



# P<sup>R</sup>WC Board of Directors

## Regular Meeting

January 28, 2026

# Agenda

## Regular Meeting January 28, 2026

**A. Call to Order**

**B. Recognition of New Board Members**

**C. Agenda Revisions**

**D. Public Comments**

## E. Consent Items

- Item E.1 – Approve November 2025 Regular Meeting Minutes
- Item E.2 – Approve the Heartland Headwaters Act member Agreement Amendments
- ~~◦ Item E.3 – Approve Change Order No. 002 to Southeast Wellfield Guaranteed Maximum Price GMP-5 with Florida Water Partners to Reconcile Owner Direct Pipe Quantities for Construction Package 3A~~

**Staff recommend approval of the Consent Agenda**

## PRWC Boards and Member Voting *(Information Item)*

- PRWC is composed of five Board of Directors
  - Regular Board – 16 members
  - Combined Projects Board – 15 members
  - Southeast Project Board – 11 members
  - West Polk Project Board – 6 members
  - Conservation Projects Board\* – 14 members
- Each Board meets as a separate entity with members voting on agenda items

\* Meets as needed as part of the Regular Projects Board

## Regular Board

Auburndale	Bartow	Davenport	Dundee	Eagle Lake
Fort Meade	Frostproof	Haines City	Lake Alfred	Lake Hamilton
Lake Wales	Lakeland	Mulberry	Polk City	Polk County
Winter Haven				

## Combined Projects Board

Auburndale	Bartow	Davenport	Dundee	Eagle Lake
Fort Meade		Haines City	Lake Alfred	Lake Hamilton
Lake Wales	Lakeland	Mulberry	Polk City	Polk County
Winter Haven				

## Southeast Wellfield Project Board

Auburndale	Bartow	Davenport	Dundee	Eagle Lake
		Haines City	Lake Alfred	Lake Hamilton
	Lakeland			Polk County
Winter Haven				

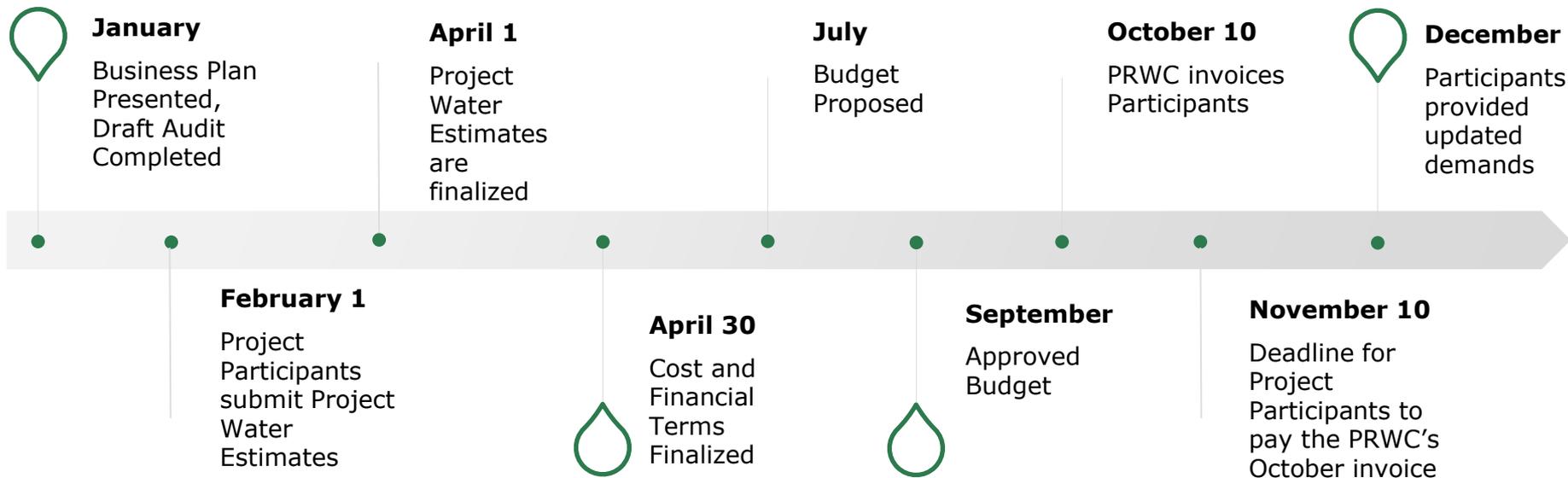
## West Polk Wellfield Project Board

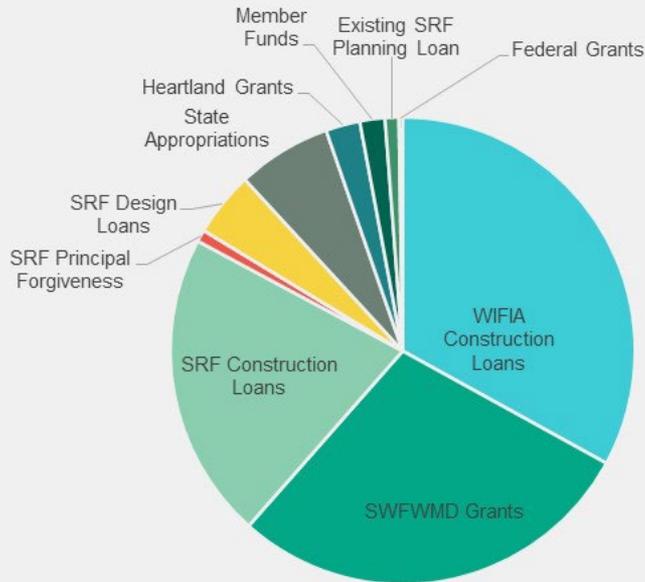
Auburndale	Bartow			
	Lakeland		Polk City	Polk County
Winter Haven				

# Questions?

**Draft Business Plan Review**  
*(Information Item)*

## After Water Production





Description	Program Costs [*]	Funding Percentage
WIFIA Construction Loans	\$262,520,159	33.0%
SWFWMD Grants	\$227,322,907	28.6%
SRF Construction Loans	\$169,227,487	21.3%
SRF Principal Forgiveness	\$6,538,148	0.8%
SRF Design Loans	\$35,805,303	4.5%
State Appropriations	\$52,013,487	6.5%
Heartland Grants	\$19,016,222	2.4%
Member Funds	\$13,877,415	1.7%
SRF Planning Loan	\$7,664,177	1.0%
Federal Grants	\$2,038,635	0.3%
	<b>\$796,023,939</b>	<b>100.0%</b>

[\*] Amounts comprise all project costs, including debt service reserve fund (DSRF) requirements that qualify as approved WIFIA expenditures.

Description	2025 Plan	Current Plan	Difference
WIFIA Construction Loans	\$305,799,441	\$262,520,159	<b>(\$43,279,282)</b>
SWFWMD Grants	\$227,103,284	\$227,322,907	<b>\$219,623</b>
SRF Construction Loans	\$174,686,794	\$169,227,487	<b>(\$5,459,307)</b>
SRF Principal Forgiveness	\$0	\$6,538,148	<b>\$6,538,148</b>
SRF Design Loans	\$36,276,958	\$35,805,303	<b>(\$471,655)</b>
State Appropriations	\$32,790,782	\$52,013,487	<b>\$19,222,705</b>
Heartland Grants	\$17,531,055	\$19,016,222	<b>\$1,485,167</b>
Member Funds	\$7,709,427	\$13,877,415	<b>\$6,167,988</b>
SRF Planning Loan	\$3,173,501	\$7,664,177	<b>\$4,490,676</b>
Federal Grants	\$2,036,475	\$2,038,635	<b>\$2,160</b>
	<b>\$807,107,717</b>	<b>\$796,023,939</b>	<b>(\$11,083,778)</b>



Total loans have decreased from last year's Business Plan by more than \$44 million

- Business plan results include a 10-year financial forecast of member payments
  - Member schedules include an estimate of each year's Base Rate Charge and Water Use Charge
- Water delivery assumed to equal 100% of each member's reserved (phase 1) capacity
  - Southeast project – water delivery from October 2027 to September 2028
  - West Polk project – water delivery (no change) January 2032
- Maintains third party operator estimates for projecting operational expenses
- Eliminates any District deferral (loans) previously included in the forecast
- Incorporates updates to the financing plan, including approved debt forgiveness



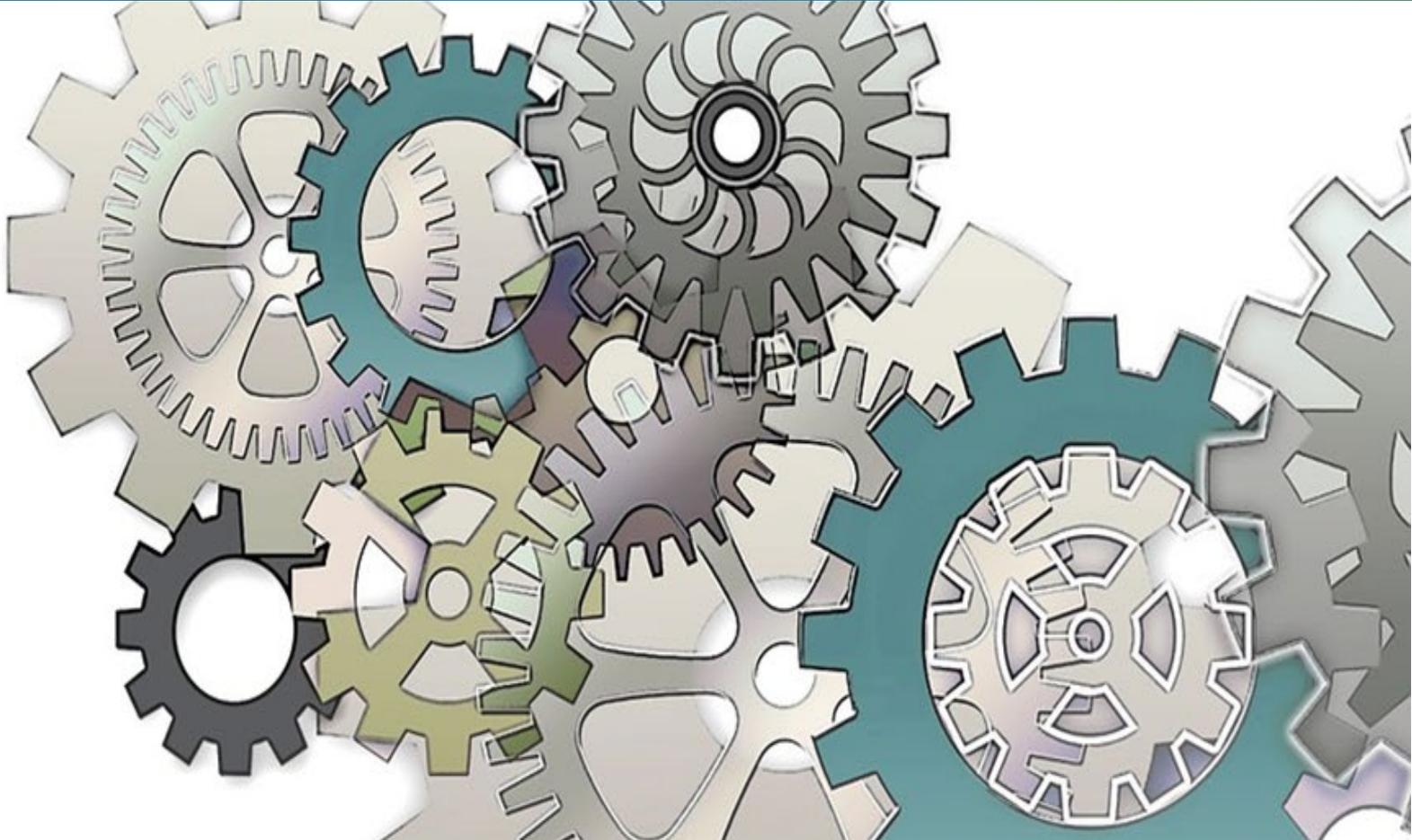
Member payments estimated to be lower over the next few years when compared to last year's forecast

- No change to the SRF planning loan - repayment begins August 2027
- Executed an amendment to the Southeast SRF design loan to reduce the total principal slightly - repayment begins September 2025
- Executed an amendment to the West Polk design loan to move repayment from September 2026 to September 2027
- Debt Service Reserve Fund (DSRF) requirements rolled into WIFIA loans
- WIFIA loan schedules were modified to help phase-in repayment over time while accommodating the new SRF construction loans
  - Southeast WIFIA loan reduced from \$222.8 million to \$179.6 million
  - Southeast SRF Loan still estimated at \$130.0 million with \$6.5 million currently approved for principal forgiveness

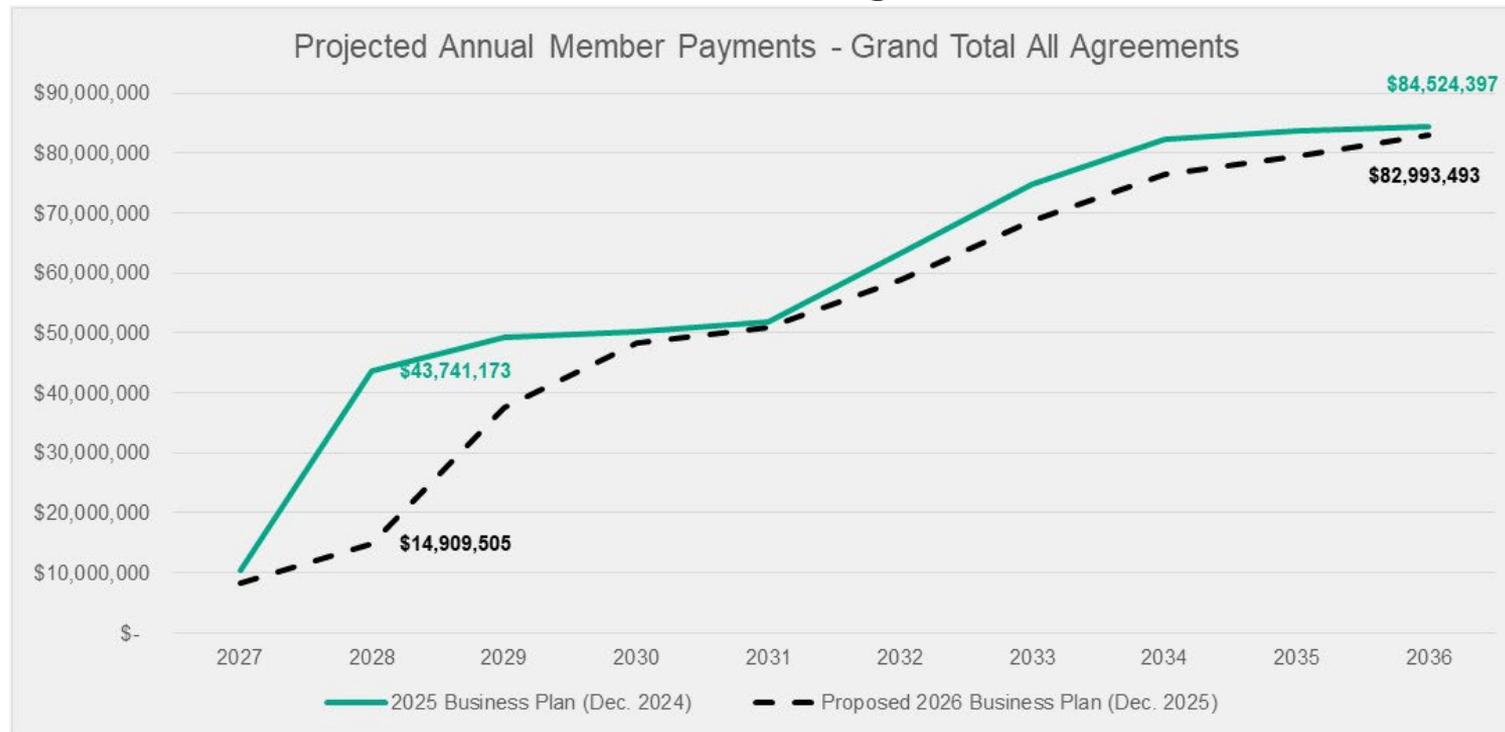


Estimated results are consistent with adopted reserve policy

- DSRF requirement satisfied by WIFIA loan proceeds
- Incorporates 1.25x debt service coverage margin
- R&R Fund and O&M Reserve Policy amounts fully funded well before FY2036



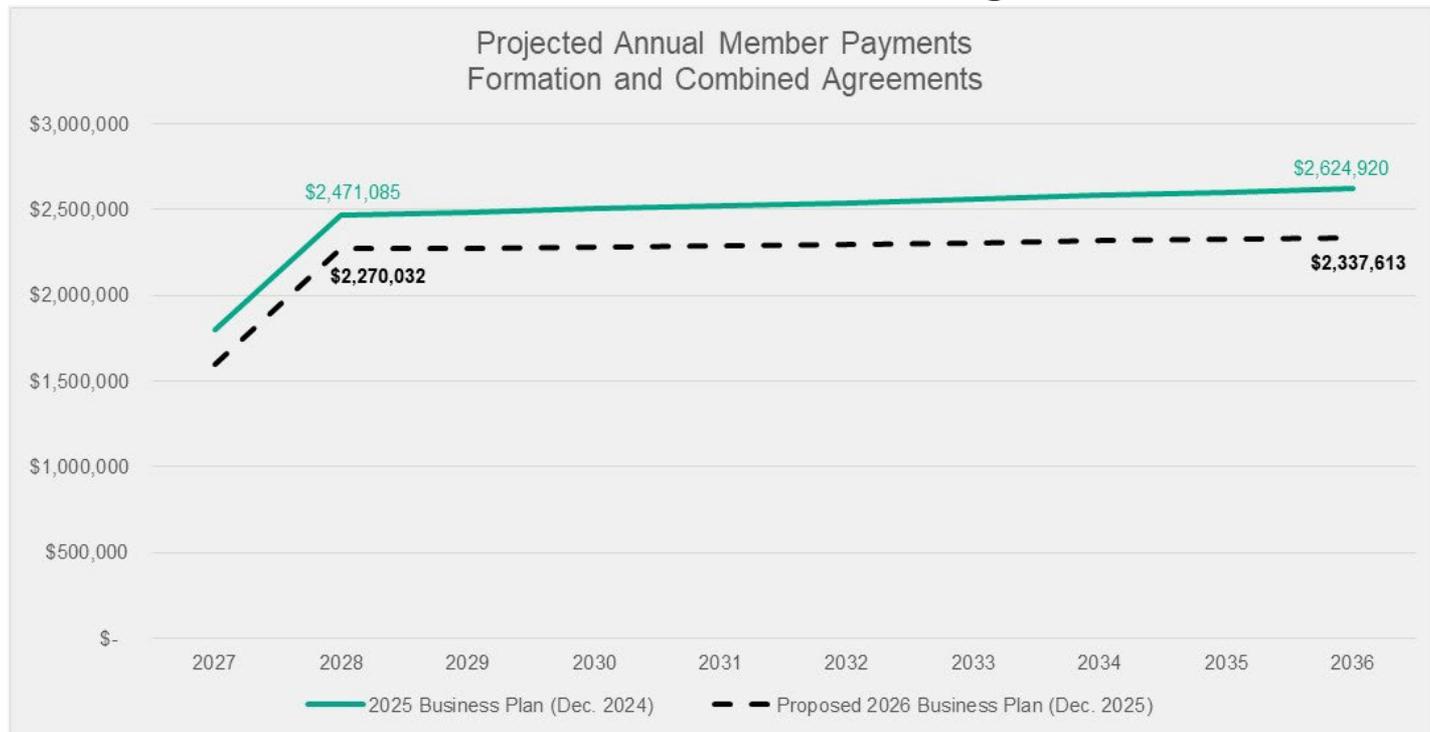
## Grand Total All Agreements



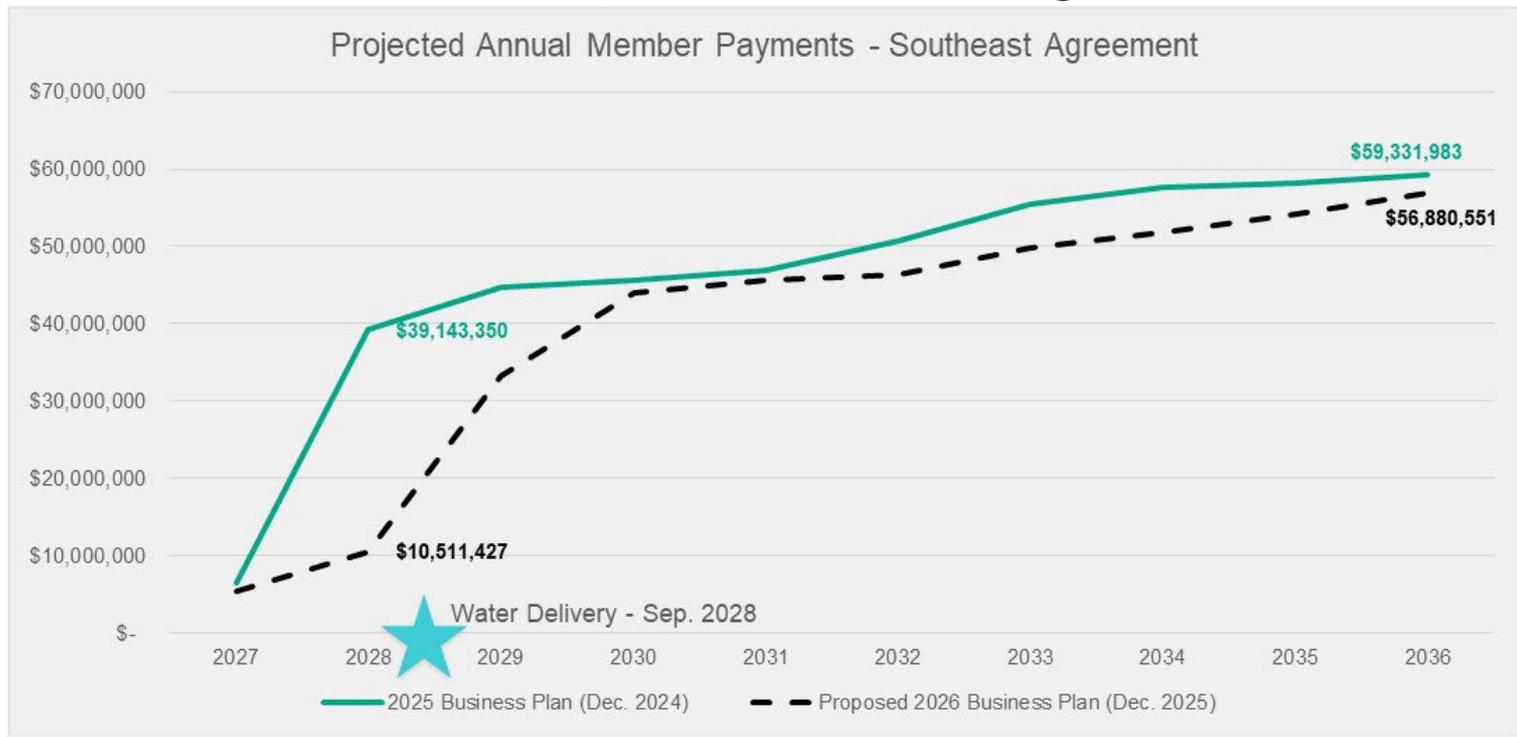
## Comparative Analysis – Total Agreements

Member	Prior 2027	Current 2027	Prior 2028	Current 2028	Prior 2029	Current 2029
Auburndale	\$ 809,937	\$ 688,479	\$ 4,181,540	\$ 1,267,457	\$ 4,748,180	\$ 3,567,419
Bartow	\$ 357,117	\$ 289,192	\$ 1,132,016	\$ 491,652	\$ 1,253,359	\$ 993,595
Davenport	\$ 1,069,421	\$ 910,418	\$ 6,544,740	\$ 1,761,657	\$ 7,478,950	\$ 5,554,402
Dundee	\$ 387,425	\$ 334,095	\$ 2,214,394	\$ 631,954	\$ 2,523,348	\$ 1,886,310
Eagle Lake	\$ 256,715	\$ 218,601	\$ 1,565,540	\$ 422,116	\$ 1,788,880	\$ 1,328,827
Fort Meade	\$ 8,739	\$ 7,399	\$ 11,468	\$ 10,121	\$ 11,582	\$ 10,171
Haines City	\$ 1,473,278	\$ 1,259,267	\$ 8,554,339	\$ 2,392,039	\$ 9,756,825	\$ 7,271,307
Lake Alfred	\$ 396,270	\$ 336,104	\$ 2,407,191	\$ 648,783	\$ 2,750,399	\$ 2,041,818
Lake Hamilton	\$ 196,170	\$ 167,502	\$ 1,203,314	\$ 324,083	\$ 1,375,139	\$ 1,021,735
Lake Wales	\$ 54,976	\$ 46,916	\$ 74,645	\$ 66,642	\$ 75,143	\$ 66,796
Lakeland	\$ 2,244,315	\$ 1,492,696	\$ 2,625,798	\$ 2,393,964	\$ 2,615,346	\$ 2,527,660
Mulberry	\$ 2,708	\$ 1,089	\$ 2,721	\$ 1,125	\$ 2,804	\$ 1,155
Polk City	\$ 10,717	\$ 6,315	\$ 10,544	\$ 9,591	\$ 10,355	\$ 9,558
Polk County	\$ 2,181,405	\$ 1,825,627	\$ 9,260,711	\$ 3,234,599	\$ 10,423,643	\$ 7,974,709
Winter Haven	\$ 819,238	\$ 695,758	\$ 3,950,024	\$ 1,252,709	\$ 4,473,261	\$ 3,373,510
Frost Proof	\$ 2,113	\$ 973	\$ 2,188	\$ 1,012	\$ 2,267	\$ 1,053
<b>TOTAL</b>	<b>\$ 10,270,543</b>	<b>\$ 8,280,432</b>	<b>\$ 43,741,173</b>	<b>\$ 14,909,505</b>	<b>\$ 49,289,481</b>	<b>\$ 37,630,027</b>

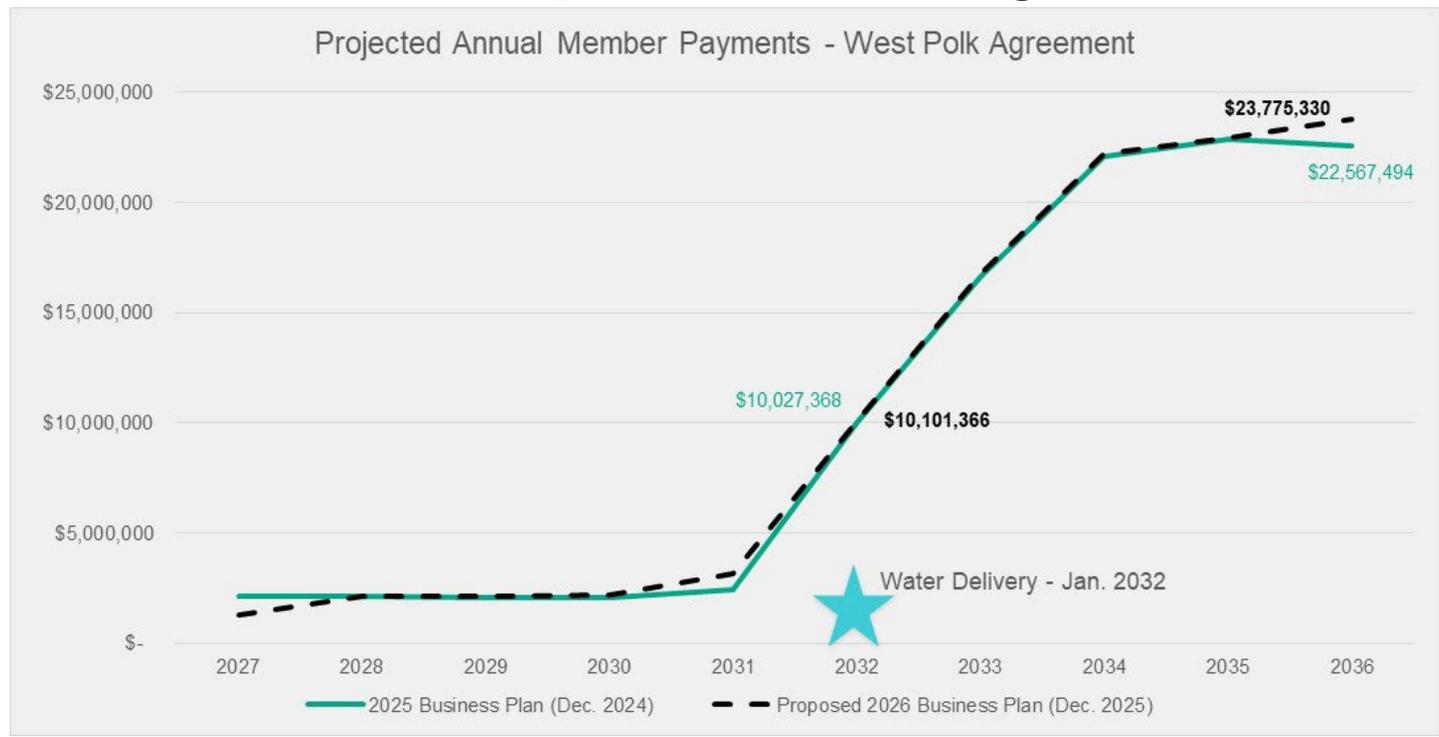
## Formation and Combined Agreements



## Southeast Implementation Agreement



## West Polk Implementation Agreement



***Under the Proposed 2026 Business Plan, WIFIA Loan does not fully amortize until FY2038 while the planning and design loans will have been paid off***

## Proposed 2026 Business Plan (Dec. 2025) – Preliminary Estimates

Member	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Auburndale	\$ 688,479	\$ 1,267,457	\$ 3,567,419	\$ 4,655,837	\$ 4,826,848	\$ 5,000,939	\$ 5,427,189	\$ 5,711,534	\$ 5,947,593	\$ 6,240,270
Bartow	\$ 289,192	\$ 491,652	\$ 993,595	\$ 1,234,342	\$ 1,312,611	\$ 1,649,630	\$ 2,029,000	\$ 2,324,998	\$ 2,408,714	\$ 2,507,852
Davenport	\$ 910,418	\$ 1,761,657	\$ 5,554,402	\$ 7,347,231	\$ 7,608,499	\$ 7,748,938	\$ 8,311,409	\$ 8,665,362	\$ 9,038,041	\$ 9,502,565
Dundee	\$ 334,095	\$ 631,954	\$ 1,886,310	\$ 2,479,256	\$ 2,565,675	\$ 2,612,130	\$ 2,798,168	\$ 2,915,241	\$ 3,038,508	\$ 3,192,152
Eagle Lake	\$ 218,601	\$ 422,116	\$ 1,328,827	\$ 1,757,449	\$ 1,819,938	\$ 1,853,542	\$ 1,988,041	\$ 2,072,691	\$ 2,161,819	\$ 2,272,906
Fort Meade	\$ 7,399	\$ 10,121	\$ 10,171	\$ 10,231	\$ 10,297	\$ 10,365	\$ 10,436	\$ 10,510	\$ 10,587	\$ 10,667
Haines City	\$ 1,259,267	\$ 2,392,039	\$ 7,271,307	\$ 9,577,972	\$ 9,914,488	\$ 10,095,585	\$ 10,819,602	\$ 11,275,400	\$ 11,755,306	\$ 12,353,381
Lake Alfred	\$ 336,104	\$ 648,783	\$ 2,041,818	\$ 2,700,338	\$ 2,796,352	\$ 2,847,988	\$ 3,054,633	\$ 3,184,695	\$ 3,321,637	\$ 3,492,315
Lake Hamilton	\$ 167,502	\$ 324,083	\$ 1,021,735	\$ 1,351,515	\$ 1,399,575	\$ 1,425,409	\$ 1,528,872	\$ 1,593,981	\$ 1,662,534	\$ 1,747,981
Lake Wales	\$ 46,916	\$ 66,642	\$ 66,796	\$ 67,010	\$ 67,257	\$ 67,515	\$ 67,782	\$ 68,060	\$ 68,350	\$ 68,651
Lakeland	\$ 1,492,696	\$ 2,393,964	\$ 2,527,660	\$ 2,649,918	\$ 3,422,188	\$ 9,006,287	\$ 14,368,477	\$ 18,745,426	\$ 19,358,162	\$ 20,031,276
Mulberry	\$ 1,089	\$ 1,125	\$ 1,155	\$ 1,197	\$ 1,246	\$ 1,296	\$ 1,348	\$ 1,402	\$ 1,459	\$ 1,517
Polk City	\$ 6,315	\$ 9,591	\$ 9,558	\$ 9,847	\$ 13,500	\$ 40,009	\$ 65,394	\$ 86,141	\$ 89,023	\$ 92,178
Polk County	\$ 1,825,627	\$ 3,234,599	\$ 7,974,709	\$ 10,225,351	\$ 10,671,688	\$ 11,715,024	\$ 13,249,035	\$ 14,370,664	\$ 14,931,068	\$ 15,615,182
Winter Haven	\$ 695,758	\$ 1,252,709	\$ 3,373,510	\$ 4,377,494	\$ 4,536,613	\$ 4,704,610	\$ 5,104,807	\$ 5,372,976	\$ 5,591,947	\$ 5,863,211
Frost Proof	\$ 973	\$ 1,012	\$ 1,053	\$ 1,096	\$ 1,140	\$ 1,186	\$ 1,233	\$ 1,283	\$ 1,335	\$ 1,388
<b>TOTAL</b>	<b>\$ 8,280,432</b>	<b>\$ 14,909,505</b>	<b>\$ 37,630,027</b>	<b>\$ 48,446,085</b>	<b>\$ 50,967,914</b>	<b>\$ 58,780,452</b>	<b>\$ 68,825,425</b>	<b>\$ 76,400,366</b>	<b>\$ 79,386,082</b>	<b>\$ 82,993,493</b>

- Additional Proposed costs for FY2027
  - One or two new positions – approximately **\$150,000**
    - Conservation Program Manager
    - Assistant Project Manager/Owner Site Representative
  - Combined Projects Budget – approximately **\$1,000,000**
    - Peace River reservoir feasibility on Mosaic property
    - Water use permit application - 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
  - Operations and Maintenance costs – approximately **\$200,000**
    - Land and Transmission Main maintenance

# Questions?

**January 28, 2026**

**RECESS:**

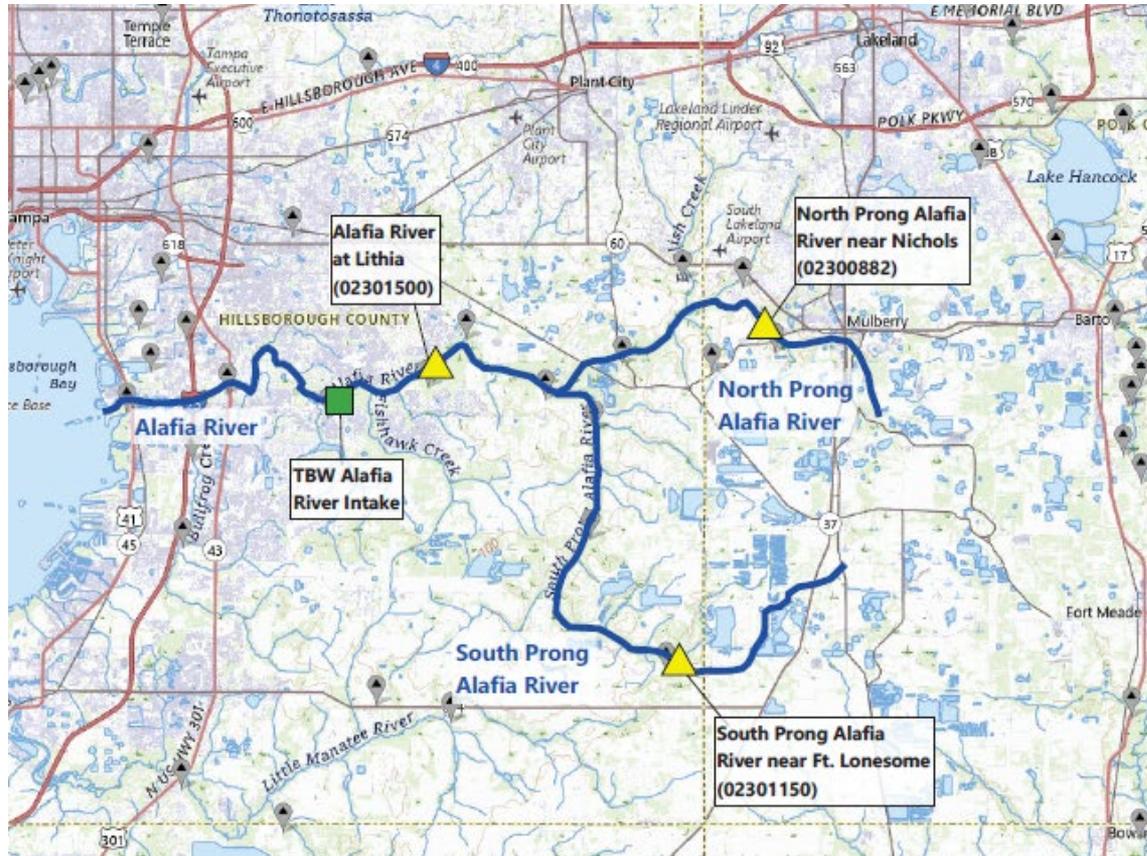
**PRWC REGULAR BOARD OF DIRECTORS**

**COMMENCE:**

**COMBINED PROJECTS BOARD OF DIRECTORS**

## **Alafia River Water Supply Project Additional Funding for Legal Challenge**

***(Action Item)***

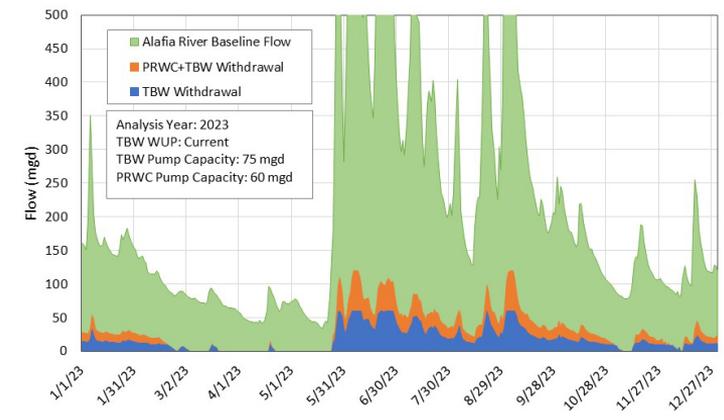


- Alafia River listed as a source for PRWC water in 2017 Engineers Report.
- PRWC demands indicate that 14-27 MGD of additional water supply will be needed by 2070 (beyond SE, WP and Peace River Projects).
- Minimum Flow Rule allows 19% of river flows to be used
- Tampa Bay Water (and Mosaic) currently permitted to use 10% of flows
- Tampa Bay Water received a Water Use Permit modification for remaining 9% of flows – July 22, 2025

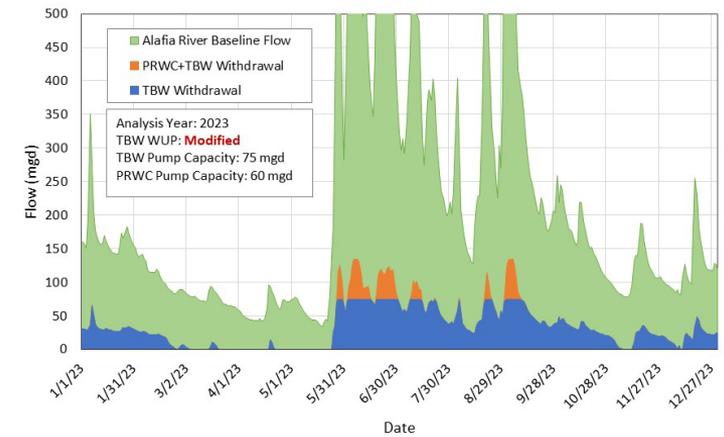
- Original TBW Water Use Permit
  - Up to 15 MGD Available to PRWC
  - Long-term withdrawals available on 80% of days
- Modified TBW Water Use Permit
  - Up to 5 MGD available to PRWC
  - Long-term withdrawals available on 17% of days

(70-year long-term average estimates)

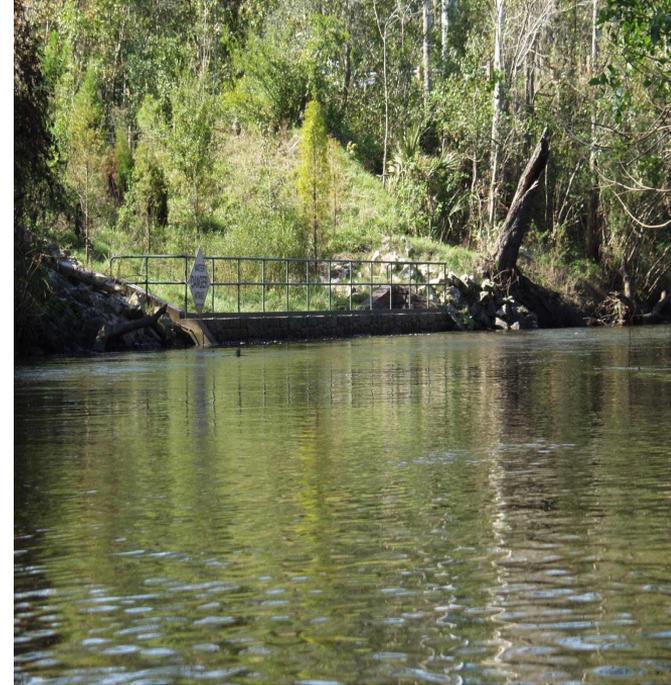
Alafia River Daily Flows and Available Withdrawals (Example Analysis Year 2023)



Alafia River Daily Flows and Available Withdrawals (Example Analysis Year 2023)



- PRWC - Water Use Permit
  - Submitted June 18, 2025
  - Recent third RAI received January 15, 2026
  - Response in-progress
- Tampa Bay Water - Water Use Permit Modification
  - PRWC filed administrative Challenge Sep. 30, 2025
  - Hearing dates set – March 4-11, 2026
  - Discovery and depositions on-going (motion to dismiss denied)
  - PRWC amended the Admin Budget to add \$204,820 in July 2025
  - Additional funds necessary - \$226,000 through entry of final order
    - Total litigation budget \$430,820
    - Settlement will reduce these costs



- Alafia River WUP a non-budgeted cost
- PRWC recommends funding the project through a PRWC 2026 Administrative Budget Amendment
  - Total cost of \$226,000
  - Member costs based on 2024 actual water use
  - PRWC will invoice members in FY2026

**Polk Regional Water Cooperative  
Alafia River Permit Additional Challenge Costs**

	2024 Annual Water Use (MGD)	% of Total 2024 Water Use	Proposed Cost to Member
<b>MEMBER FUNDING COSTS</b>			
Lakeland	23.82	29.22%	\$ 66,044.90
Polk County	19.50	23.92%	\$ 54,066.99
Winter Haven	11.06	13.57%	\$ 30,665.69
Haines City	6.94	8.51%	\$ 19,242.30
Auburndale	6.63	8.13%	\$ 18,382.78
Bartow	3.24	3.97%	\$ 8,983.44
Lake Wales	2.41	2.96%	\$ 6,682.12
Davenport	2.21	2.71%	\$ 6,127.59
Lake Alfred	1.69	2.07%	\$ 4,685.81
Eagle Lake	0.81	0.99%	\$ 2,245.86
Dundee	0.80	0.98%	\$ 2,218.13
Fort Meade	0.64	0.79%	\$ 1,774.51
Mulberry	0.47	0.58%	\$ 1,303.15
Polk City	0.44	0.54%	\$ 1,219.97
Frostproof	0.43	0.53%	\$ 1,192.25
Lake Hamilton	0.42	0.52%	\$ 1,164.52
<b>Subtotal</b>	<b>81.51</b>	<b>100.00%</b>	<b>\$ 226,000.00</b>

## Recommendation:

**Approve the additional costs to the legal challenge budget for the Alafia River Water Supply Project and amend the Administrative Budget by \$226,000 to cover the costs of this work**

**Designate the Alafia River Alternative Water Supply Project as an Approved Project and Approve the Second Amendment to the Combined Projects Implementation Agreement adding the Alafia River Water Supply Project**  
*(Action Item)*

# Alafia River as an Approved Project

- 2017 PRWC Phase 2 Implementation Agreement Engineers Report identified 5 projects including Alafia River Water Supply Project
  - Also listed as a potential project in SWFWMD and CFWI Regional Water Supply Plans
- Section 2.10 of PRWC Interlocal Agreement
  - Alafia Project currently considered as a “Candidate” Project
  - PRWC would like to elevate the project status to an “Approved” project
    - Same Status as Peace Creek, Peace River, Southeast and West Polk LFA Wellfield projects
    - Project is deemed ready for potential implementation
- Combined Project Implementation Agreement
  - PRWC would like to amend current Implementation Agreement to add Alafia Project for eventual final feasibility and 30% design (pending outcome of administrative challenge)
- Elevation to “Approved” status and adding to Combined Projects Implementation Agreement better reflects current work effort/evaluation of project as well as future need

## Recommendation:

**Approve the Designation of the Alafia River Water Supply Project and approve the Second Amendment to the Combined Projects Implementation Agreement adding the Alafia River Water Supply Project**

**January 28, 2026**

**RECESS:**

**COMBINED PROJECTS BOARD OF DIRECTORS**

**COMMENCE:**

**SOUTHEAST WELLFIELD BOARD OF DIRECTORS**

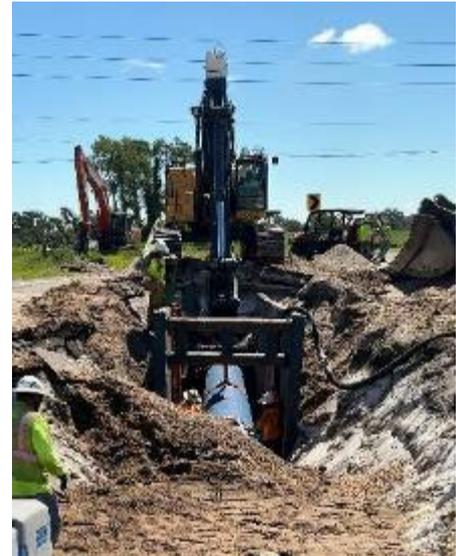
**Update on Southeast Wellfield**  
*(Information Item)*

- Design and Cost Estimating
  - 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 95% design complete
- *Ongoing pipeline design refinements underway*



GMP	Project	Description	Board Approval	Status
1	SETM	Construction Package 2A	Mar-24	Complete
2	SETM	Construction Package 1 & 6	Sep-24	Construction
3	WPF	Water Production Facility	Jan-25	Construction
4	SETM	Construction Package 4A, 2B and Valve Package	May-25	Construction
5	SETM	Construction Package 3A, 4B & 5	Jul-25	Underway
6	SETM	Construction Packages 2C, 3B	Jan-26	Pending Board approval
+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: UFA water supply well completed; 30" surface casing complete with pilot hole drilling underway
- PW-10: Drilling complete; site restoration in progress
- PW-11: Complete (site currently used for staging and storage)

## Production Well 14

- Acquisition complete; construction Notice-to-Proceed issued 1/15/26
- Completion anticipated July 2026



## Water Production Facility

- Clearwell/transfer pump station concrete work in progress
- Ground storage tank (GST) contractor mobilization underway
- Temporary site electrical work on-going
- Installed precast “cans” for RO pumps
- Potable water loop installation in progress
- Site balancing complete
  - Stormwater and reject ponds constructed
  - Site grading and sod placement on-going
  - Temporary access roads in place
- Substantial Completion fall 2028







**Concrete Pour – Clearwell/Transfer Pump Station**



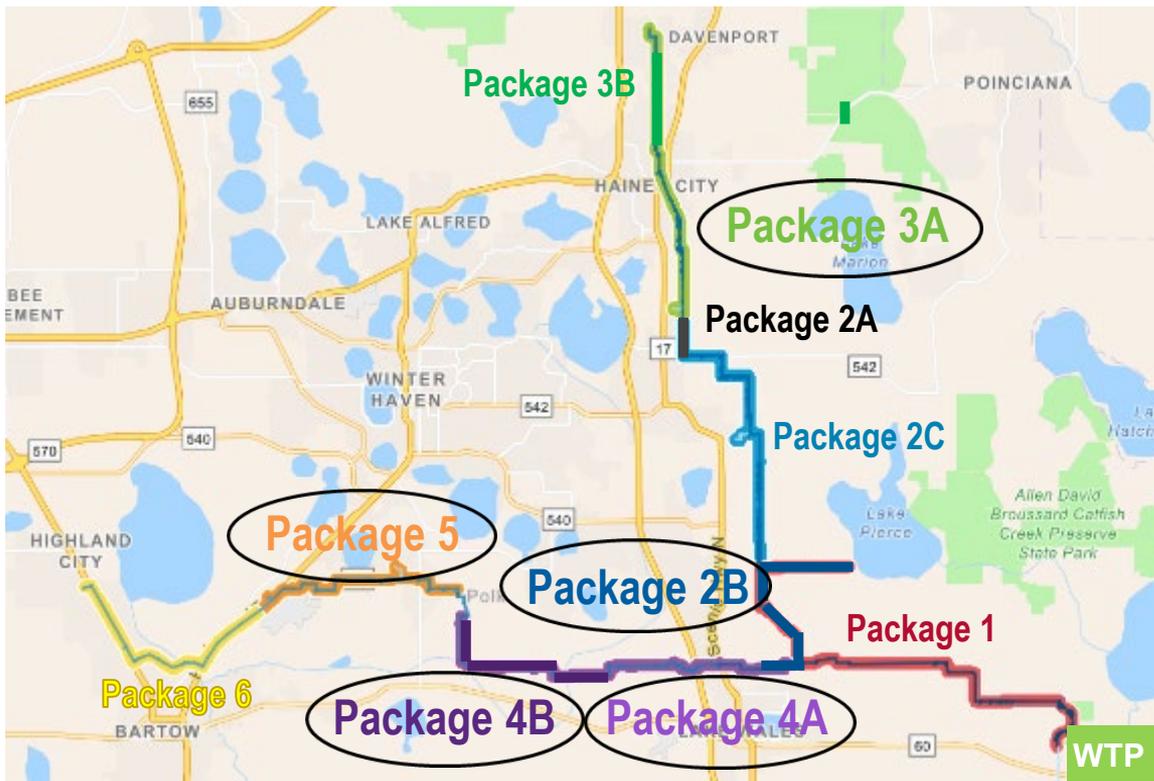
## “Reggie” the Gator



- **GMP-1 Const Package 2A**  
complete
- **GMP-2 Const Package 1**
  - Approx. 25% complete
  - 42" steel pipe installation progressing to east along Mammoth Grove Road
- **GMP-2 Const Package 6**
  - 12" PVC/HDPE main complete; testing in progress
  - Substantial completion anticipated in February



- GMP-4 Const Package 2B**
  - 36" DIP in progress Mountain Lake grove roads; 10" HDPE starting on Masterpiece Rd
- GMP-4 Const Package 4A**
  - 24" PVC/HDPE approx. 75% complete; Jack & Bore at US 27 in progress
- GMP-5 Const Packages 3A/4B/5**
  - Construction NTP's issued for 4B and 5
  - Construction NTP for 3A late January



**Package 2B 36" DIP  
Installation w/Poly Wrap**



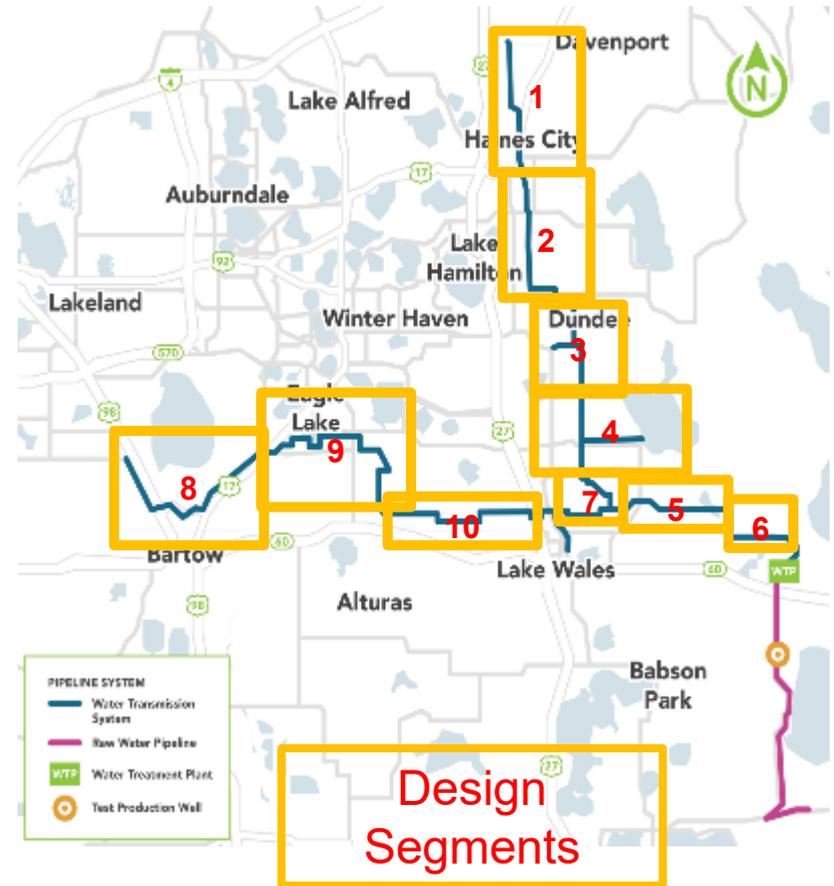
**Package 2B Tap for Air  
Release Valve Installation**

## Package 1 42" Steel Pipe Corrosion Control Port Installation



## Package 4A 24" PVC Pipe Installation – US 27

- **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 264 parcels, totaling nearly \$12,000,000**



## Water Production Facility

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

## Transmission System

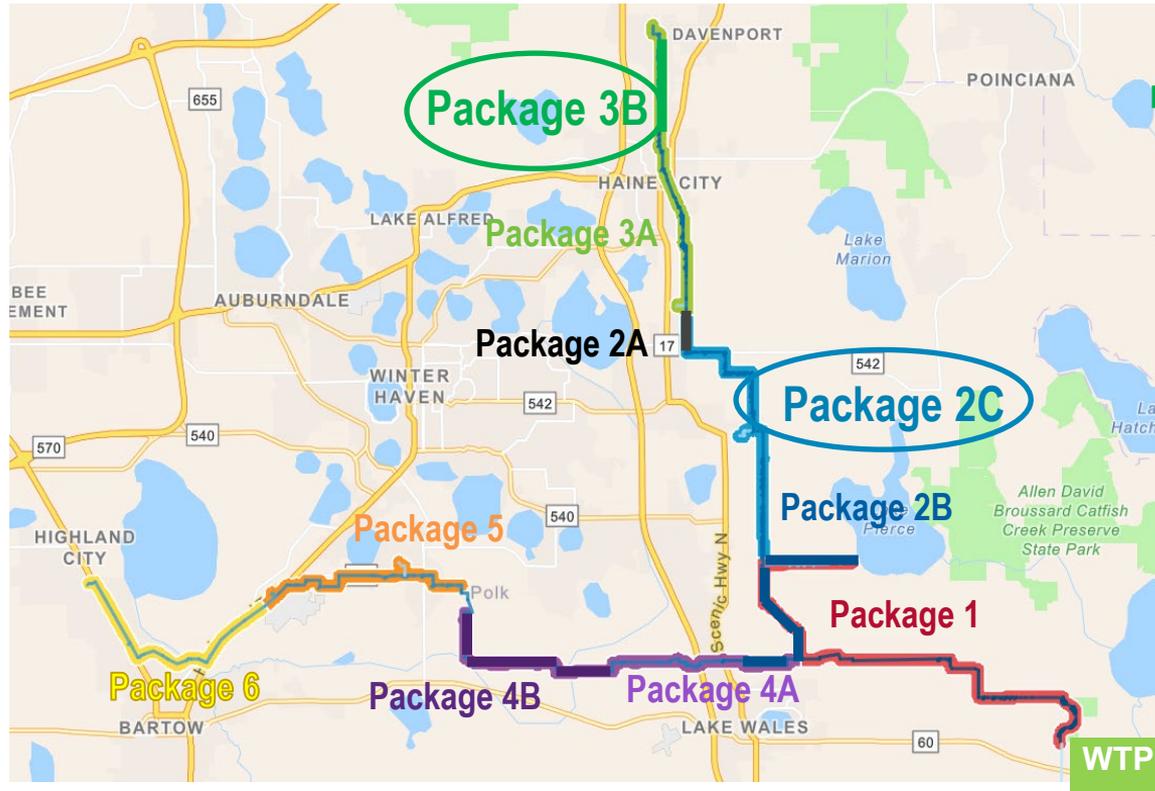
- Const Packages 1, 2B, 4A, 4B and 6 – all permits issued
- All other permits either issued or in progress/pending issuance
  - Includes CR 540A and Auburndale BPS's



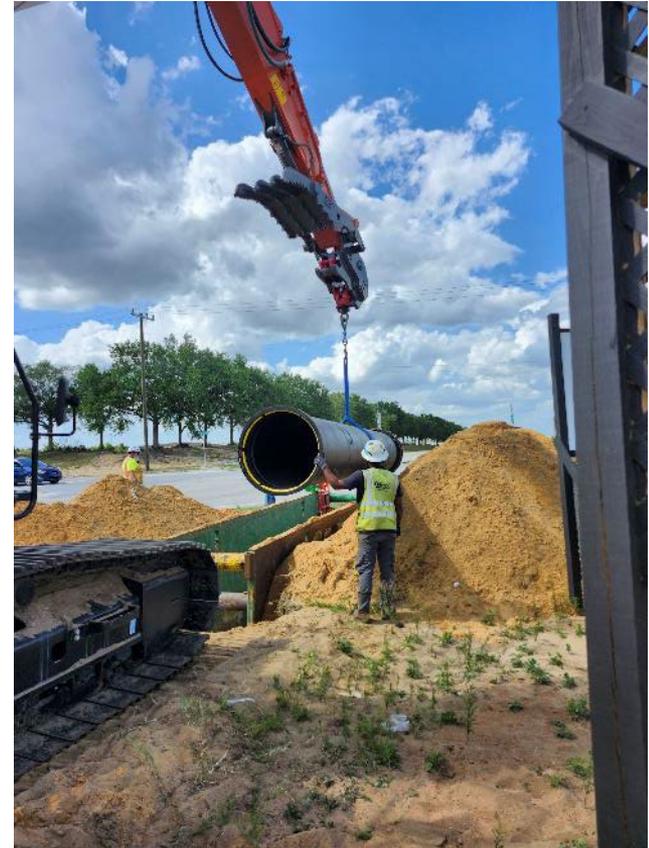
# Questions?

**Approve the Guaranteed Maximum Price  
(GMP-6) for Construction Packages 2C and  
3B for the Southeast Wellfield Project**  
*(Action Item)*

# Guaranteed Maximum Price 6 (GMP-6)



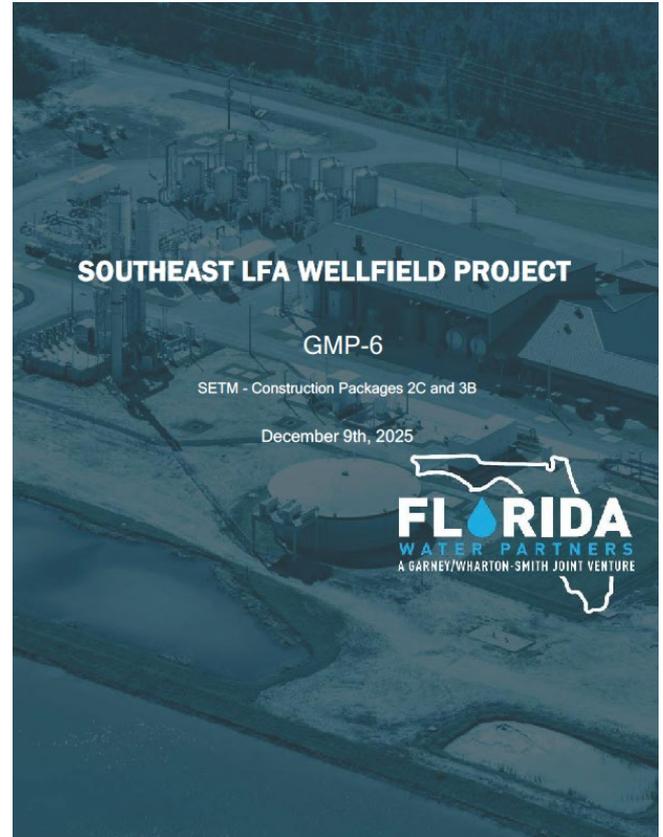
- Includes approx. 33,700 LF of 30" DIP and 4,100 LF of 30" HDPE pipe
  - Includes connections to Dundee and Lake Hamilton receiving facilities
- **Bid Summary**
  - **\$15,595,588 (Amici)**
  - 6 other qualified bidders ranging from \$16.29M - \$21.46M
- Proposed path forward: recommend award to Amici
  - Amici subcontractor on Construction Package 4A



- Includes approx. 4,000 LF of 30" DIP, 6,350 LF of 24" PVC, and 6,300 LF of 30" and 24" HDPE pipe
  - Facilitates connections to Davenport, Haines City and Polk County NE receiving facilities
- **Bid Summary**
  - **\$7,877,536 (RCS)**
  - **\$8,251,083 (Midsouth)**
  - 3 other bidders ranging from \$8.38M - \$11.26M
- Proposed path forward: recommend award to Midsouth
  - RCS disqualified due to lack of relevant experience, documented OSHA violations (trench safety), and failure to submit requisite licenses and certifications
  - Midsouth is subcontractor on Construction Package 3A in Haines City area

# Guaranteed Maximum Price 6 (GMP-6)

- Total “Base Bid” Price \$26,643,892
  - Includes \$2,797,221 in contingencies
- Other CMAR-related Costs \$5,653,705
  - Testing, inspection/permit fees
  - General conditions
  - Bonds (1.25%) and insurance (2.25%)
  - CMAR fee (8%)
- **GMP-6 Total \$32,297,597**
  - Construction start spring 2026
  - Construction completion early 2028



# Construction Cost Trends

Based on Aug. 2024

90% Estimate

GMPs

GMP 1 (Package 2A)	TBD	\$5,138,830
GMP 2 (Packages 1,6)	TBD	\$71,571,699
GMP 4 (Packages 2B, 4A, valves)	TBD	\$28,639,140
GMP 5 (Packages 3A, 4B, 5)	TBD	\$39,273,265
GMP-6 (Packages 2C, 3B)	TBD	\$32,297,597
GMP-7 (2 BPS, Metering Stations)*	TBD	<i>Use 90% Est.</i>
<b>TOTAL</b>	<b>\$256,186,868</b>	<b>\$201,523,907</b>

**ANTICIPATED REDUCTION  
FROM 90%:**

**\$54,662,961**

*Note: Additional segments resulting from program changes not included*

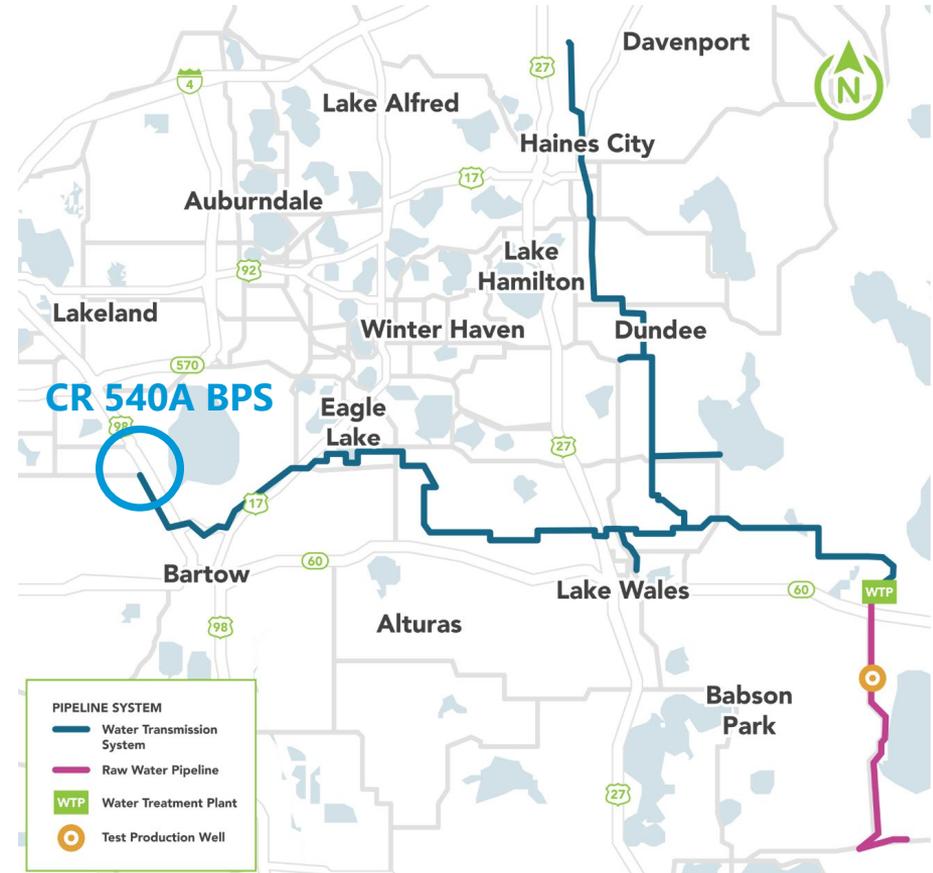
## Recommendation:

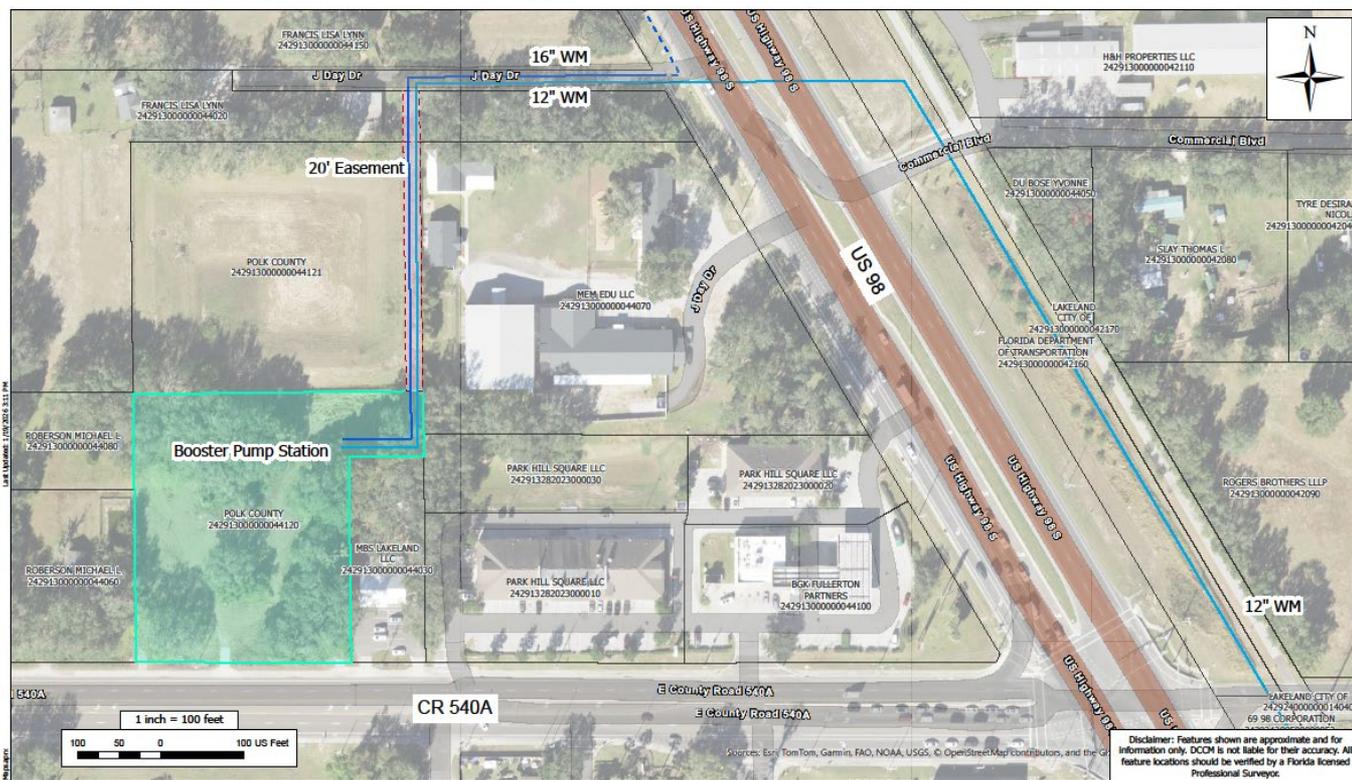
**Approve the Guaranteed Maximum Price (GMP-6)  
for Construction Packages 2C and 3B for the  
Southeast Wellfield Project**

**Approve the Cost Share Agreement between the PRWC and the City of Lakeland to Share Easement and Construction Costs for Water Transmission Projects**

***(Action Item)***

- SETM Construction Package 6 includes 12” transmission main to CR 540A Booster Pump Station via the US 98 corridor
- Lakeland connection to CR 540A BPS includes a 16” water main extension on US 98
- Construction of both water mains in parallel provides for shared cost savings
- Agreement addresses sharing of costs for easement acquisition and construction
  - Lakeland share \$243,573.56
  - PRWC share \$205,828.77





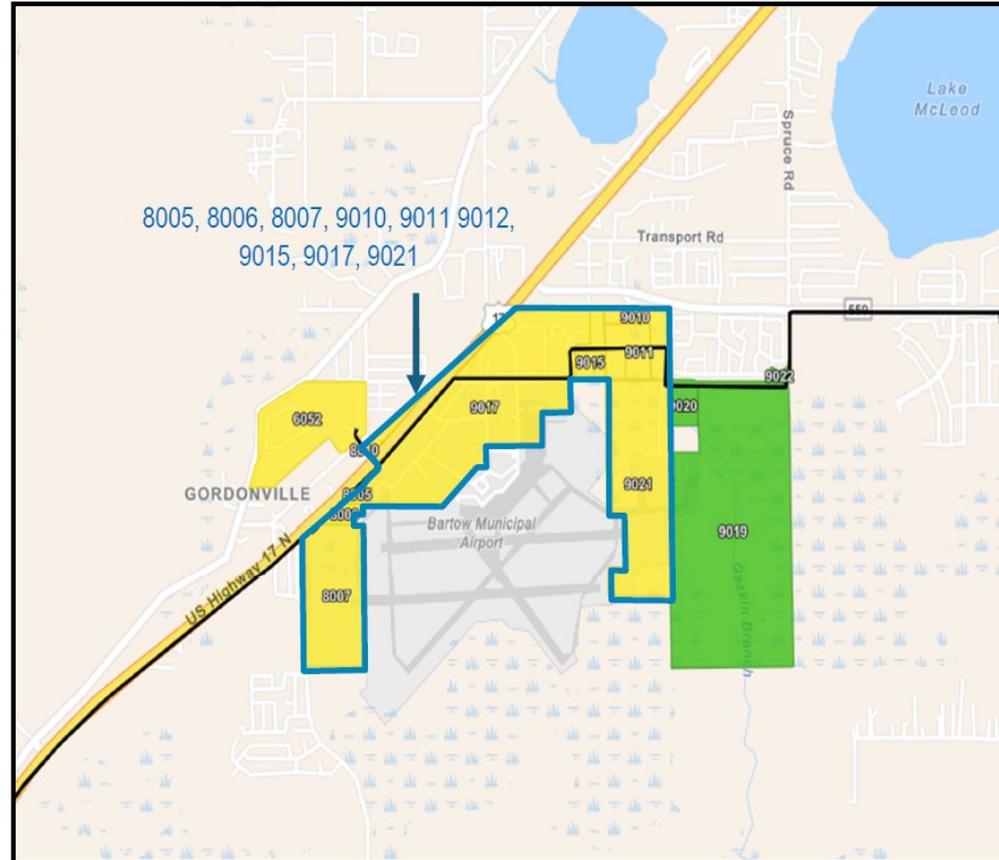
<p>ChastainSkillman</p> <p><b>DCCM</b></p>	<p><b>Polk Regional Water Cooperative</b></p> <p>DRAFTED BY: AR (January 19, 2026)</p>	<p>J Day Drive Water Main Construction</p> <p>CSI PROJ, NO. 8825.03</p>	<p>Figure</p>
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## Recommendation:

**Approve the Cost Share Agreement with the City of Lakeland for land acquisition and construction costs for water main improvements included in GMP-2, Construction Package 6**

**Approve the Interlocal Agreement between  
the PRWC, City of Bartow, and Bartow  
Municipal Airport Development Authority  
*(Action Item)***

- Nine Parcels required for transmission main on Bartow Municipal Airport property
- Property is subject to regulations under:
  - War Assets Administration
  - Federal Aviation Authority
- Interlocal Agreement granting the PRWC a License Agreement is best mechanism for construction and operation of transmission main
  - PRWC
  - Bartow
  - Bartow Municipal Airport Development Authority



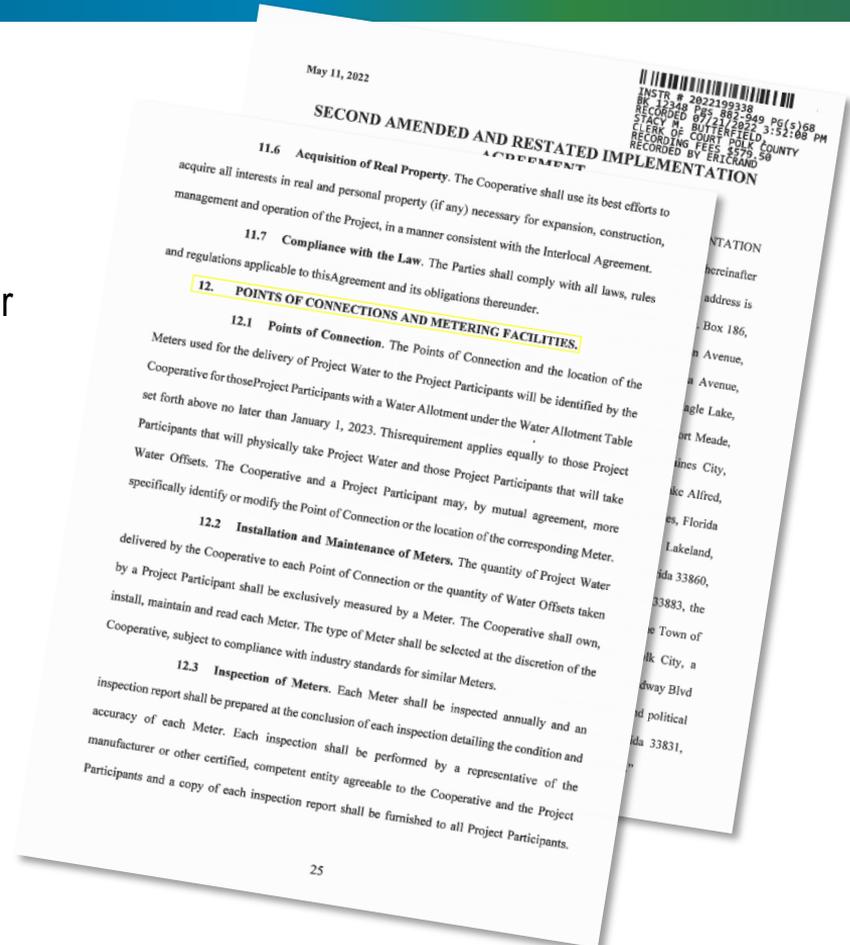
## Recommendation:

**Approve the Interlocal Agreement between the PRWC, City of Bartow, and Bartow Municipal Airport Development Authority for Construction of the Southeast Wellfield Project Transmission Main**

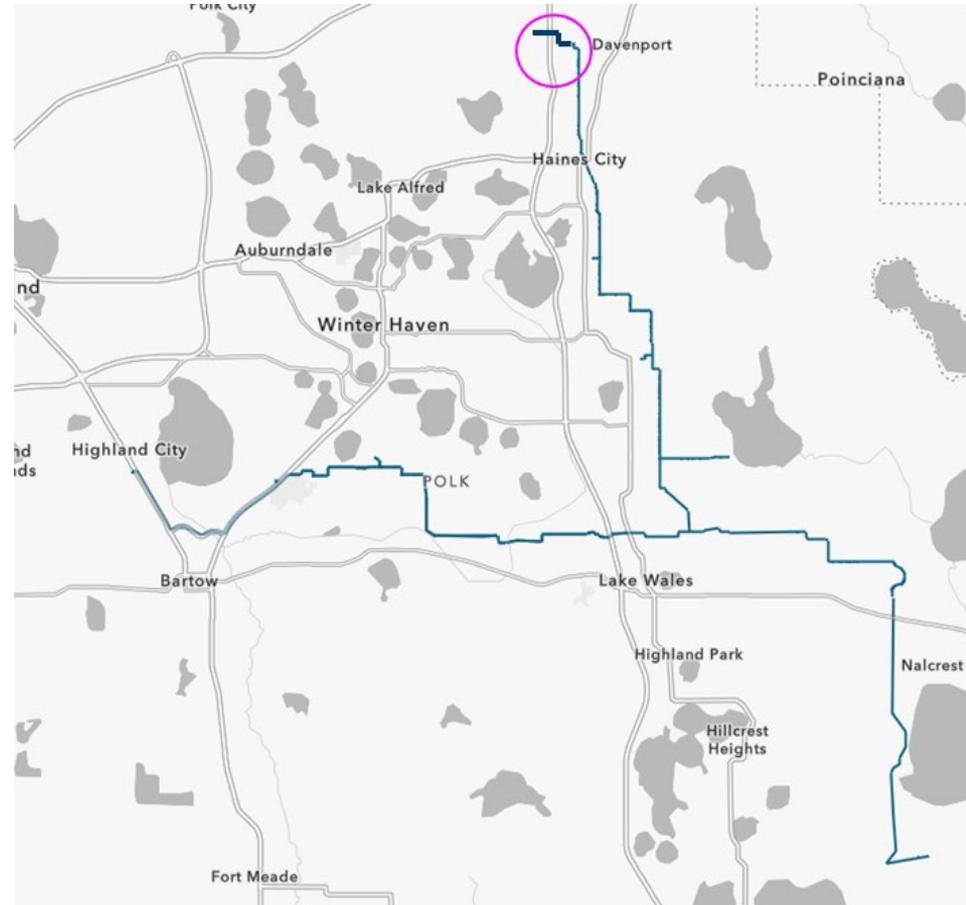
**Revision of Final Points of Connection for the Southeast Wellfield Project and adopt Resolution 2026-01 to Amend Resolutions 2023-06, 2024-34, and 2025-05 Project Resolution of Necessity Approving the Southeast Wellfield Water Production Facility and Transmission Main Project due to a change in the Transmission Main Route**

***(Action Item)***

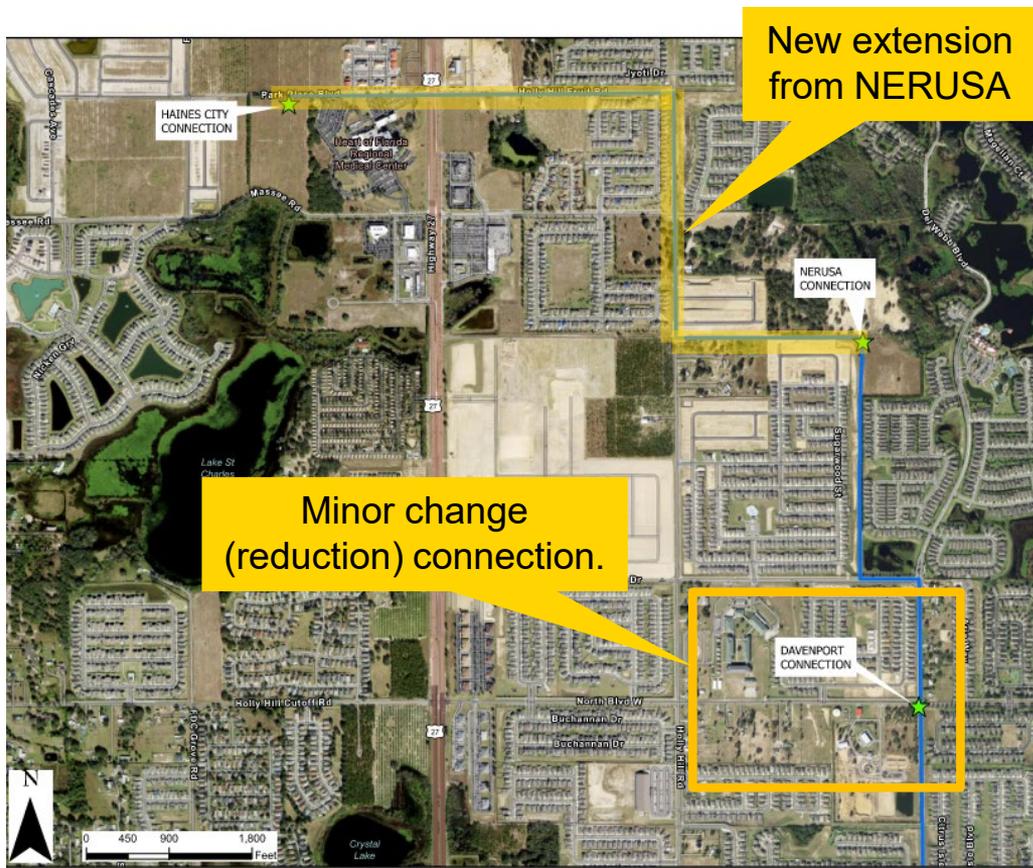
- Section 12.1 of the Implementation Agreement
  - Identify Points of Connection (POC's) for member systems
  - POC's were originally identified by Cooperative January 18, 2023 and revised January 15, 2025
- Member POC's identified through:
  - SETM hydraulic modeling
  - Discussions with PRWC Technical Advisory Committee (TAC)
  - Meetings with individual members



- PRWC adopted Resolution 2023-06 for the Transmission Main route in March 2023
- Original route was selected based on:
  - Member delivery locations
  - Cost (e.g. length of pipe, constructability, etc.)
  - Environmental, archeological, cultural and geotechnical features
  - Long-range planning and public inconvenience
  - Safety and ease of operations and maintenance
- Modification made in Resolutions 2024-34 and 2025-05
- Current change is to northern terminus of route



- Relocation of Haines City POC necessitates extension of transmission main.
- Revision to Davenport connection shortens connection between transmission main and POC.

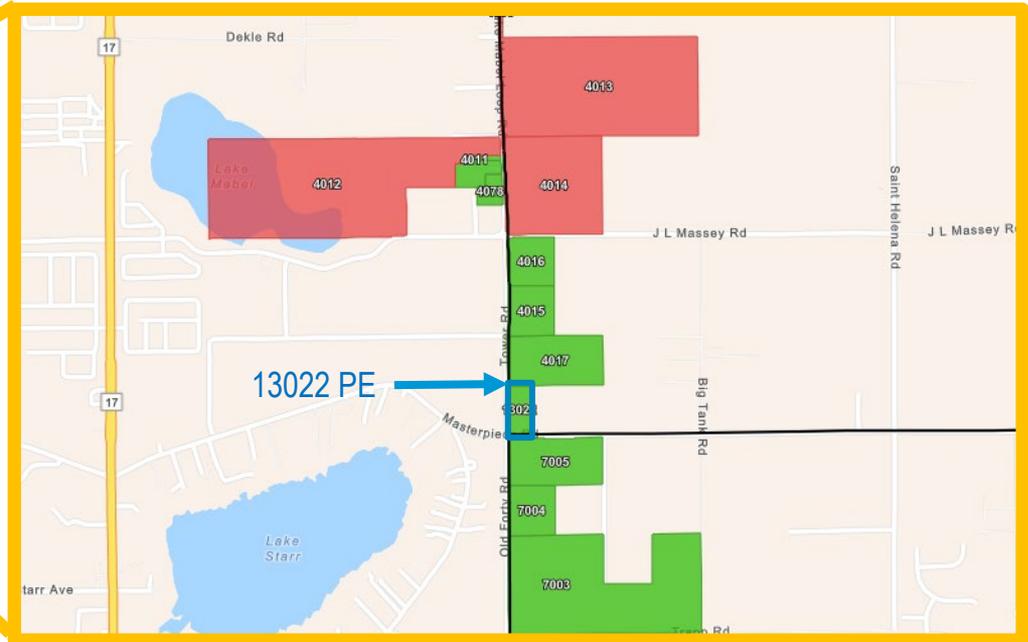
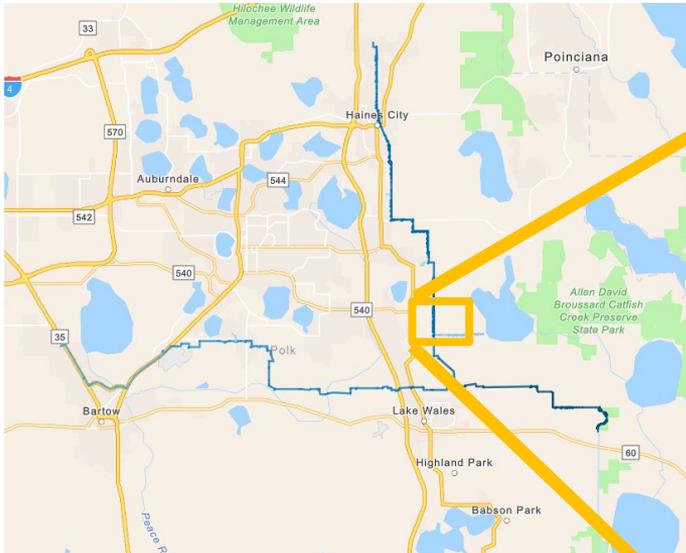


## Recommendation:

**Approve Revisions to the Final Points of Connection and Adopt Resolution 2026-01 to Amend Resolutions 2023-06, 2024-34, and 2025-05 Project Resolution of Necessity Approving the Southeast Wellfield Water Production Facility and Transmission Main Project due to a change in the Transmission Main Route**

**Approve the Mediated Settlement with Taylor  
and Patricia Nielsen for PRWC Parcel Number  
13022 Permanent and Temporary  
Construction Easements**

***(Action Item)***





## Timeline

- September 5, 2025 – Stipulated Order of Taking approved by court
- September 15, 2025 – Negotiations begin with owner
- November 24, 2025 – Mediation session and agreement reached on monetary value

## Appraisals

- PRWC appraisal amount - \$36,900
- Owner counter-offer - \$163,100
- Settlement Reached at \$110,000
  - PRWC required to pay statutory attorney fees of \$27,000
  - PRWC required to pay expert fees of \$30,083.80
  - Total easement cost is **\$167,083.80**

## Benefits to PRWC

- PRWC receives easements over 0.46 acres
- Settlement is \$53,100 less than owners offer
- PRWC design remains unchanged
- Jury trial was avoided which was estimated to add an additional \$100,000 to \$150,000 in costs

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

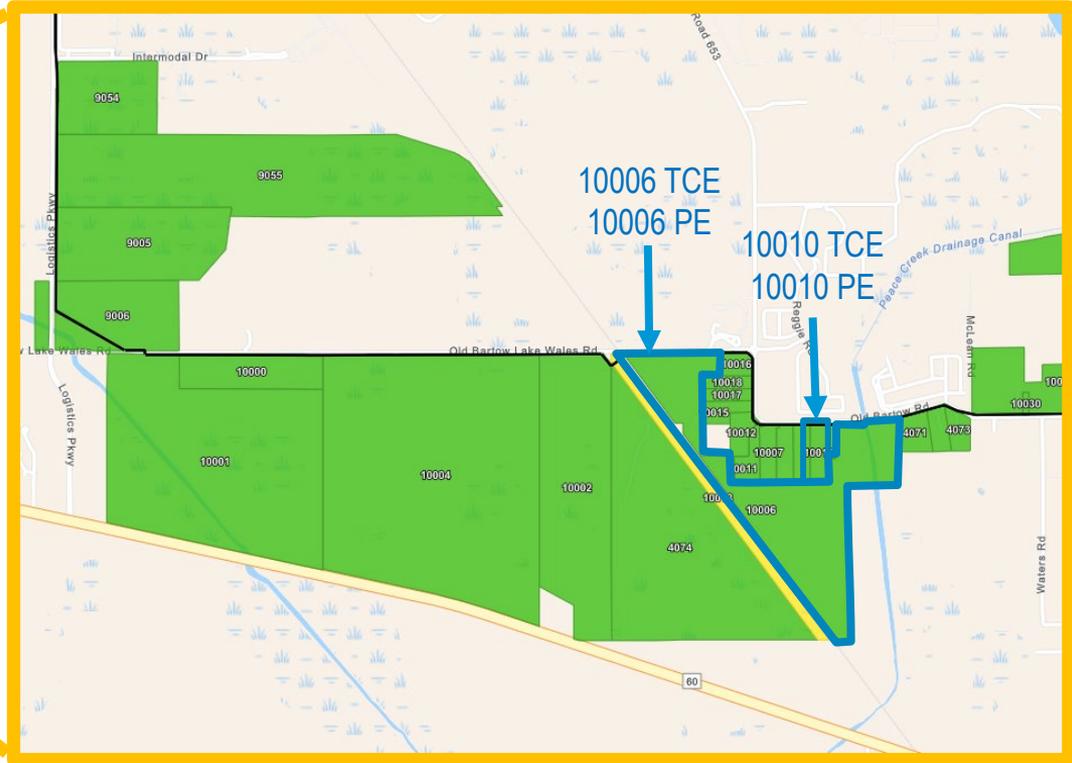
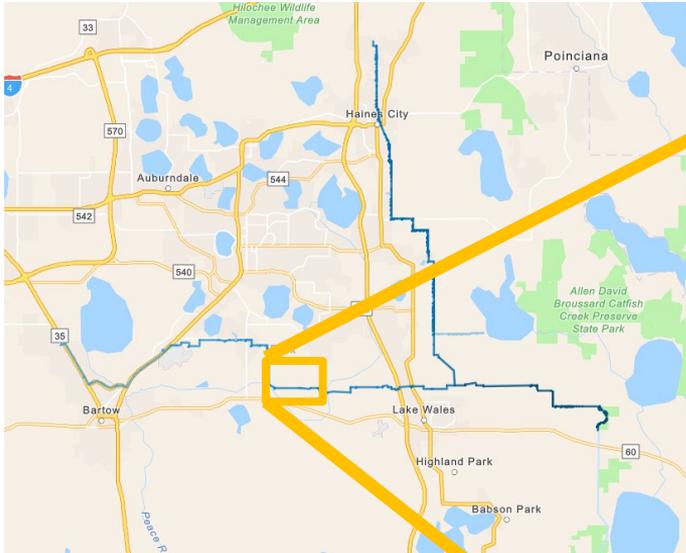
## Recommendation:

**Approve the Mediated Settlement with Taylor and Patricia Nielsen for PRWC Parcel Number 13022 PE and TCE**

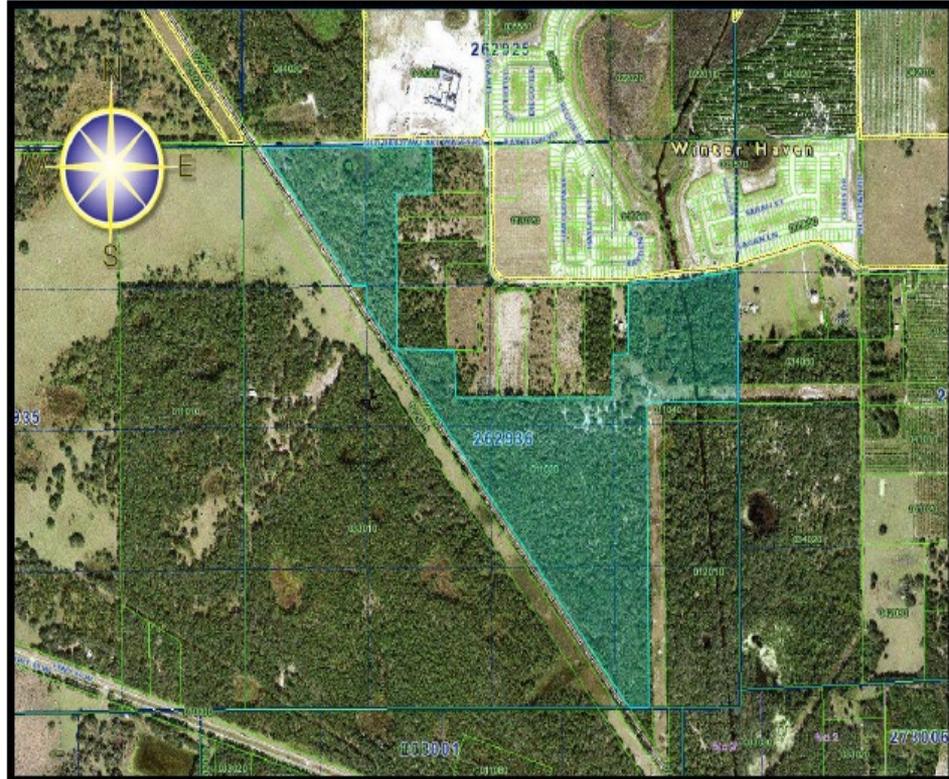
**Approve the Mediated Settlement with Ann Combee and Tomothy Irby for PRWC Parcel Numbers 10006 and 10010 Permanent and Temporary Construction Easements**

***(Action Item)***

# Combee/Irby Mediated Settlement



Parcel 10006



Parcel 10010





**Proposed Easement Area (West)**

## Timeline

- June 19, 2025 – Stipulated Order of Taking approved by Court
- July 21, 2025 – Negotiations begin with owner
- October 17, 2025 – Mediation session with owner
- January 20, 2026 – Conclusion of proposed settlement

## Appraisals

- PRWC appraisal amount - \$127,250
- Owner counter-offer - \$794,880
- Settlement Reached at \$400,000
  - statutory attorney fees - \$66,575 and expert costs - \$60,000
  - Total easement cost is **\$526,575**

## Benefits to PRWC

- PRWC receives easements over 2.02 acres
- Settlement is \$394,880 less than owners offer
- PRWC design remains unchanged
- Jury trial was avoided which was estimated to add an additional \$150,000 to \$200,000 in costs

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

## Recommendation:

**Approve the Mediated Settlement with Ann Combee and Timothy Irby for PRWC parcels 10006 and 10010 Permanent and Temporary Construction Easements.**

**January 28, 2026**

**RECESS:**

**SOUTHEAST WELLFIELD BOARD OF DIRECTORS**

**COMMENCE:**

**WEST POLK WELLFIELD BOARD OF DIRECTORS**

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

## Agenda

- Project schedule
- Construction
- Acquisition



- 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.

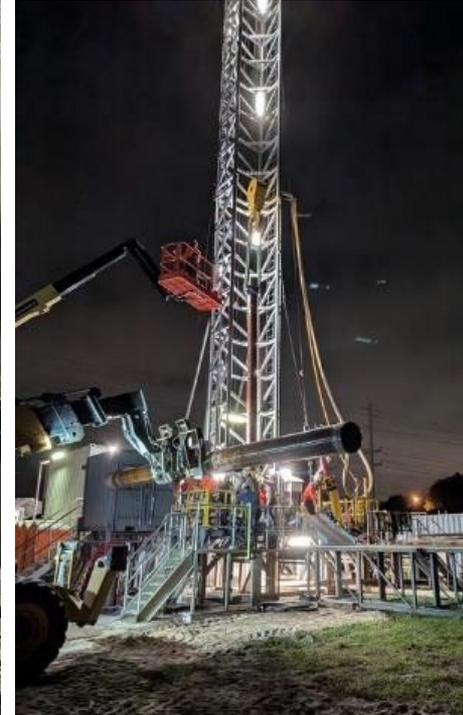


## Injection Well 1

- Surface casing (40" diameter) to 1097'.
- 30" casing set to 2,800'
- 20" casing installed to 3,600'

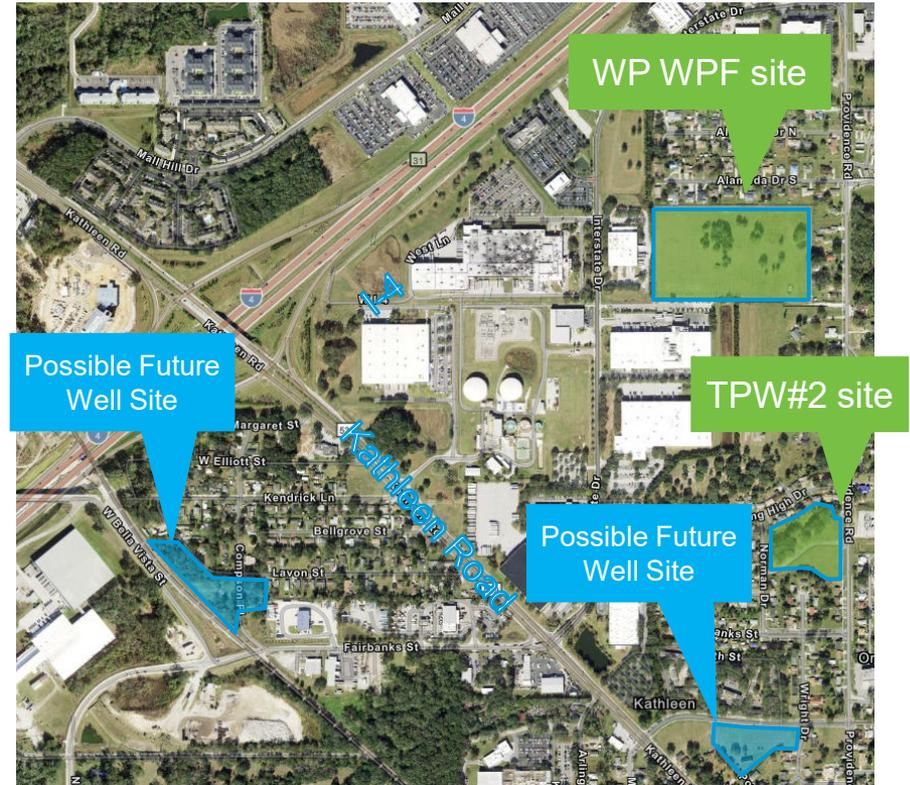
## TPW-2 & Monitoring Wells

- Test production well and monitoring well drilling complete.
- Acid treatment to improve specific capacity and pump test 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?

**Approve the Deferral of Final Points of  
Connection for the West Polk Project  
*(Information Item)***

- Section 12.1 of the West Polk Wellfield Implementation Agreement requires that Members Points of Connection (POC's) and Meter Locations be identified by the PRWC and approved by the Board of Directors
- Final design will not begin until 2027
  - POC's have not been determined
- Once determined through final design the POC's will be brought to the Board of Directors for approval when determined or by January 2027

**11.6 Acquisition of Real Property.** The Cooperative shall use its best efforts to acquire all interests in real and personal property (if any) necessary for expansion, construction, management and operation of the Project, in a manner consistent with the Interlocal Agreement.

**11.7 Compliance with the Law.** The Parties shall comply with all laws, rules and regulations applicable to this Agreement and its obligations thereunder.

**12. POINTS OF CONNECTIONS AND METERING FACILITIES.**

**12.1 Points of Connection.** The Points of Connection and the location of the Meters used for the delivery of Project Water to the Project Participants will be identified by the Cooperative for those Project Participants with a Water Allotment under the Water Allotment Table set forth above no later than January 1, 2023. This requirement applies equally to those Project Participants that will physically take Project Water and those Project Participants that will take Water Offsets. The Cooperative and a Project Participant may, by mutual agreement, more specifically identify or modify the Point of Connection or the location of the corresponding Meter.

**12.2 Installation and Maintenance of Meters.** The quantity of Project Water delivered by the Cooperative to each Point of Connection or the quantity of Water Offsets taken by a Project Participant shall be exclusively measured by a Meter. The Cooperative shall own, install, maintain and read each Meter. The type of Meter shall be selected at the discretion of the Cooperative, subject to compliance with industry standards for similar Meters.

**12.3 Inspection of Meters.** Each Meter shall be inspected annually and an inspection report shall be prepared at the conclusion of each inspection detailing the condition and accuracy of each Meter. Each inspection shall be performed by a representative of the manufacturer or other certified, competent entity agreeable to the Cooperative and the Project Participants and a copy of each inspection report shall be furnished to all Project Participants.

## Recommendation:

**Approve the Deferral of Final Points of Connection for the West Polk Project**

**January 28, 2026**

**RECESS:**

**WEST POLK WELLFIELD BOARD OF DIRECTORS**

**COMMENCE:**

**PRWC REGULAR BOARD OF DIRECTORS**

**Attorney-Client Session Between the Board of Directors and Legal Counsel Pursuant to Section 286.011(8), F.S., Pertaining to PRWC v. Tampa Bay Water and Southwest Florida Water Management District (DOAH Case No. 25-005480)**

**(Discussion and Action (if necessary))**

**January 28, 2026**

**K. Adjournment**



**Adjourned**

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

January 28, 2026