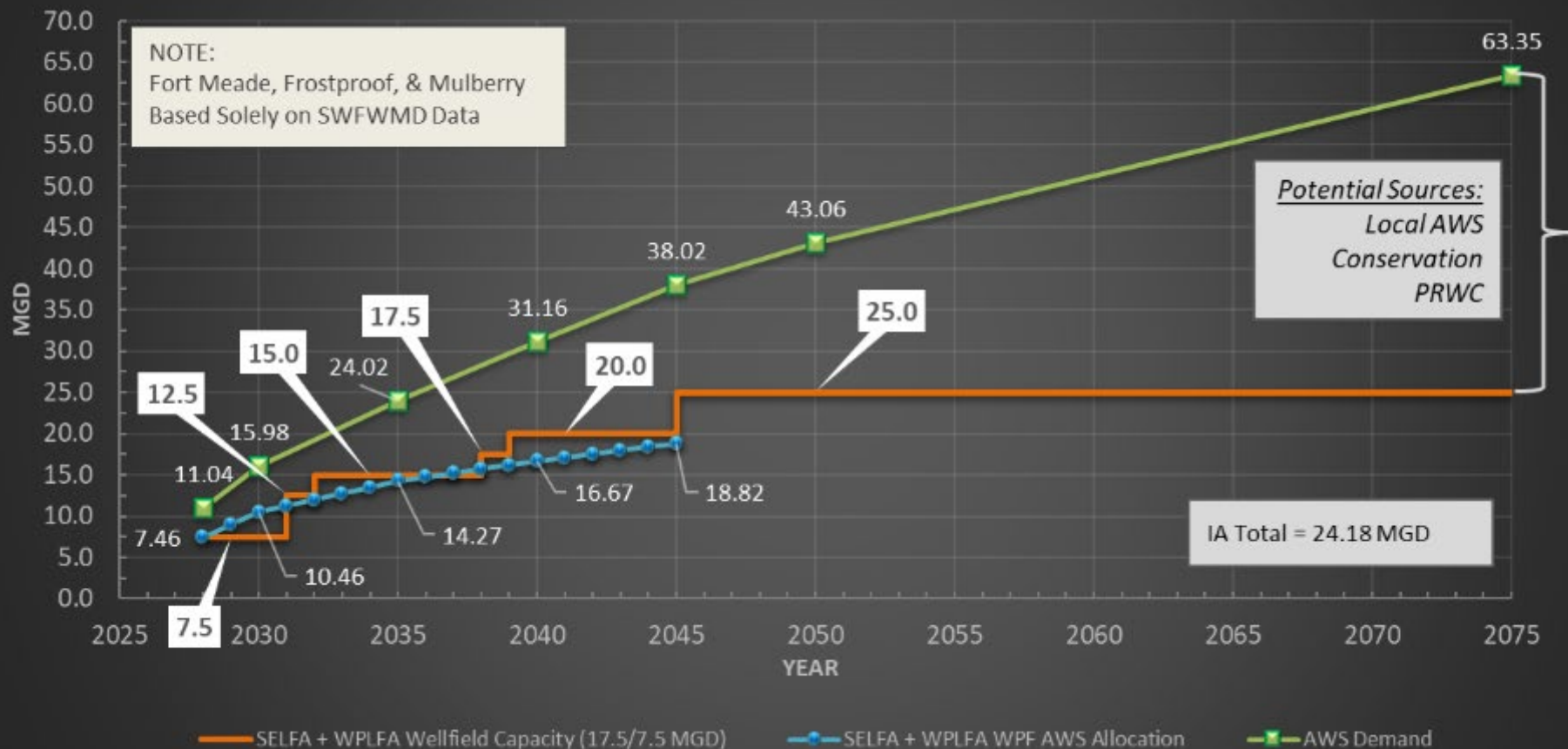
# Example Total Demand

4607\_CITY OF WINTER HAVEN (WUP Expires 2030)



PRWC AWS	0	0.70	1.46	1.73	1.73	1.73
Conservation	0	0	0	0	0	0
Other Local AWS	0	1.84	3.39	4.23	4.92	6.33
UFA Avail	11.74	11.74	11.74	11.74	11.74	11.74
Total Demand	11.74	16.60	18.62	19.69	20.50	22.26

# Combined Capacity Vs. Commitment



WUP NUMBER	UTILITY NAME	2024 Gross Water Use (gpd)	2024 % of Total Gross Use
7119	AUBURNDALE	6,634,297	8.14%
341	BARTOW	3,240,118	3.98%
5750	DAVENPORT	2,211,740	2.71%
5893	DUNDEE	796,199	0.98%
6920	EAGLE LAKE	805,414	0.99%
645	FORT MEADE	639,092	0.78%
5870	FROSTPROOF	433,073	0.53%
8522	HAINES CITY	6,936,097	8.51%
6624	LAKE ALFRED	1,691,123	2.07%
2332	LAKE HAMILTON	418,590	0.51%
4658	LAKE WALES	2,408,470	2.95%
4912	LAKE LAND ELECTRIC AND WATER	23,824,657	29.23%
6124	MULBERRY	467,506	0.57%
8468	POLK CITY	441,209	0.54%
6507	Polk County Utilities - CRUSA	1,214,553	23.92%
8054	Polk County Utilities - ERUSA	547,952	
6509	Polk County Utilities - NERUSA	10,164,173	
6505	Polk County Utilities - NWRUSA	3,133,663	
6508	Polk County Utilities - SERUSA	722,202	
6506	Polk County Utilities - SWRUSA	3,713,003	
4607	WINTER HAVEN	11,064,770	13.58%
TOTAL		81,507,901	100%

# Per Capita Water Use

Service Area	2020-2024	2020-2024	NOTES
	5-yr Ave. Gross Per Capita (gpcd)	5-yr Ave. Compliance Per Capita (gpcd)	
City of Bartow	110	20	RCW Deduct.
City of Fort Meade	102	22	RCW Deduct.
Lake Hamilton	136	133	No Longer Deduction
City of Winter Haven	121	121	
City of Lake Wales	108	108	
City of Lakeland Electric and Water	121	86	RCW Deduct.
City of Davenport	140	140	
Town of Dundee	114	114	
City of Mulberry	87	87	
Polk County Utilities - NWRUSA	87	87	
Polk County Utilities - SWRUSA	82	82	
Polk County Utilities - CRUSA	80	80	
Polk County Utilities - SERUSA	132	132	
Polk County Utilities - NERUSA	90	90	
City of Lake Alfred	126	126	
City of Eagle Lake	82	82	
City of Auburndale	178	140	Sig. Use Deduct., RCW Deduct.
Polk County Utilities - ERUSA	76	76	
City of Polk City	54	54	
City of Haines City	128	116	Sig. Use Deduct., RCW Deduct.
City of Frostproof	100	83	Deduction

“Public supply permittees... shall meet the requirements of the annual conservation goal by demonstrating yearly progress toward:

- a gross per capita daily water use rate of **no greater than 115 gpd or;**
- a functional per capita daily water use rate of **no greater than 100 gpd.”**

# Southeast IA Quantities

SELFA									
PSSA <sup>1</sup>	2045 IA <sup>2</sup>	2045 IA Percentage (%)	Phase 1 Allocation (7.5 mgd)	2028 AWS Demand (MGD)	AWS Available to Swap		10 mgd	12.5 mgd	15 mgd <sup>3</sup>
Auburndale	1.65	10.12%	0.76	0.40	YES		1.01	1.27	1.52
Bartow	0.36	2.21%	0.17	0.12	YES		0.22	0.28	0.33
Davenport	2.72	16.69%	1.25	0.36	YES		1.67	2.09	2.50
Dundee	0.90	5.52%	0.41	0.14	YES		0.55	0.69	0.83
Eagle Lake	0.65	3.99%	0.30	0.54	NO		0.40	0.50	0.60
Haines City	3.50	21.47%	1.61	1.70	NO		2.15	2.68	3.22
Lake Alfred	1.00	6.13%	0.46	0.37	YES		0.61	0.77	0.92
Lake Hamilton	0.50	3.07%	0.23	0.71	NO		0.31	0.38	0.46
Lakeland	0.10	0.61%	0.05	0	NO		0.06	0.08	0.09
Polk County	3.40	20.86%	1.56	1.67	NO		2.09	2.61	3.13
Winter Haven	1.52	9.33%	0.70	3.94	NO		0.93	1.17	1.40
TOTAL	16.30	100.00%	7.5	10.44			10.0	12.5	15.0

1. Fort Meade, Lake Wales, Mulberry, and Polk City are Associates and have no allocations

2. Implementation agreement, 16.30 mgd

3. 15.0 mgd allocation ( $15/16.3 = 92.02\%$ )

Note: Lakeland does not intend to receive PRWC AWS from SELFA during Phase 1



WPLFA							
PSSA <sup>1</sup>	2045 IA <sup>2</sup>	2045 IA Percentage (%)	Phase 1 Allocation (2.5 mgd)	2032 AWS Demand (MGD)	AWS Available to Swap		
						5 mgd	7.5 mgd
Auburndale	0.10	1.27%	0.03	0	YES	0.06	0.10
Bartow	0.36	4.57%	0.11	0	YES	0.23	0.34
Lakeland	6.31	80.08%	2.00	1.16	YES	4.00	6.01
Polk City	0.03	0.38%	0.01	0.26	NO	0.02	0.03
Polk County	0.98	12.44%	0.31	0.25	YES	0.62	0.93
Winter Haven	0.10	1.27%	0.03	0	YES	0.06	0.10
TOTAL	7.88	100.0%	2.5	1.66		5.0	7.5

1. Dundee, Fort Meade, Lake Alfred, Lake Hamilton, and Mulberry are Associates and have no allocations

2. Implementation agreement, 7.88 mgd

Notes: Winter Haven and Auburndale do not intend to receive PRWC AWS from WPFLA during Phase 1

Bartow 2032 AWS from SELFA

# Questions?

**November 19, 2025**

**RECESS:**

**PRWC REGULAR BOARD OF DIRECTORS**

**COMMENCE:**

**COMBINED PROJECTS BOARD OF DIRECTORS**

**Election of Chairman, Vice-Chairman, and  
Secretary/Treasurer for the PRWC Combined  
Projects Board of Directors - FY2026**  
*(Action Item)*

- Recommended Election Process
  - For FY2026
    - December 1, 2025 – September 30, 2026
    - Eligible for 2 consecutive one-year terms
      - Chairman Mutz is leaving Lakeland Commission
      - Other officers can rotate to new positions based on Interlocal Agreement
      - New Secretary/Treasurer needs to be elected
    - Motion and vote to elect a new slate of officers

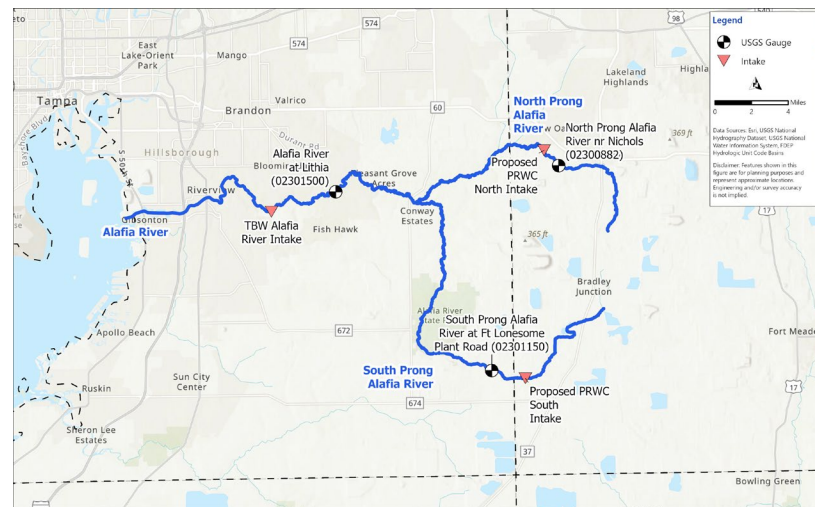
## Recommendation:

**Request the BOD to elect a Chairman, Vice-Chairman, and Secretary/Treasurer for FY2026**

# **Alafia River Alternative Water Supply Project Update**

***(Information Item)***

- **PRWC - Water Use Permit**
  - Submitted June 18, 2025
  - RAI received July 18, 2025; response provided August 22, 2025
  - Clarification letter received September 19, 2025; met with District on November 6, 2025
- **Tampa Bay Water - Water Use Permit Modification**
  - September 3, 2025 TBW notified PRWC that they were not willing to provide the PRWC future considerations for the Alafia River water associated with the permit modification
    - A petition for formal administrative hearing challenge filed by PRWC on September 30, 2025
    - Administrative law judge has been appointed
    - Hearing dates have been set for March 4-11, 2026





# Questions?

# Combined Projects Future Budget

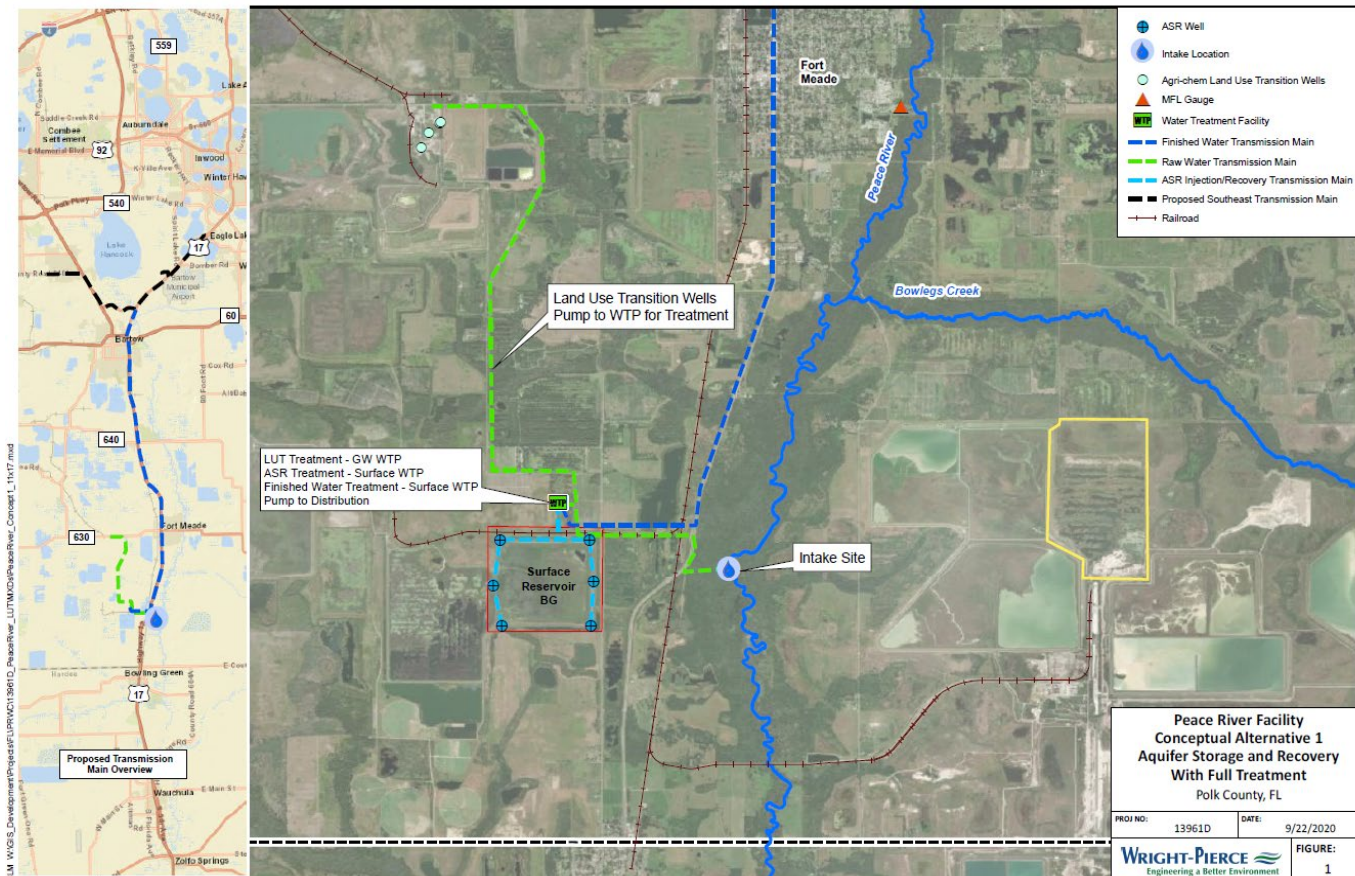
*(Information Item)*

- Combined Projects Budget
  - Historically used to investigate project feasibility and costs
  - FY2026 budget only contains funding for:
    - West Polk Test Production Well 2
    - SRF loan repayments
  - Several existing and new water supply opportunities need funding
    - Peace River reservoir feasibility on Mosaic property
    - Water use permit application on upper Peace River per the Peace River Cooperation Settlement Agreement with PRMRWSA
    - Water supply availability at TECO Polk power station
    - Five-year Regional Water Supply Planning Process
    - Continued support for Alafia Water Project
    - Funds for other technical items/opportunities that emerge



# Peace River – Mosaic Reservoir

- Mosaic - PRWC coordination on-going on potential reservoir location
- Approximately 1,000 acres
- Former mine lands surrounded by existing berms on 2+ sides
- Includes Peace River access
- Funding need for technical evaluation and cost estimation



- Peace River Cooperation Agreement with PRMRWSA
  - Agreement made December 2018
  - Provided water for a potential Upper Peace River Water Supply Project
  - Agreement Indicates:
    - *For up to 10 years from the issuance date of final permit, the Authority will write a letter of support to the District and shall not challenge the issuance of water use permit(s) by the District to the Cooperative to withdraw water from the Peace Creek for natural system restoration and potable use of the Upper Peace River in Polk County for storage in reservoirs or other approved consumptive uses ultimately for potable use with a duration of up to 50 years*
  - Ten years from permit issuance date is February 26, 2029
- PRWC needs to begin process of permit application in FY2027 to ensure permit is issued prior to February 26, 2029
  - Funding necessary to begin permit process



Final 12/19/2018

## PEACE RIVER COOPERATION SETTLEMENT AGREEMENT

THIS PEACE RIVER COOPERATION SETTLEMENT AGREEMENT (the "Agreement") is entered into between the Peace River/Manasota Regional Water Supply Authority (the "Authority"), the Polk Regional Water Cooperative (the "Cooperative"), Polk County, the City of Bartow, the City of Fort Meade, the City of Lakeland, the City of Wauchula and the City of Winter Haven (collectively, the "Parties" and may also be referred to as the "Petitioners" or "Litigants," as defined herein) with the Effective Date of the Agreement, as described herein.

WHEREAS, Peace River is one of the largest watercourses in the State of Florida, about 105 miles in length with a watershed covering approximately 2,350 square miles; and

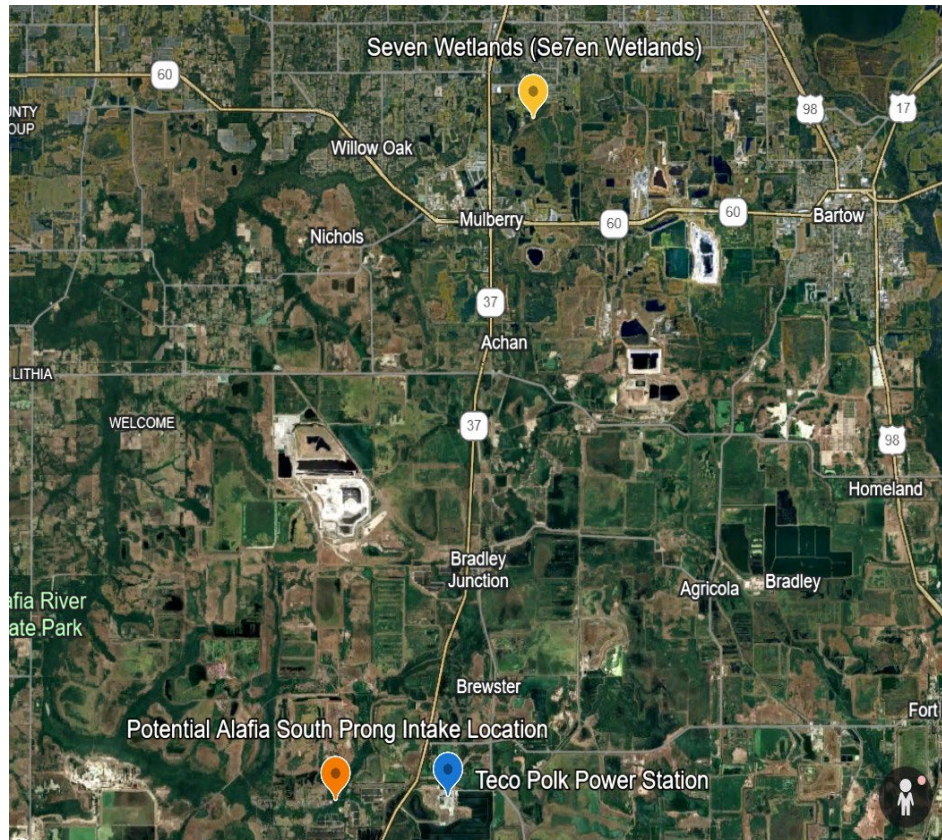
WHEREAS, the Southwest Florida Water Management District ("District") has established minimum flows pursuant to Sections 373.042 and 373.0421, Florida Statutes in Florida Administrative Code Rules 40D-8.041(5), (7) and (8); and

WHEREAS, one of the minimum flows established by the District for the Lower Peace River in Florida Administrative Code Rule 40D-8.041(8)(b) limits the total permitted maximum withdrawals from the Lower Peace River on any given day to 400 cubic feet per second ("cfs") or 258 million gallons a day ("mgd") ("MFL Maximum Daily Withdrawal"); and

WHEREAS, the Authority currently withdraws water from the Lower Peace River pursuant to Water Use Permit No. 20010420.009 (the "Existing Permit"), which was issued by the District on August 25, 2015, and which authorizes the Authority to produce water for its customers at an annual average use of 34,855 mgd and a peak month use of 41,852 mgd, and to withdraw water from the Lower Peace River at a maximum day withdrawal of 120 mgd through October 1, 2037; and



- TECO has a SWFWMD funded project to use 10 MGD of reclaimed/surface water from Lakeland, Mulberry, and Polk County
- Only using 5 MGD due to changes on power generation
  - 5 MGD potentially available
  - Water goes through a Reverse Osmosis treatment process
  - Potential for PRWC use
- Funds required for evaluation of concept



- A RWSP is an assessment of projected water demands and potential sources to meet those demands
  - Typically done every 5 years
- SWFWMD is required to do a RWSP per statute
- TBW, PRMRWSA, and other RWSA's do individual RWSP's to feed into the SWFWMD plan
- PRWC will need to begin this process to evaluate long-term water supply and potential projects to meet needs
  - Requires funding source
  - Target first plan completion in 2028 for use in SWFWMD 2030 RWSP



- Possible additional funding needs for:
  - Alafia River Project
    - Long-term monitoring
    - Additional permit/petition work
    - Conceptual design
  - Peace River Permit legal issues
  - Assessment of future water supply in deeper units of Lower Floridan aquifer
  - Water Swap Policy technical assessments
- Other items that prevent the need to return to BOD for “special assessments” on members
  - Funds only to be used upon BOD approval



- This item is for the BOD's information at this time
  - Approximate funding amount for items discussed today: \$1,000,000
    - Estimate will be refined and presented as part of FY2027 Combined Project budget process
      - Preliminary Budget in July 2026
      - Final Budget in September 2026
    - Funding will likely be member-based using existing Combined Projects Formula (i.e. most recent annual water use for participating members)
      - Staff to pursue grant/loan opportunities for individual items

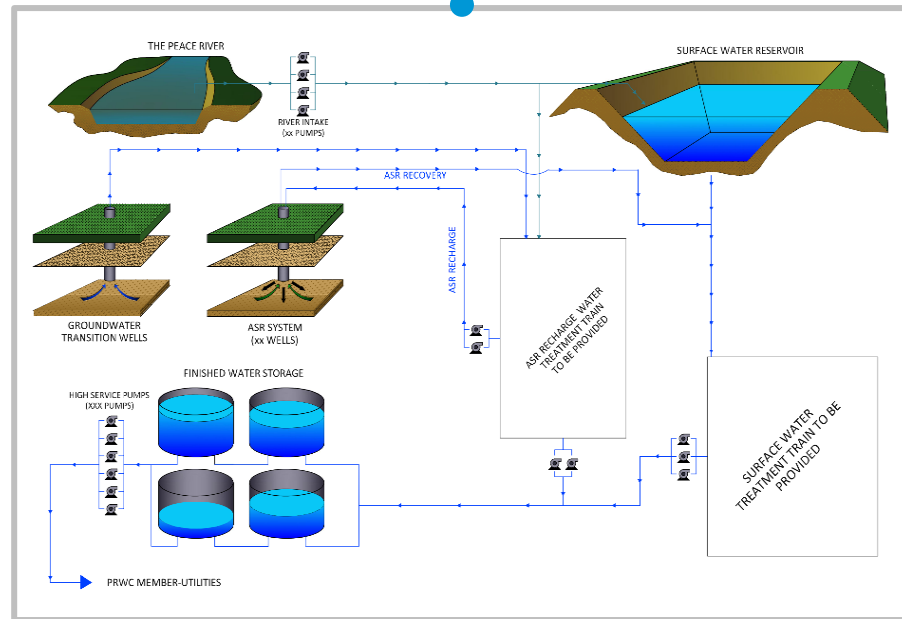
# Questions?

**Update on the Development of Minimum  
Flows for the Upper Peace River and  
Request to use funds for PRWC Technical  
Review**  
*(Action Item)*

# Upper Peace River Water Supply

- Upper Peace River Project (Q133)
  - Co-funded with District in FY2019
  - Total Budget - \$961,000
  - May 2023 Conceptual Report provided to the District
  - District and PRWC agree to end Project due to development of revised **minimum flows**
  - District and PRWC agree:
    - Project is important component of long-term supply needs
    - Revisit Project in future

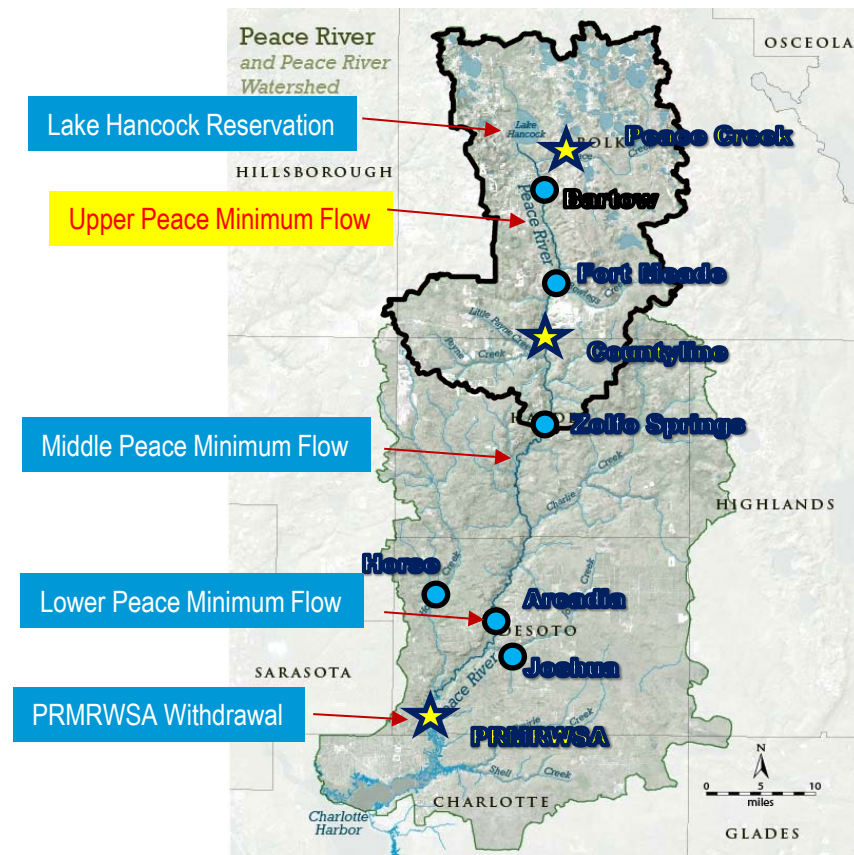
## Peace River and land use transitions (up to 30 mgd)



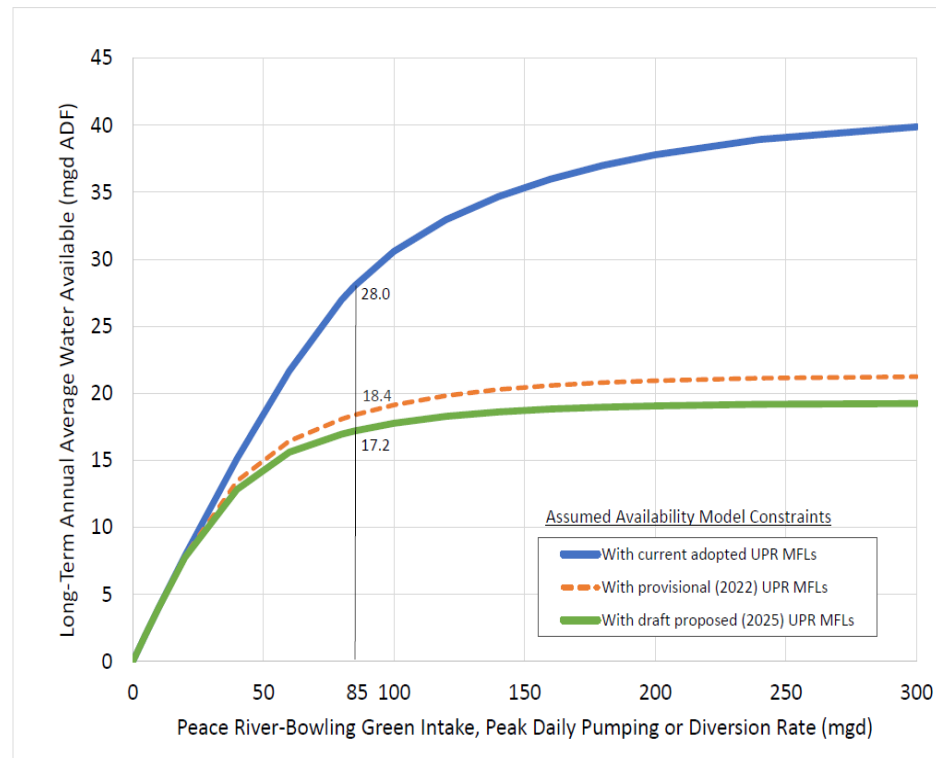
# Minimum Flow Reevaluation

- Upper Peace River Minimum Flows

- Fall 2025: Draft minimum flows report completed
- December 2025 – April 2026: Independent peer review of draft MFs report
- Spring 2026: Public workshop
- Summer 2026: Present recommended MFs to Governing Board to initiate rulemaking



- Upper Peace River Water Supply
  - Water potentially available to PRWC
    - Current Minimum Flow – 28.0 MGD
    - Revised Minimum Flow – 17.0 MGD
  - Due to loss of water potentially available to PRWC:
    - PRWC actively participate in Peer Review Process
    - Requires additional funding of \$49,828 in Combined Projects Budget
    - TeamOne has provided a Scope-of-Services for work



# Upper Peace River Water Supply

- Upper Peace Water Supply
  - Member funded
  - Invoiced prior to end of FY2026
  - Requires Budget amendment



## Polk Regional Water Cooperative Upper Peace River Minimum Flow Review Costs

	2024 Annual Water Use (MGD)	% of Total 2023 Water Use	Proposed Cost to Member
<b>MEMBER FUNDING COSTS</b>			
Lakeland	23.82	29.51%	\$ 14,703.95
Polk County	19.50	24.16%	\$ 12,037.24
Winter Haven	11.06	13.70%	\$ 6,827.28
Haines City	6.94	8.60%	\$ 4,284.02
Auburndale	6.63	8.21%	\$ 4,092.66
Bartow	3.24	4.01%	\$ 2,000.03
Lake Wales	2.41	2.99%	\$ 1,487.68
Davenport	2.21	2.74%	\$ 1,364.22
Lake Alfred	1.33	1.65%	\$ 821.00
Eagle Lake	0.81	1.00%	\$ 500.01
Dundee	0.80	0.99%	\$ 493.84
Fort Meade	0.64	0.79%	\$ 395.07
Mulberry	0.47	0.58%	\$ 290.13
Polk City	0.44	0.55%	\$ 271.61
Lake Hamilton	0.42	0.52%	\$ 259.26
<b>Subtotal</b>	<b>80.72</b>	<b>100.00%</b>	<b>\$ 49,828.00</b>

## Recommendation:

**Approve the TeamOne Scope-of-Services-Change Order 9 for review of the revised Upper Peace River minimum flow and amend the Combined Projects budget by \$49,828 to cover costs.**



**November 19, 2025**

**RECESS:**

**COMBINED PROJECTS BOARD OF DIRECTORS**

**COMMENCE:**

**SOUTHEAST WELLFIELD BOARD OF DIRECTORS**

**Election of Chairman, Vice-Chairman and  
Secretary/Treasurer for the Southeast  
Wellfield Project Board of Directors**  
*(Action Item)*

- Recommended Election Process
  - For FY2026
    - December 1, 2025 – September 30, 2026
    - Eligible for 2 consecutive one-year terms
      - Chairman Birdsong and Vice-Chairman Cowie have served two consecutive terms
      - Secretary/Treasurer Pfeiffer can rotate to new position based on Interlocal Agreement
      - New Vice-Chairman and Secretary/Treasurer need to be elected
  - Motion and vote to elect a new slate of officers



## Recommendation:

**Request the BOD to elect a Chairman, Vice-Chairman, and Secretary/Treasurer for FY2026**

**Approve Resolution 2025-34 for the SRF  
Construction Loan Agreement DW532003 for  
the Southeast Wellfield Project**  
*(Action Item)*

## Recommendation:

**Approve Resolution 2025-34 to authorize  
SRF Construction Loan DW532003 for the  
Southeast Wellfield Project**

## Update on Southeast Wellfield *(Information Item)*

- Final Design
  - Transmission mains
  - Booster pump stations
  - PRWC metering stations
- Bidding and Construction
  - Production wells
  - Water production facility
  - Transmission main
- Land Acquisition
- Permitting





## Design is substantially complete

- Water production facility complete (includes raw water main and well site improvements)
- Transmission packages complete
- Metering stations, CR 540A BPS, Auburndale BPS 100% design nearly complete
- *Ongoing pipeline design refinements underway*



# GMP Overview and Bidding Status

GMP	Project	Description	Board Approval	Status
1	SETM	Construction Package 2A	Mar-24	Complete
2	SETM	Construction Package 1 & 6	Sep-24	Underway
3	WPF	Water Production Facility	Jan-25	Underway
4	SETM	Construction Package 4A, 2B and Valve Package	May-25	Underway
5	SETM	Construction Package 3A, 4B & 5	Jul-25	<b>Construction start November, 2025</b>
6	SETM	Construction Packages 2C, 3B	<del>Sep-25</del>	<i>Moved to January</i>
+7	SETM+ BPS	BPS and Metering Stations	Spring 2026	<i>To be aligned with water delivery schedule</i>

## Production Wells 9, 10 and 11

- PW-9: Drilling operations underway
- PW-10: Drilling complete; acid treatment **tripled** well capacity (meets design rate requirement)
- PW-11: Complete

## Production Well 14

- Closing imminent
- Mobilization planned for December 2025



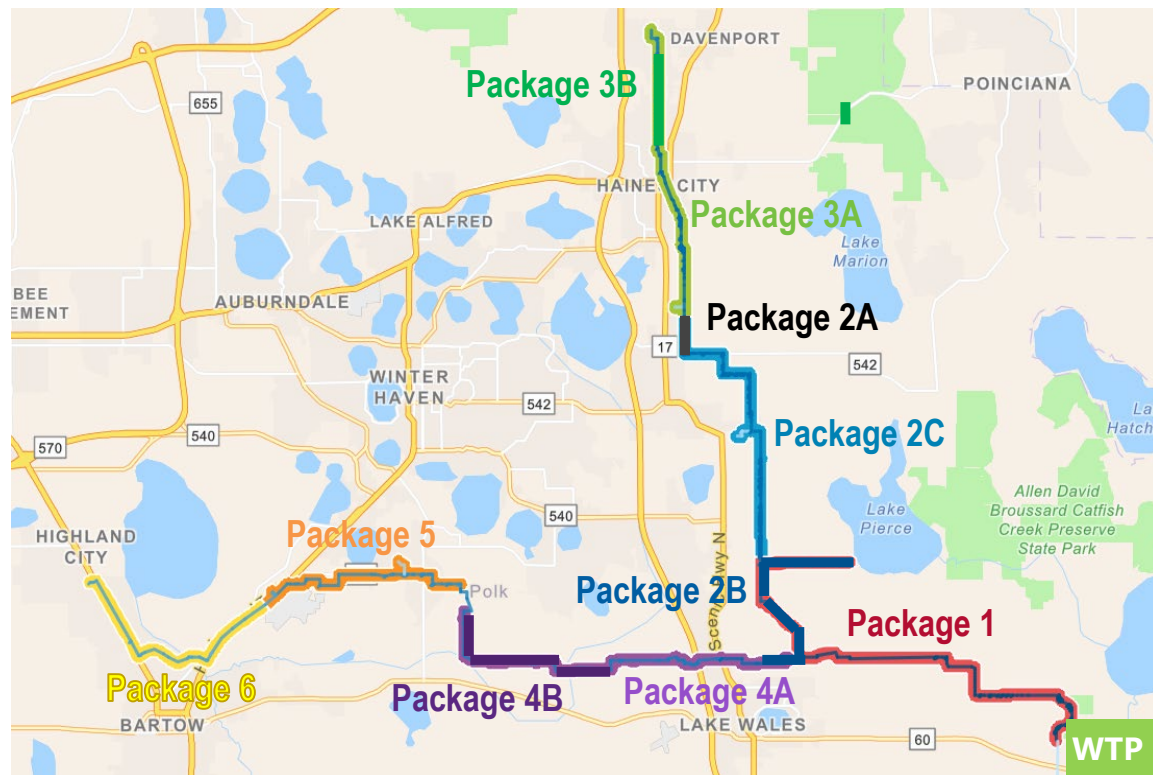
## Water Production Facility

- CMAR and subcontractor mobilization complete
- Site balancing in nearing completion
- Reject pond and stormwater pond in progress
- Excavation for underground structures in progress
  - Clear well, transfer pump station and reject pond pump station
- Underground piping for ground storage tank underway
- I&C and asset management coordination initiated
- Substantial Completion fall 2028

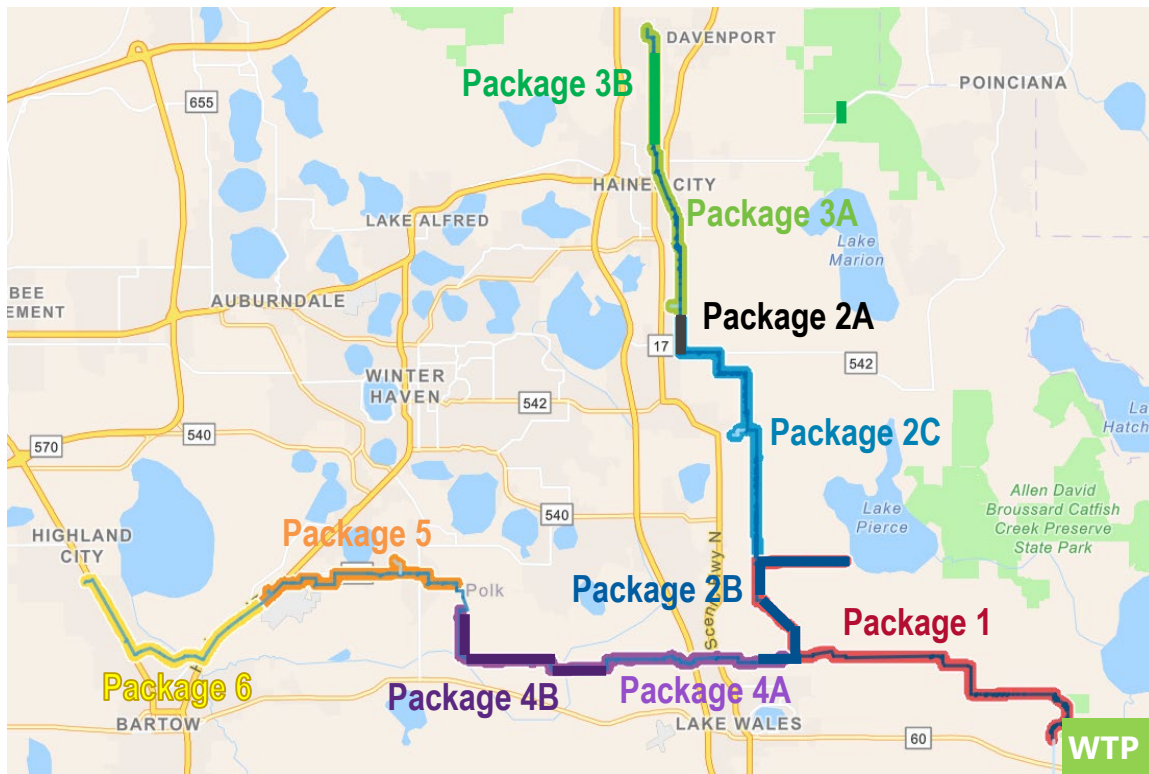




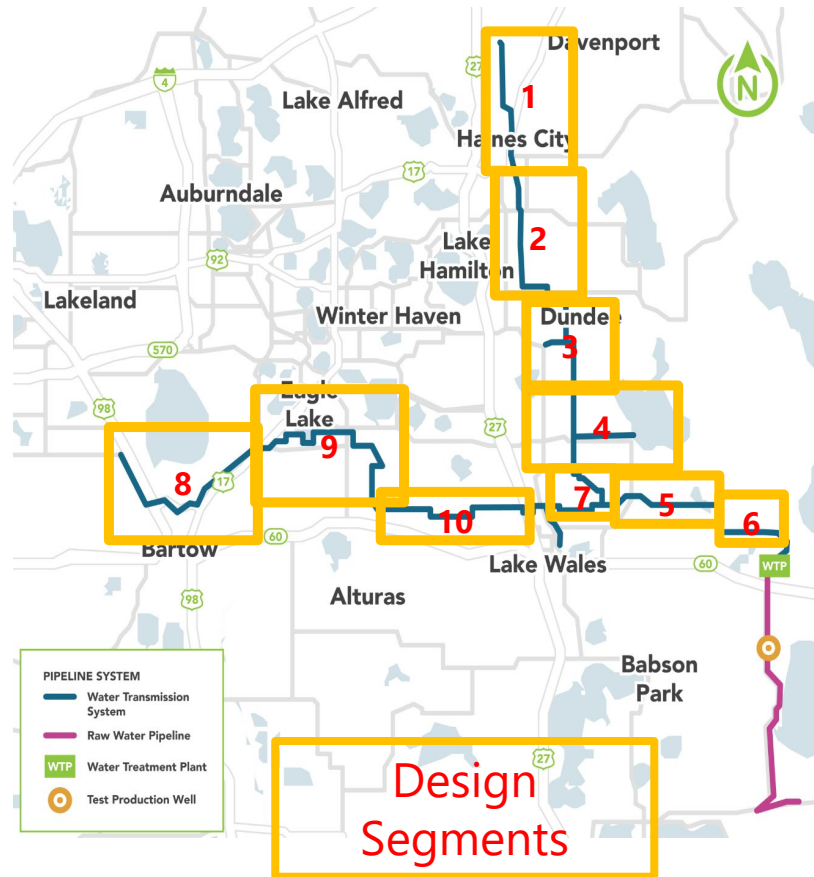
- **GMP-1 Const Package 2A**
  - Complete
- **GMP-2 Const Package 1**
  - Approx. 15% complete
  - 42" steel pipe installation progressing to east along Mammoth Grove Road
- **GMP-2 Const Package 6**
  - 12" PVC/HDPE main approx. 95% complete
  - Substantial completion anticipated in December



- **GMP-4 Const Package 2B**
  - 36" DIP underway in Mountain Lake grove roads
- **GMP-4 Const Package 4A**
  - 24" PVC approx. 20% complete along Mountain Lake Cutoff Road
  - Const NTP issued August 11<sup>th</sup>
- **GMP-5 Const Packages 3A/4B/5**
  - Conditional NTP issued
  - Construction NTP for 4B anticipated in early December
  - Construction NTP for 3A & 5 in early January



- **Offers have been made on all affected parcels as of November 2025**
  - SETM land acquisition critical path for project
- Temporary and/or permanent easements needed on over 300 parcels, across 10 segments
- **Settlements have been reached on 238 parcels, totaling nearly \$11,700,000**



## Water Production Facility

- All permits for plant and raw water main issued
- Site plan approvals pending for 2 well sites

## Transmission System

- Const Packages 2A, 1, 4A and 6 – all permits issued
- All other permits either issued or in progress/pending issuance
  - Includes CR 540A and Auburndale BPS's

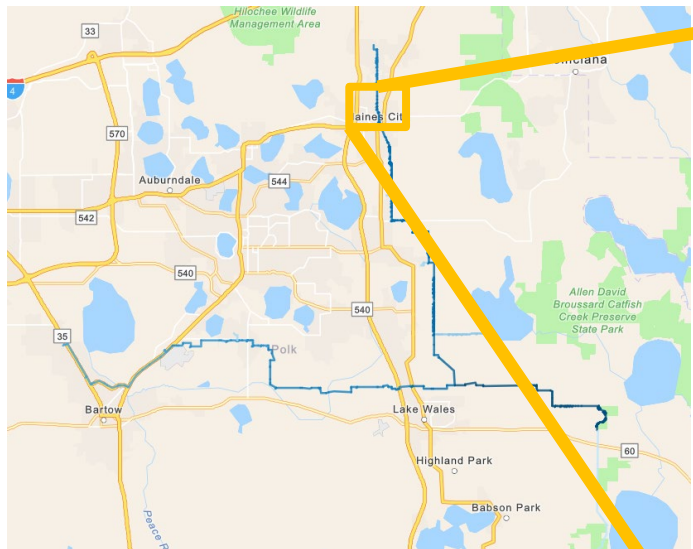


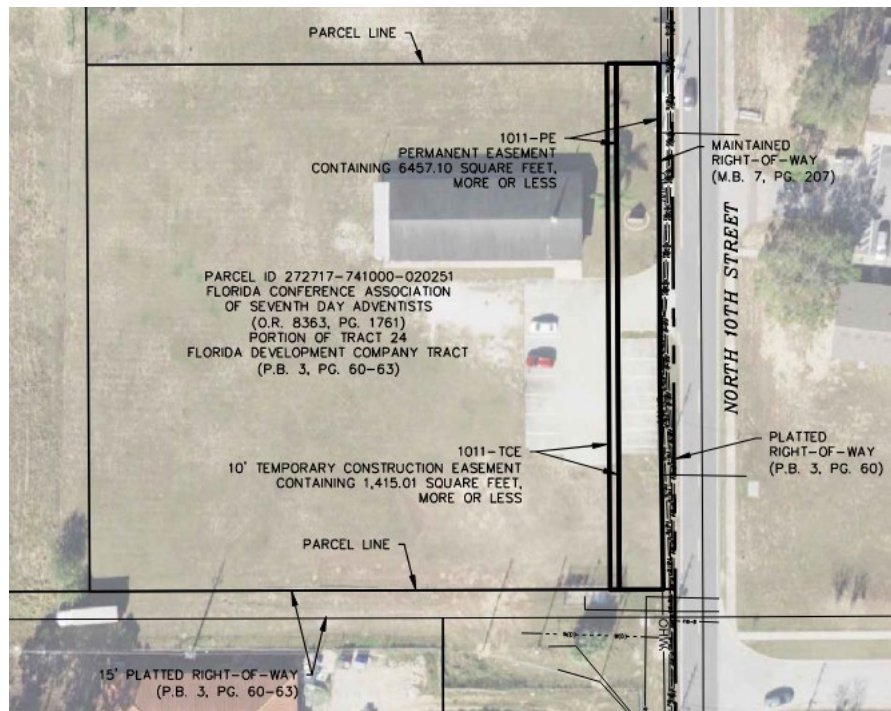


# Questions?

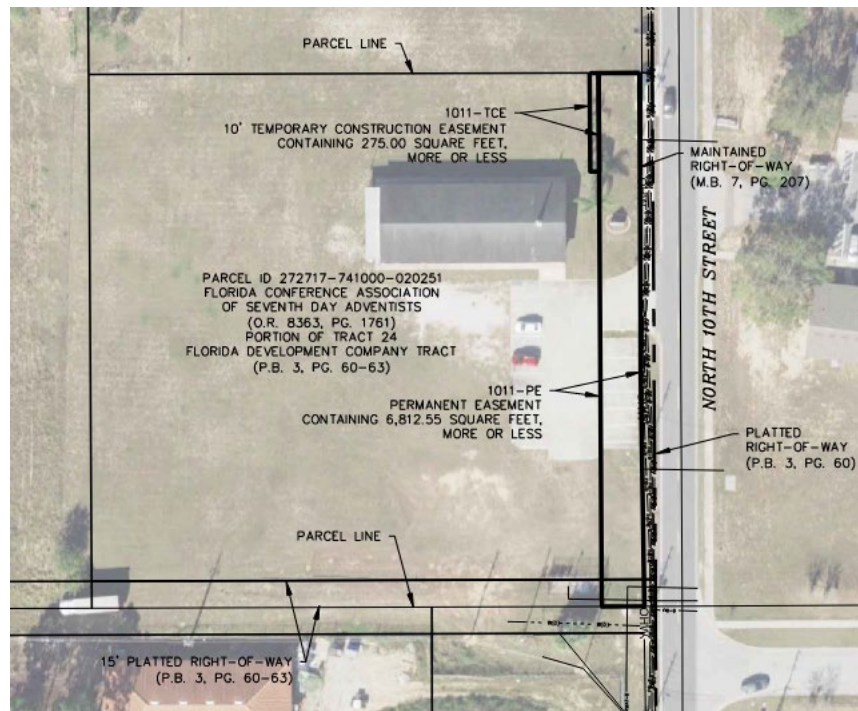
**Adopt Resolution 2025-35 to Amend  
Resolution 2024-43 Parcel Resolution of  
Necessity to Replace the Sketch and Legal  
Description for Parcel 1011 PE and TCE to  
Implement the Southeast Wellfield Water  
Production Facility and Transmission Main  
Projects**

***(Action Item)***





**November 2024**

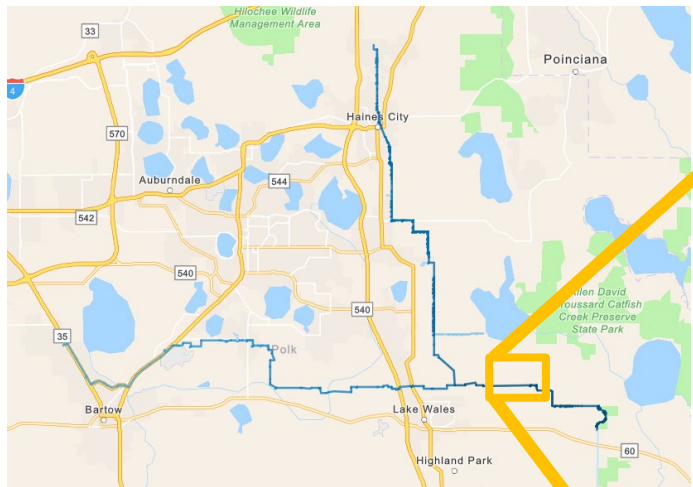


**November 2025**

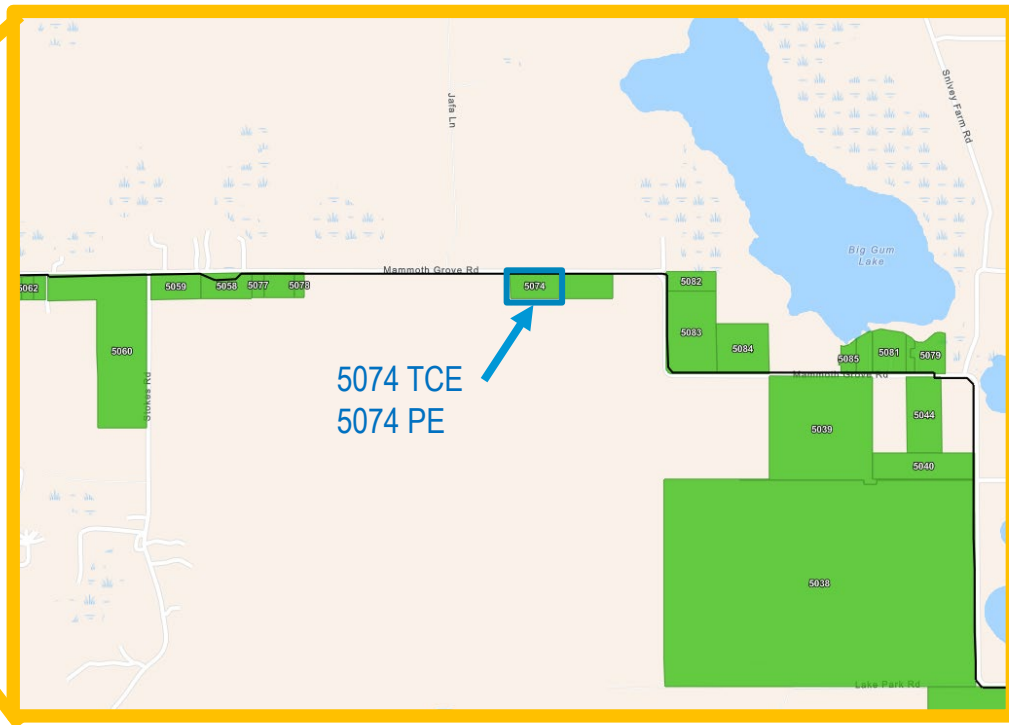
### Recommendation:

**Adopt Resolution 2025-35 to Amend Resolution 2024-43 Parcel Resolution of Necessity to Replace the Sketches and Legal Description for Parcel 1011-PE and TCE**

**Mediated Settlement with Korosh and  
Christiane Kiandost for PRWC Parcel Number  
5074 Permanent and Temporary Construction  
Easements  
*(Action Item)***



5074  
28 Jan 2024, 09:15:50



## Timeline

- April 18, 2024 – Stipulated Order of Taking approved by court
- June 8, 2024 – Negotiations begin with owner
- October 7, 2025 – Mediation session and agreement reached on monetary value

## Appraisals

- PRWC appraisal amount - \$31,200
- Owner counter-offer - \$359,080
- Settlement Reached at \$135,000
  - PRWC required to pay statutory attorney fees of \$25,410
  - PRWC required to pay expert fees of \$40,000
  - Total easement cost is **\$200,410**



## Benefits to PRWC

- PRWC receives easements over 0.99 acres
- Settlement is \$224,080 less than owners offer
- PRWC design remains unchanged
- Jury trial was avoided which was estimated to add an additional \$300,000 to \$400,000 in costs

PRWC Attorneys will file a Stipulated Final Judgement with Court to finalize settlement upon approval

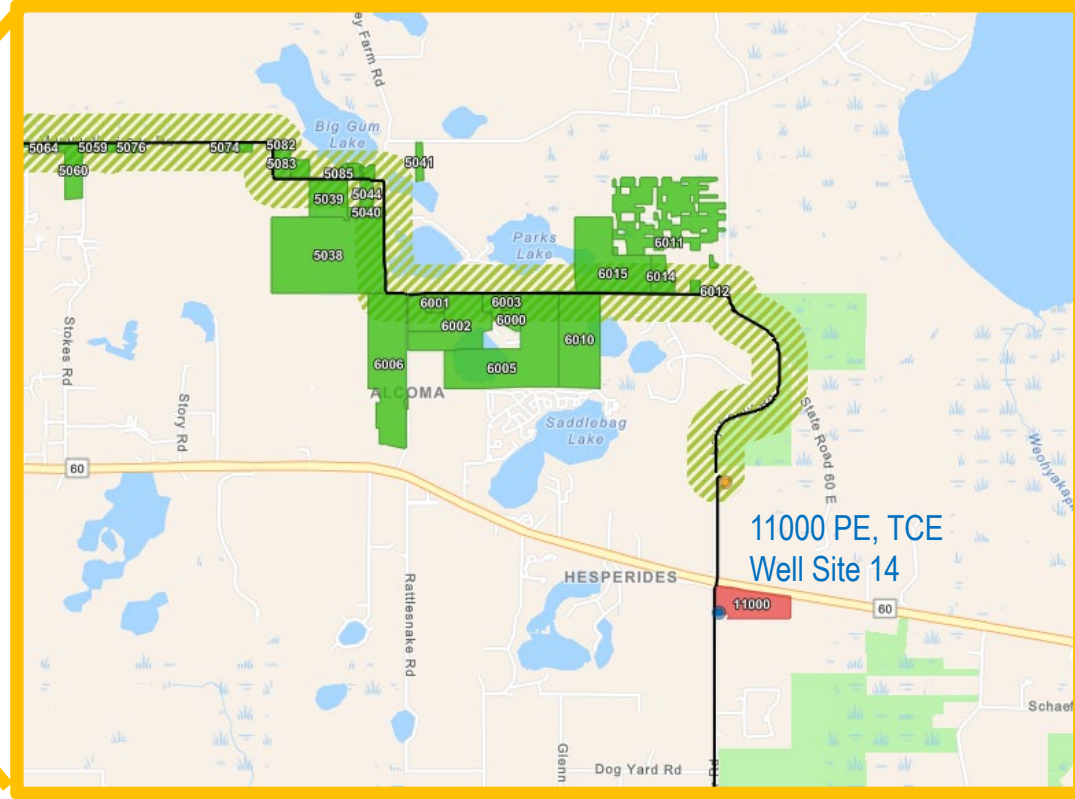
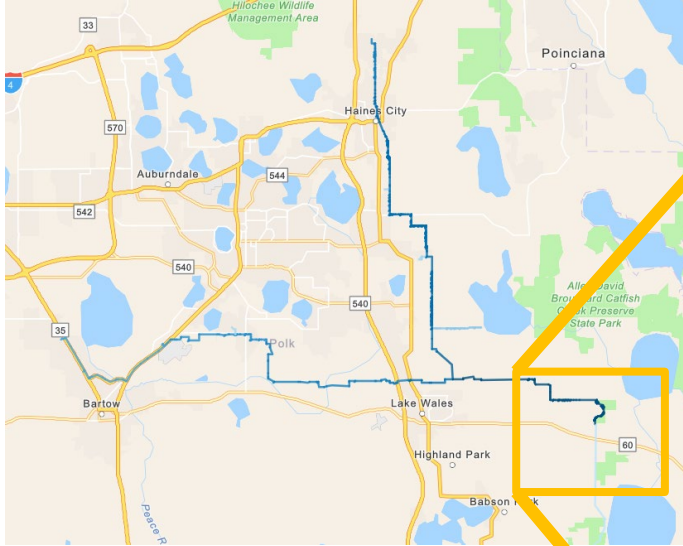
## Recommendation:

**Approve the Mediated Settlement with the  
Kiandost's for PRWC Parcel Number 5074 PE and  
TCE**

**Approve the Purchase Agreement with  
Collany LLC for the Acquisition of PRWC SE  
Wellfield Site 14 and the Negotiated  
Settlement for Parcel 11000 PE and TCE for  
the SE Wellfield Project**

***(Action Item)***

# Well Site 14 - Collany LLC Easement



## Includes:

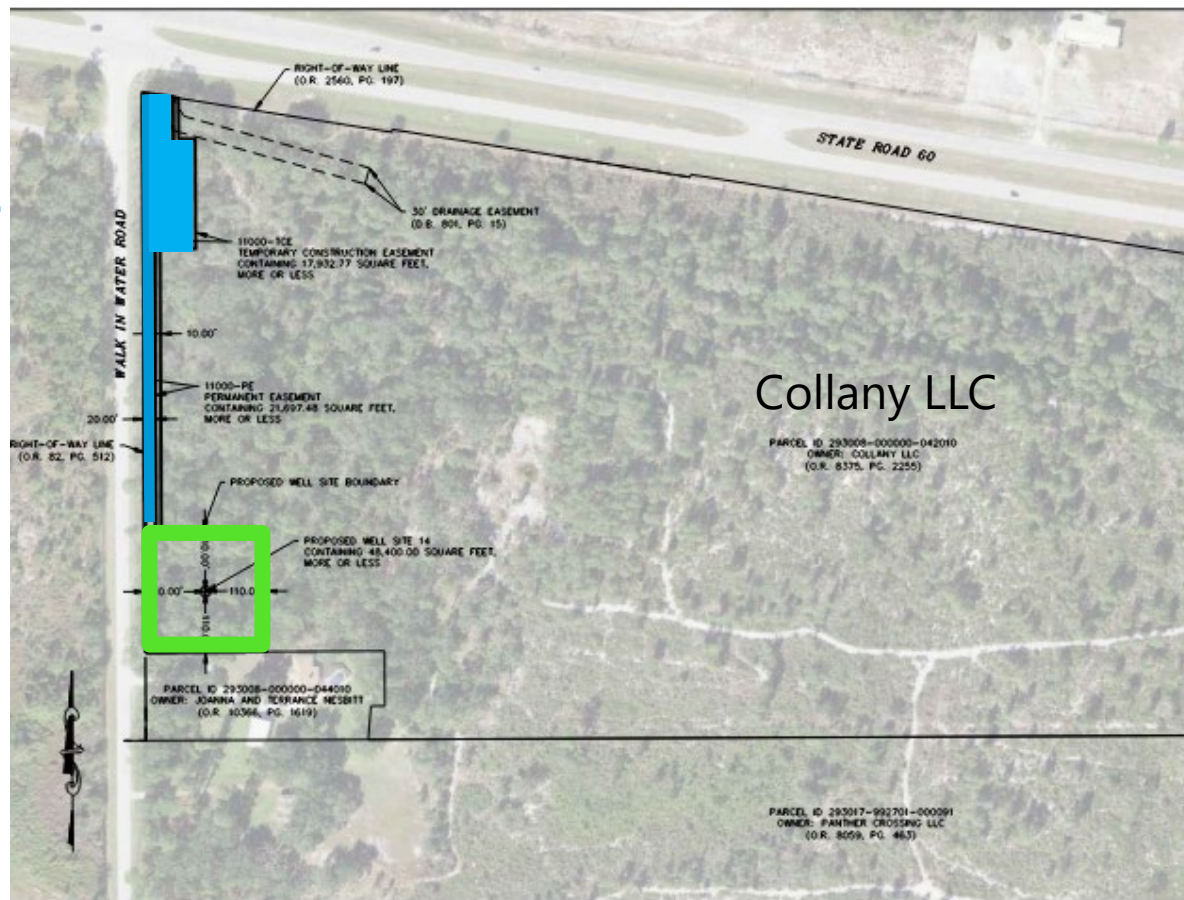
- Well Site 14 Purchase (Fee simple)
- Easement (PE & TCE) along Walk-in-Water Road

# Well Site 14 – Collany LLC Easement

Permanent Raw Water Pipeline Easement.

Temporary Construction Easement.

Well Site 14 Purchase (Fee Simple)





# Well Site 14 – Collany LLC Easement



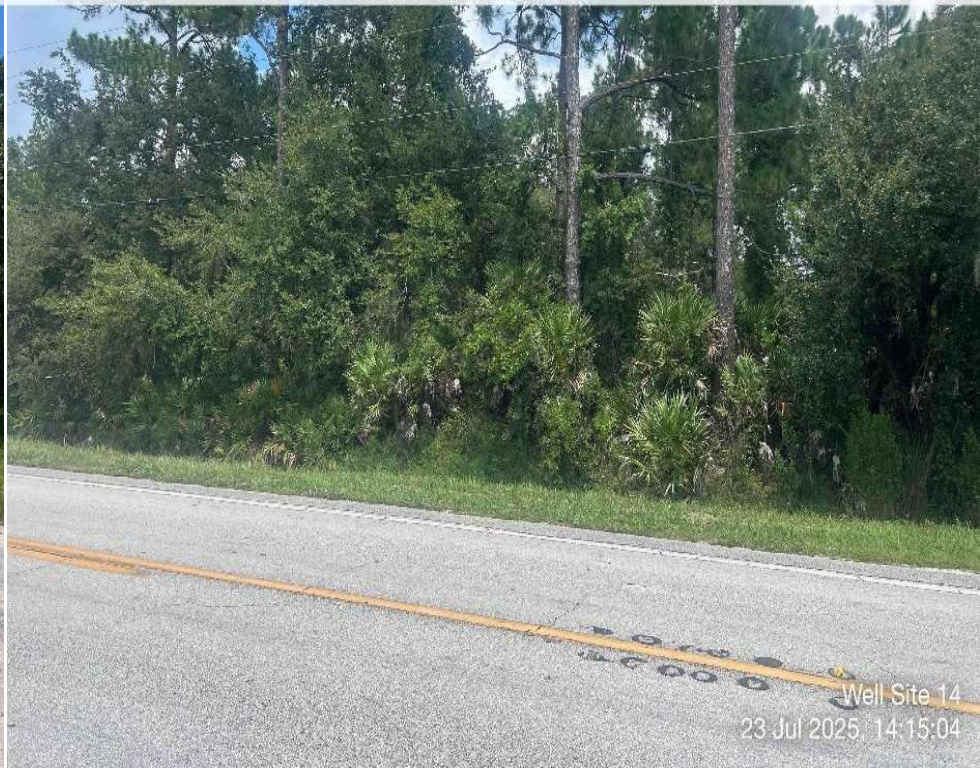
☀ 159°S (M) ● 17R ML 55836 84283 ±13ft ▲ 114ft



Well Site 14  
23 Jul 2025, 14:12:40



☀ 88°E (M) ● 17R ML 55837 83984 ±6ft ▲ 121ft



Well Site 14  
23 Jul 2025, 14:15:04

## Timeline

- August 2025 – Discussions with Collany on Well Site 14/Transmission Main easement
- September 2025 – SWFWMD/SFWMD execute Interagency Agreement for Designation of Regulatory Responsibility
- November 2025 – Agreement on site purchase and easement

## Appraisals

- PRWC appraisal amount (combined) - \$130,850
- Owner counter-offer (combined) - \$325,000
- Settlement Reached (combined) at \$226,150
  - No statutory attorney fees or expert costs
  - Total easement cost is **\$226,150**

## Benefits to PRWC

- PRWC receives well site (fee simple) of 1.11 acres
- PRWC received transmission main easements of 0.91 acres
- Settlement is \$98,850 less than owners offer
- Maintains drilling construction schedule
- Jury trial was avoided which was estimated to add an additional \$200,000 to \$250,000 in costs



## Recommendation:

**Approve the Purchase Agreement with Collany LLC for the acquisition of Southeast Wellfield Well Site 14 and permanent and temporary easements for PRWC parcel 11000.**

**November 19, 2025**

**RECESS:**

**SOUTHEAST WELLFIELD BOARD OF DIRECTORS**

**COMMENCE:**

**WEST POLK WELLFIELD BOARD OF DIRECTORS**

## **Election of Chairman, Vice-Chairman, and Secretary for the West Polk Board of Directors for FY2026**

***(Action Item)***

- Recommended Election Process
  - For FY2026
    - December 1, 2025 – September 30, 2026
    - Eligible for 2 consecutive one-year terms
      - Chairman Mutz is leaving the Lakeland Commission
      - Other officers can rotate to new positions based on Interlocal Agreement
        - Secretary/Treasurer LaCascia rotate to Vice-Chairman
      - New Chairman and Secretary/Treasurer need to be elected
  - Motion and vote to elect a new slate of officers



## Recommendation:

**Request the BOD to elect a Chairman, Vice-Chairman, and Secretary/Treasurer for FY2026**

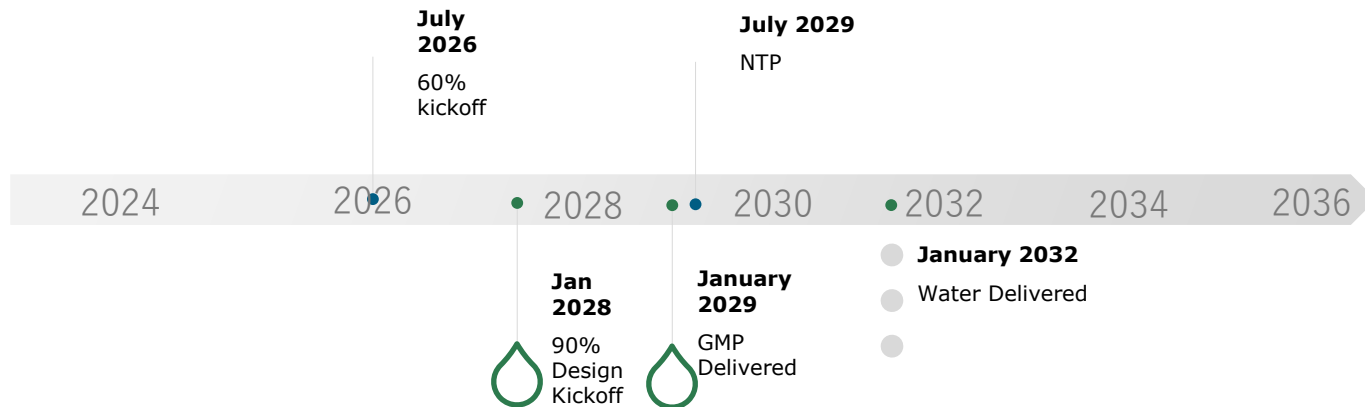
## **Update on West Polk Wellfield Project** *(Information Item)*

## **Agenda**

- Project schedule
- Construction
- Acquisition

# Project Schedule

- Test production well and injection well construction are underway.
- CMAR NTP for WPF Value Engineering design underway.
- Raw water pipeline design review is underway
  - Wellfield acquisition underway.
  - Raw water pipeline design may change to accommodate acquisition.
- 60% WPF design to begin in 2026.





## Injection Well 1

- Surface casing (40" diameter) to 1097'.
- Drilled pilot hole to 2,800' below pad level.
- **30" casing installation underway.**

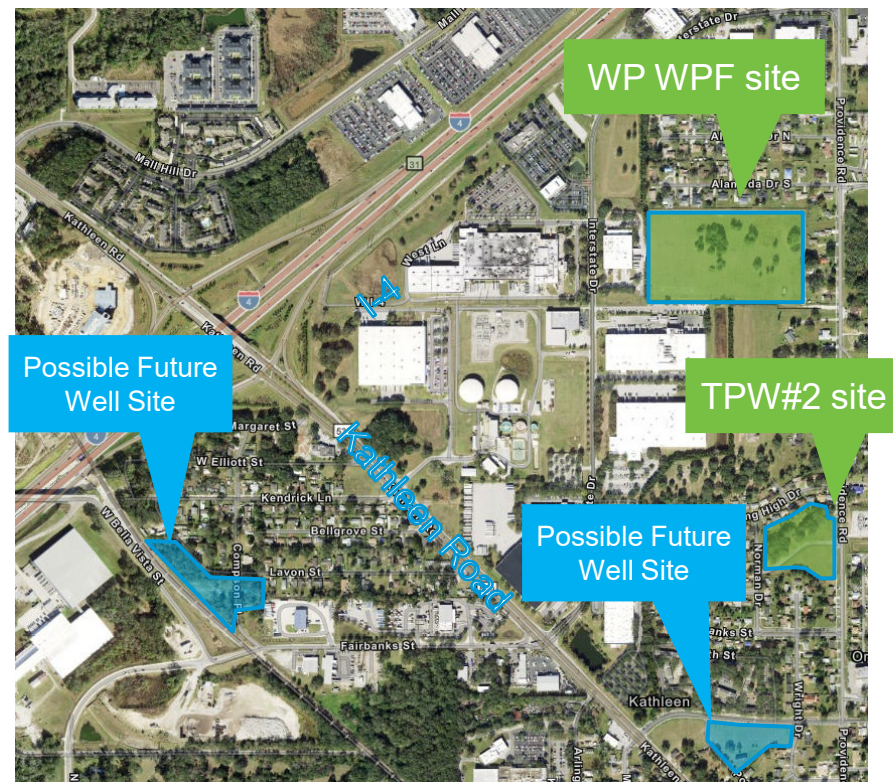
## TPW-2 & Monitoring Wells

- 16" FRP (final) casing installed to 1,900' bls
- Grouting of FRP almost complete
- Drilling out open hole section of the test/production well pending



# Acquisition still Ongoing

- Water Production Facility complete
- Test Production Well #2 site complete
- Additional Phase 1 well sites are underway
  - Heartland appropriations to be used for purchases
  - Offers made; raw water alignment may require adjustments.
- Voluntary acquisition of future-phase wells to begin once Phase 1 complete.



# Questions?

**November 19, 2025**

**RECESS:**

**WEST POLK WELLFIELD BOARD OF DIRECTORS**

**COMMENCE:**

**PRWC BOARD OF DIRECTORS**

**November 19, 2025**

**K. Open Discussion**

**L. Chair / Executive Director Report**

**O. Adjournment**





**Adjourned**

**PRWC Board of Directors**  
**Regular Meeting**

November 19, 2025