



PRWC Board of Directors
Regular Meeting
July 29, 2026

Agenda

Regular Meeting July 29, 2026

A. Call to Order

B. Recognition of New Board Members

C. Agenda Revisions

D. Public Comments

E. Consent Items

- Item E.1 – Approve May 2026 Regular Meeting Minutes
- Item E.2 – Approve Amendment 3 to SWFWMD Cooperative Funding Agreement 20CF0003425 for the PRWC Southeast Regional Transmission Main Project (Q216)
- Item E.3 – Approve the Utility Easement Agreement and Ingress/Egress Easement Agreement with Polk County, City of Bartow, and City of Lakeland for the 540A Booster Pump Station

Staff recommend approval of the Consent Agenda

**Preliminary PRWC Administrative Budget
and Conservation Budget – FY2027**
(Information)

Preliminary Annual Administrative Budget Expenditures

**Polk Regional Water Cooperative
Preliminary Administrative Budget
Fiscal Year 2027**

	FY 2027 Proposed	FY 2026 Amended		FY 2025 Actual	FY 2024 Actual	FY 2023 Actual
		12 Month Budget	Actual (6 Months)			
REVENUE						
Member Funding	\$ 258,657	\$ 607,370	\$ 190,685	\$ 416,059	\$ 259,740	\$ 235,000
Interest	\$ -	\$ -	\$ 111,989	\$ 22,311	\$ 15,347	\$ 4,534
Demand Management Plan	\$ -	\$ -		\$ -	\$ -	\$ -
Miscellaneous	\$ -	\$ -	\$ -		\$ 300	\$ 53
TOTAL REVENUE	\$ 258,657	\$ 607,370	\$ 302,674	\$ 438,370	\$ 275,387	\$ 239,587
STAFF						
Executive Director	\$ 16,900	\$ 14,000	\$ 6,973	\$ 132,452	\$ 123,266	\$ 117,396
Administrative Assistant		\$ 5,000	\$ -	\$ -	\$ -	\$ -
Financial Manager	\$ 9,500	\$ 9,000	\$ 4,250	\$ 44,135	\$ -	\$ -
Staff Subtotal	\$ 26,400	\$ 28,000	\$ 11,223	\$ 176,587	\$ 123,266	\$ 117,396
OUTSIDE SUPPORT						
Accounting Services	\$ 53,400	\$ 47,880	\$ 20,130	\$ 53,837	\$ 53,546	\$ 53,162
Audit Services	\$ 64,000	\$ 43,695	\$ 50,312	\$ 41,613	\$ 35,000	\$ 22,900
Legal Services	\$ 27,000	\$ 27,000	\$ 11,670	\$ 24,048	\$ 17,733	\$ 60,961
Financial Advisory Services	\$ 18,000	\$ 18,000	\$ 9,000	\$ 16,603	\$ -	\$ -
Alafia River AWS Permitting Project	\$ -	\$ 430,820	\$ 340,875	\$ 108,756	\$ -	
Workforce Transition Plan Project	\$ 47,982					
Outside Support Subtotal	\$ 210,382	\$ 567,395	\$ 431,987	\$ 244,857	\$ 106,279	\$ 137,023
OFFICE INCIDENTALS						
Bank Charges	\$ -	\$ -	\$ 608	\$ -	\$ -	\$ 42
Advertising / Public Notices	\$ 3,500	\$ 6,000	\$ 1,242	\$ 8,770	\$ 2,343	
Insurance	\$ 15,000		\$ 11,267			
Supplies	\$ 500	\$ 500	\$ 28	\$ 528	\$ 173	
Registration / Dues	\$ 200	\$ 300		\$ 289	\$ 897	
State Fees / Assessment (\$175/yr)	\$ 175	\$ 175	\$ 175		\$ -	
Travel & Meetings	\$ -	\$ -	\$ -		\$ -	\$ 2,962
Inclusive (not categorized)	\$ 2,500	\$ 5,000	\$ -		\$ 300	\$ 7,691
Office Subtotal	\$ 21,875	\$ 11,975	\$ 13,320	\$ 9,587	\$ 3,713	\$ 10,695
TOTAL EXPENSES	\$ 258,657	\$ 607,370	\$ 456,530	\$ 431,031	\$ 233,258	\$ 265,114
SURPLUS / (DEFICIT)	\$ -	\$ -	\$ (153,856)	\$ 7,339	\$ 42,129	\$ (25,527)

FY 2027 NOTE:

*10% for administrative overhead; 90% allocated to SE and WP project budgets

Preliminary Annual Administrative Budget Revenues

Polk Regional Water Cooperative Preliminary Administrative Budget – Revenue Fiscal Year 2027

	2025 Annual Water Use (MGD)	% of 2025 Total Water Use	FY 2027 Proposed
MEMBER FUNDING COSTS			
Auburndale	6.71	7.87%	\$ 20,352
Bartow	3.62	4.25%	\$ 10,994
Davenport	2.27	2.67%	\$ 6,894
Dundee	1.04	1.22%	\$ 3,158
Eagle Lake	0.77	0.90%	\$ 2,338
Fort Meade	0.62	0.73%	\$ 1,883
Frostproof	0.42	0.50%	\$ 1,301
Haines City	7.03	8.26%	\$ 21,376
Lake Alfred	2.03	2.38%	\$ 6,165
Lake Hamilton	0.51	0.60%	\$ 1,549
Lake Wales	3.22	3.78%	\$ 9,779
Lakeland	24.64	28.93%	\$ 74,830
Mulberry	0.50	0.58%	\$ 1,493
Polk City	0.47	0.55%	\$ 1,427
Polk County	20.22	23.74%	\$ 61,408
Winter Haven	11.10	13.03%	\$ 33,710
TOTAL	85.17	100%	\$ 258,657

Preliminary Annual Conservation Budget Expenditures

**Polk Regional Water Cooperative
Preliminary Conservation Budget
Fiscal Year 2027**

	FY 2027 Proposed	FY 2026		FY 2025 Actual	FY 2024 Actual
		12 Month Budget	Actual (6 Months)		
REVENUE					
Member Funding	\$ 65,000	\$ 75,000	\$ 37,500	\$ 73,447	\$ 75,000
Heartland Grant	\$ -	\$ 75,000	\$ -	\$ 6,856	\$ 16,440
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REVENUE	\$ 65,000	\$ 150,000	\$ 37,500	\$ 80,303	\$ 91,440
STAFF					
Conservation Program Manager	\$ 65,000	\$ -	\$ -	\$ -	\$ -
Staff Subtotal	\$ 65,000			\$ -	\$ -
OUTSIDE SUPPORT					
Conservation Consultant	\$ -	\$ 150,000	\$ -	\$ -	\$ -
Outside Support Subtotal	\$ -	\$ 150,000	\$ -	\$ -	\$ -
OFFICE INCIDENTALS					
Advertising / Public Notices	\$ -	\$ -	\$ -	\$ -	\$ -
Conservation Education Program	\$ 59,004	\$ -	\$ -	\$ -	\$ -
Supplies	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ -	\$ -	\$ -	\$ -	\$ -
Print / Reproduction	\$ -	\$ -	\$ -	\$ -	\$ -
Registration / Dues	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone / Communication	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ -	\$ -	\$ -	\$ -	\$ -
Equipment / Furnishings	\$ -	\$ -	\$ -	\$ -	\$ -
Inclusive (not categorized)	\$ -	\$ -	\$ 5,163	\$ -	\$ 14,525
Office Subtotal	\$ 59,004	\$ -	\$ 5,163	\$ -	\$ 14,525
TOTAL EXPENSES	\$ 124,004	\$ 150,000	\$ 5,163	\$ -	\$ 14,525
SURPLUS / (DEFICIT)	\$ (59,004)	\$ -	\$ 32,337	\$ 80,303	\$ 76,915

Preliminary Annual Conservation Budget Revenues

**Polk Regional Water Cooperative
Preliminary Conservation Budget – Revenue
Fiscal Year 2027**

	2025 Annual Water Use (MGD)	% of 2025 Total Water Use	FY 2027 Proposed
MEMBER FUNDING COSTS			
Auburndale	6.71	7.96%	\$ 5,177
Bartow	3.62	4.30%	\$ 2,793
Davenport	2.27	2.69%	\$ 1,751
Dundee	1.04	1.23%	\$ 802
Eagle Lake	0.77	0.91%	\$ 595
Fort Meade	0.62	0.74%	\$ 478
Haines City	7.03	8.34%	\$ 5,424
Lake Alfred	2.03	2.41%	\$ 1,566
Lake Hamilton	0.51	0.61%	\$ 393
Lake Wales	3.22	3.82%	\$ 2,484
Lakeland	24.64	29.25%	\$ 19,010
Polk City	0.47	0.56%	\$ 363
Polk County	20.22	24.00%	\$ 15,600
Winter Haven	11.10	13.18%	\$ 8,564
Frostproof			
Mulberry			
TOTAL	84.25	100%	\$ 65,000

Questions?

Heartland Headwaters Protection & Sustainability Act Funding and Project Applications *(Information)*



The Heartland Headwaters Act Prioritizes Water Resources in Polk County.

Passed in 2017, the Act expresses the importance of funding projects.



Annual reports containing project requests are submitted each year.

Purpose: bring attention to the importance of protecting water resources in this region.



PRWC has previously “ranked” projects and created an ask for funding.

PRWC TAC input used to formulate criteria.



General appropriations bill is signed, including approved funding level.

FDEP works with PRWC (or members) to execute agreements.

\$41.5 M

To Date

Report has historically focused on PRWC-implemented projects.

E.g. land acquisition and conservation; results in reduced costs to members.

Report has prioritized member projects in recent years.

E.g. member receiving facilities.

PRWC funding, once quite successful, has fallen in recent years.

\$20 M in 2022 ... \$0 in 2026.

PRWC has expressed the critical need for receiving facility funding. Response:

- Refresh would be helpful.
- Simple, clear communication of the implementation of CFWI goals is necessary.
- **Unified requests to legislators.**
- **State grant portal is another avenue.**



State AWS Grant Applications

Due September 1

- Template application has been provided to TAC and City/County Managers.
- Members to complete draft and discuss with PRWC.
- Members submit final application online by September 1.

FY 2027 Heartland Report

Due December 1

- Report will be prepared by PRWC and will clarify the implementation of CFWI goals.
- One-pager will be prepared by PRWC to support legislative priorities.
- **Members requested to make PRWC a legislative priority.**

Questions?

PRWC Workforce Transition Plan

(Information)



Workforce Transition Plan

Building our own team as our water plants come online

Presented to the Board of Directors

July 2026

Eric DeHaven, Executive Director

Edward P. de la Parte, Jr., General Counsel

3

people, all on contract,
run the Cooperative today

Three contractors do everything

Executive Director, Project Manager, and Finance Manager.

We are building two large water plants

The Southeast Wellfield opens in 2029 and the West Polk Wellfield opens in 2032.

Almost \$800 million is being invested

We are becoming a full operating water utility.

The Cooperative needs to build its own professional staff.

1

Hire when each plant is ready

Add staff to match construction, not a fixed calendar.

2

Turn contractors into employees, one at a time

Replace the three contract roles in order, with time to hand off.

3

Build a few strong departments

Group the work into clear teams instead of scattered roles.

4

Keep what already works on contract

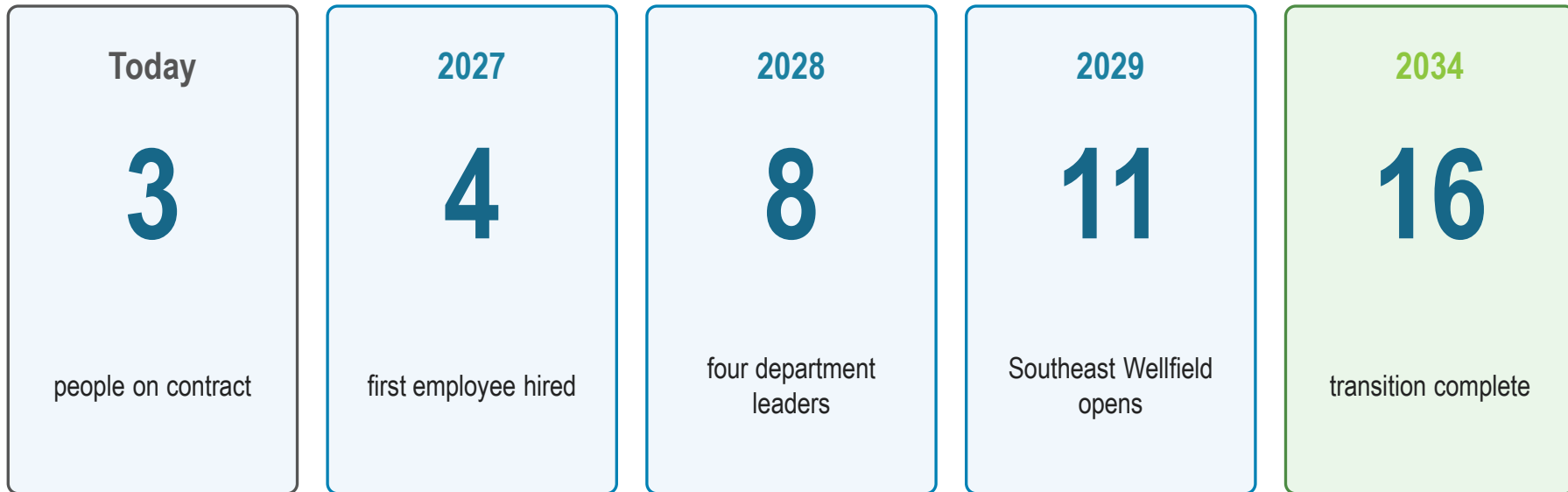
Outside companies still operate the plants and provide legal counsel.

5

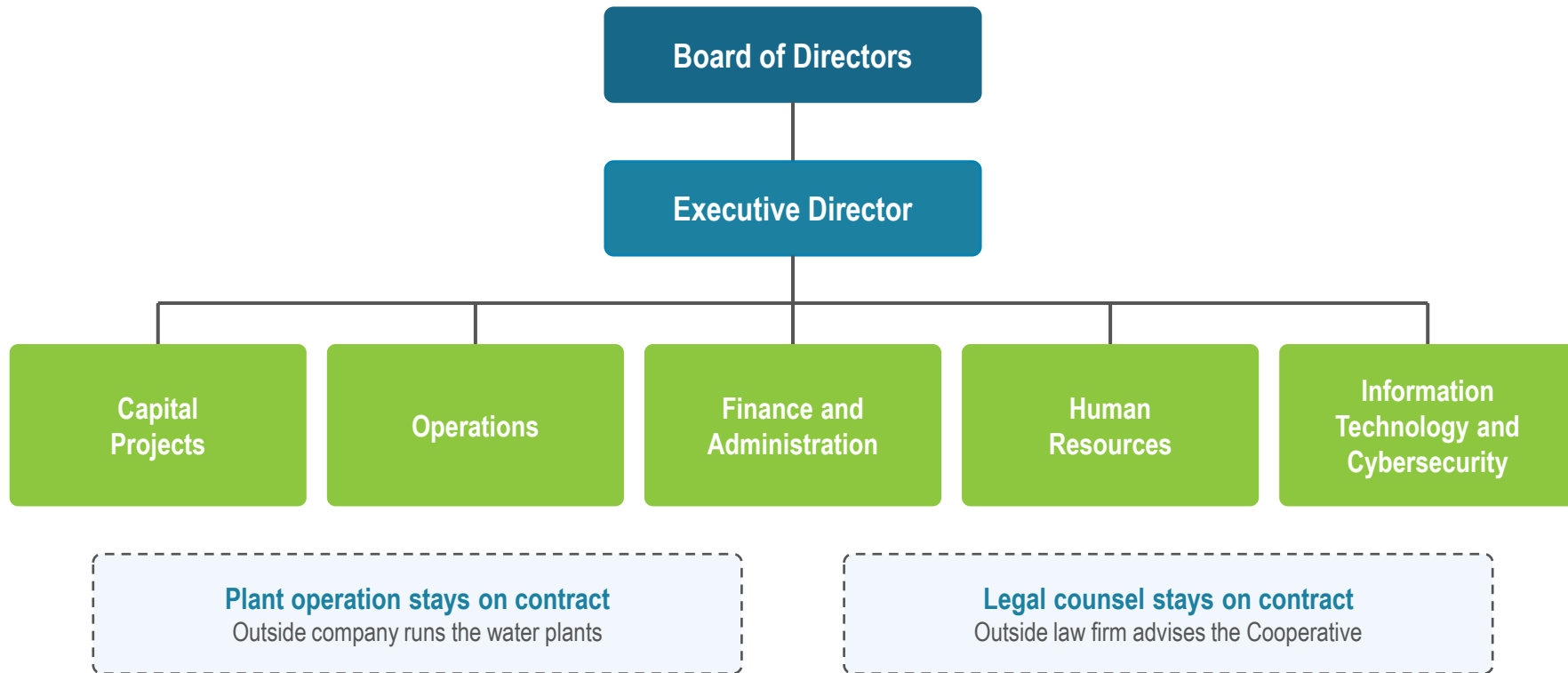
Share the cost fairly

Each member government pays based on how much it benefits.

The team grows from three people today to about sixteen by 2034.



Numbers show the total people on the team, counting both contractors and employees.



2026

Board adopts the plan and joins the Florida Retirement System

2027

Hire the first employee - Conservation Specialist

2028

Hire four department leaders

2029

Southeast Wellfield opens and the operating support team is added

2030

The Finance Manager becomes an employee

2032

West Polk Wellfield opens

2034

The Executive Director becomes an employee and the transition is complete

Office space grows in three simple phases.

Phase One

Through 2028

**Keep using office space
provided by Polk County.**

No cost to the Cooperative.

Phase Two

2029 to 2033

**Lease a central office in the
county.**

About \$100,000 to \$210,000 each
year.

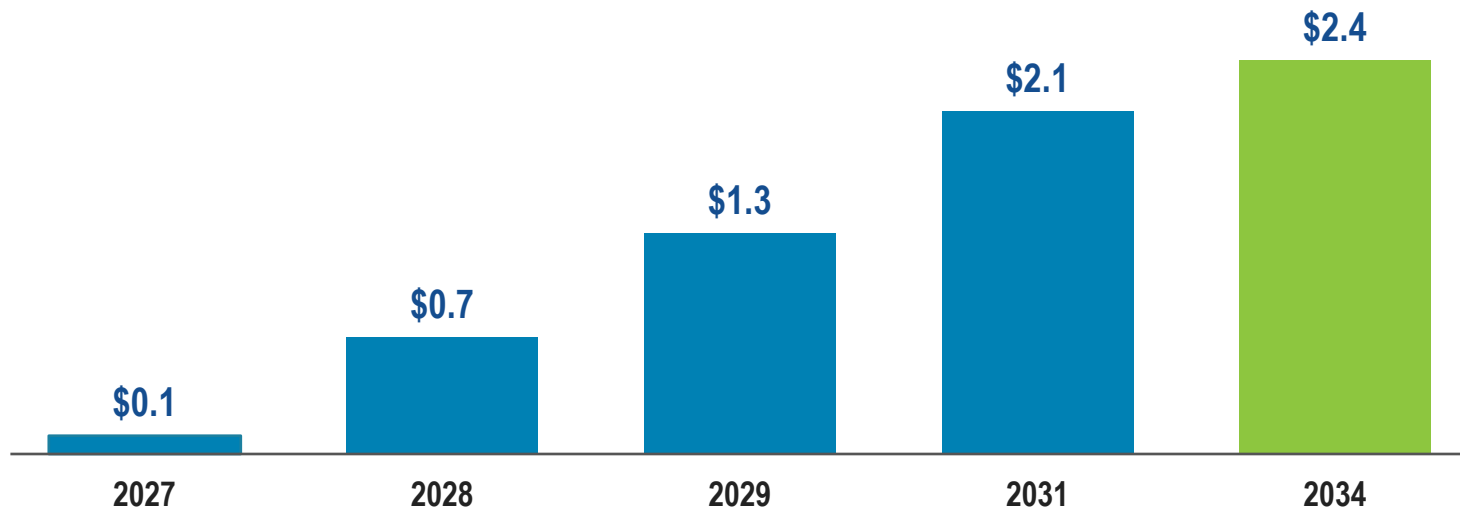
Phase Three

2034 and beyond

**Build our own office near the
West Polk plant site.**

Building cost is shared by all
member governments.

Cost to run the team each year, in millions of dollars



By 2034 the team costs about \$2.4 million each year for about 16 employees.

Most of this cost is charged to the water projects, not to general administration. The first year (2027) is paid from the Conservation Budget/line of credit.

Who Pays? How?

Each member government pays based on how much it benefits from each project. *The shares below are an illustrative example, not each member's actual payment.*

60 percent

of personnel cost goes to the
Southeast Wellfield

30 percent

of personnel cost goes to the
West Polk Wellfield

10 percent

of personnel cost goes to the
Combined Projects

A small additional share covers general administration.
The new office building is shared by all member governments.

Legally Sound; Ready to Begin

Legally sound

- Allowed under our 2016 founding agreement. No changes needed.
- Employees join the Florida Retirement System.
- Employees are protected by state sovereign immunity.
- Personnel policies are adopted before the first hire.

Next steps

July 2026

Present this plan to the Board (information only)

August 2026

Discuss with the member governments

September 2026

Board votes to adopt the plan

A natural and necessary next step for the Cooperative.

Questions?

**Approve Resolution 2026-04 to Adopt PRWC
Policy Manual Including Previously Adopted
Policies and Reserving Chapters for Future
Policies
(Action)**



Policy Manual

One place for our policies — for the Board, our members, and the public

Presented to the Board of Directors

July 2026

Eric DeHaven, Executive Director

Edward P. de la Parte, Jr., General Counsel

1

Investment Policy

Adopted November 19, 2025 — Resolution 2025-33.

2

Reserve Policy

Adopted September 20, 2023 by motion of the Board.

3

Capital Asset Policy

Adopted September 16, 2020 as Consent Item E.3.

4

Land Acquisition Policy

Resolutions 2022-12, 2023-05, and 2024-12.

5

Water Charges, Billing, and Annual True-Up

The process from our Implementation Agreements — followed for three years — plus the Annual True-Up approved May 20, 2026.

1

Transparency

The Board, our members, and the public see every policy in one place.

2

Easy access

One document — no hunting across resolutions from different years.

3

Simplified recordkeeping

A single authoritative reference the Cooperative maintains and updates.

4

Reserved chapters for future policies

New policies land in the right chapter — not as scattered stand-alone resolutions.

5

No changes

The five adopted policies are carried forward exactly as previously approved.

What the Resolution does

- Adopts the Polk Regional Water Cooperative Policy Manual as the Cooperative's policy manual.
- Consolidates the five adopted policies into Chapters 3, 4, 8, 10, and 22.
- Reserves the remaining chapters for future Board adoption.
- Preserves the substance of every previously adopted policy — no changes.

Action requested

Motion

Approve Resolution 2026-04 adopting the Polk Regional Water Cooperative Policy Manual as Exhibit A.

Second

By a member of the Board of Directors.

Vote

Vote of the Board.

A single, authoritative reference — better for the Board, our members, and the public.

Recommendation:

**Approve Resolution 2026-04 to Adopt PRWC
Policy Manual Including Previously Adopted
Policies and Reserving Chapters for Future
Policies**

July 29, 2026

RECESS:

PRWC REGULAR BOARD OF DIRECTORS

COMMENCE:

COMBINED PROJECTS BOARD OF DIRECTORS

**Preliminary PRWC Combined Projects
Budget – FY2027
*(Information)***

Combined Projects Budget Overview

Combined Projects Budget Overview

Project	March 2026 Revised	Status
Combined Projects, Phase I TOTAL	\$ 37,071,115	
Peace Creek Integrated Water Supply Plan	\$ 1,980,250	Completed
West Polk LFA Preliminary Design	\$ 8,940,734	Completed
Southeast Wellfield Preliminary Design	\$ 11,117,916	Completed
Peace River and Land Use Transitions Conceptual Plan	\$ 961,100	Completed
Other Project Expenses and Frostproof Reconciliation	\$ 190,483	Completed
Test Production Wells SE TPW #3 (completed) and WP	\$ 12,730,804	In Progress
Upper Peace River Minimum Flow Analysis	\$ 49,828	In Progress
Alternative Water Supply Projects and Technical	\$ 1,100,000	FY 2027

NOTES:

Does not include the cost of financing. Includes total project budget for PRWC and SWFWMD.

Combined Projects Budget Overview

**Polk Regional Water Cooperative
Preliminary Combined Projects Budget
Fiscal Year 2027**

	FY 2027	FY 2026	FY 2025	FY 2024	FY 2023
Projected Costs (\$M)	\$ 1.26	\$ 2.34	\$ 2.67	\$ 6.49	\$ 2.36
Funding (\$M)					
Co-funding and other Grants ¹	\$ 0.08	\$ 1.17	\$ 1.33	\$ 3.09	\$ 1.03
PRWC Obligation ²	\$ 1.18	\$ 1.17	\$ 1.34	\$ 3.40	\$ 1.33
	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL FUNDING	\$ 1.26	\$ 2.34	\$ 2.67	\$ 6.49	\$ 2.36
Actual Expenditures (\$M)³	N/A	\$ 1.62	\$ 5.12	\$ 0.82	\$ 3.10

NOTES:

Commencing with FY 2025, Business Plan budget methodology is followed. FY 2027 also includes additional combined project needs approved in March of 2026.

1. Co-funding is through SWFWMD not including land, legal fees, or other non-eligible expenses which may be covered by other funding. Funding sources subject to monitoring and revision.

2. Primary financing is through WIFIA and SRF with other funding sources pursued as needed. Additional grant funding may reduce a PRWC obligation. This does not include debt issuance costs.

3. FY 2026 actual expenditures are through March.

Questions?

July 29, 2026

RECESS:

COMBINED PROJECTS BOARD OF DIRECTORS

COMMENCE:

SOUTHEAST WELLFIELD BOARD OF DIRECTORS

**Preliminary PRWC Southeast Wellfield
Projects Budget – FY2027**
(Information)

Southeast Budget Overview

**Polk Regional Water Cooperative
Preliminary Southeast Project Budget
Fiscal Year 2027**

	FY 2027	FY 2026	FY 2025	FY 2024	FY 2023
Projected Costs (\$M)	\$ 166.44	\$ 183.94	\$ 180.49	\$ 28.40	\$ 34.97
Funding (\$M)					
Co-funding and other Grants¹	38.08	\$ 60.92	\$ 78.20	\$ 8.62	\$ 10.40
PRWC Obligation^{2, 3}	\$ 128.36	\$ 123.02	\$ 102.29	\$ 19.78	\$ 24.57
Project	\$ -	\$ 122.69	\$ 102.29	\$ 19.78	\$ 24.57
Project Manager ³	\$ -	\$ 0.14	\$ -	\$ -	\$ -
Contractual Employees Salary Allocation	\$ -	\$ 0.19	\$ -	\$ -	\$ -
TOTAL FUNDING	\$ 166.44	\$ 183.94	\$ 180.49	\$ 28.40	\$ 34.97
Actual Expenditures (\$M)⁴	N/A	\$ 59.25	\$ 78.10	\$ 29.03	\$ 14.29

NOTES:

Commencing with FY 2025, Business Plan budget methodology is followed.

1. Co-funding is through SWFWMD not including land, legal fees, or other non-eligible expenses which may be covered by other funding. Funding sources subject to monitoring and revision.

2. Primary financing is through WIFIA and SRF with other funding sources pursued as needed. Additional grant funding may reduce a PRWC obligation. This does not include debt issuance costs.

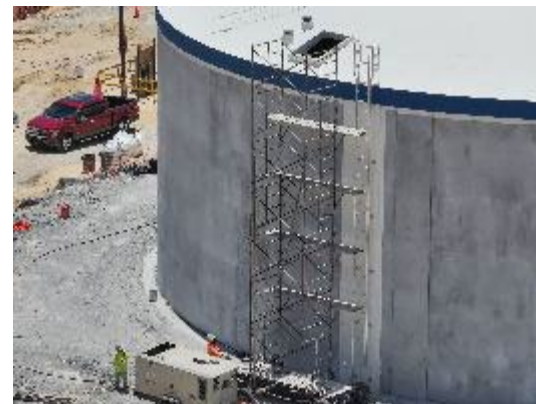
3. FY 2027 PRWC obligation includes the project manager salary and an allocation of the administrative contractual salaries between the Southeast and West Polk projects on a pro rata basis. For FY 2027, these costs are included in the projected Business Plan costs.

4. FY 2026 actual expenditures are through March, which reflects only 32% expended with higher expenditures projected in last six months. The FY 2026 budget was built on a higher amount of material purchases and grants being shifted forward from prior fiscal years.

Questions?

Update on Southeast Wellfield *(Information)*

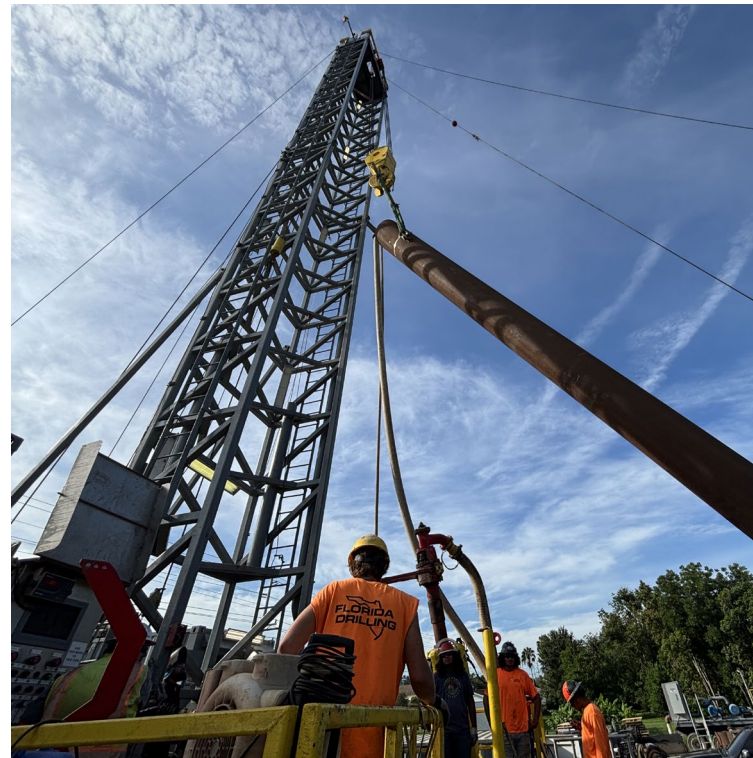
- Bidding and Construction
 - Production Wells
 - Water Production Facility
 - Transmission Main
- Land Acquisition
- Permitting



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	Construction
6	SETM	Construction Packages 2C, 3B	Jan-26	Construction
7	SETM + BPS	BPS and Metering Stations	Jul-26	<i>Today's Agenda</i>
8	SETM + BPS	<i>SETM Start-up and Commissioning</i>	TBD	FUTURE

August 2024 90% Estimate			GMPs
GMP 1 (Package 2A)	N/A		\$5,138,830
GMP 2 (Packages 1,6)	N/A		\$71,571,699
GMP 4 (Packages 2B, 4A, valves)	N/A		\$28,639,140
GMP 5 (Packages 3A, 4B, 5)	N/A		\$39,273,265
GMP-6 (Packages 2C, 3B)	N/A		\$32,297,597
GMP-7 (2 BPS, Metering Stations)	N/A		\$24,932,033
Subtotal, SETM	\$256,186,868		\$201,852,564
REDUCTION FROM 90%	\$54,334,304		

- **Production Wells 9, 10, 11 and 12**
 - PW-9: Complete
 - PW-10: Complete
 - PW-11: Complete
 - PW-12: Complete
- **Production Well 14**
 - Pit casing 42" installation completed to 120'
 - 30" casing cemented
 - 12.25" pilot hole drilled to total depth
 - Completion anticipated August 2026
- Turnover of well sites to CMAR at the end of August



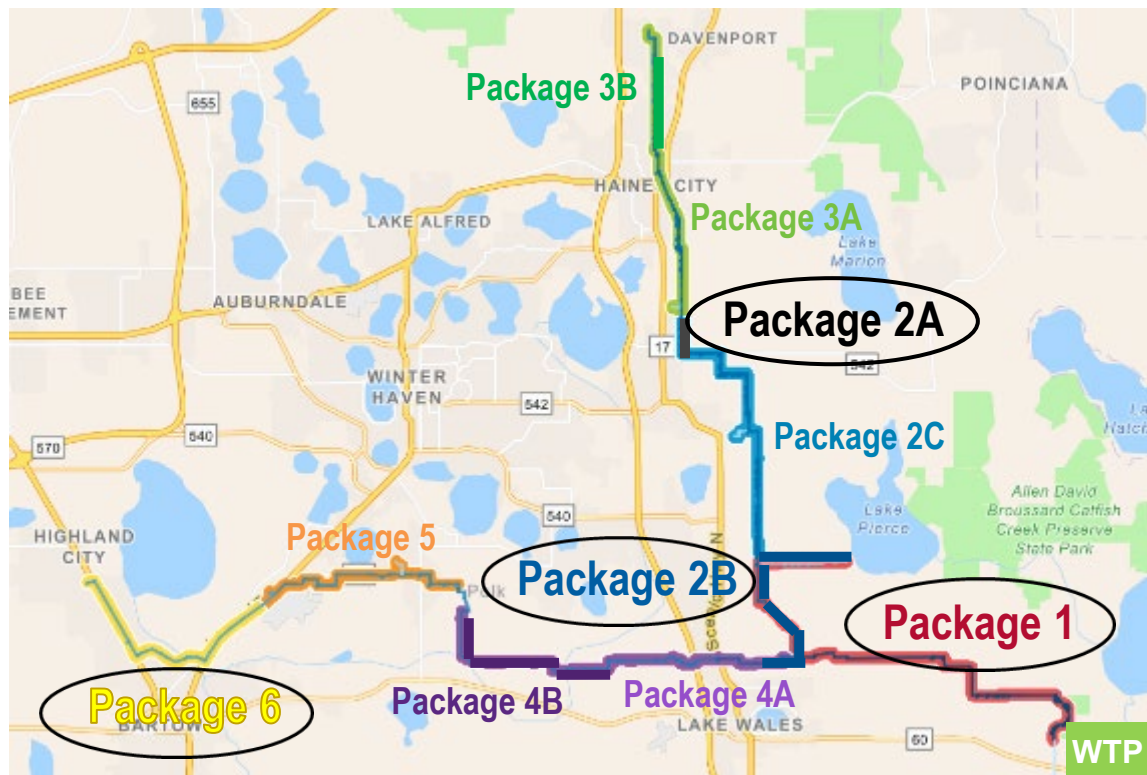
Water Production Facility

- Construction ongoing for:
 - Clearwell/transfer pump station
 - Concentrate pump station
 - Gypsum reactor/solids holding tank
 - Ground Storage Tank #1
 - HSP electrical building
 - Ops building footers
 - Clarifier splitter box
- Installing conduit & MHs for duct banks
- Misc. yard piping construction ongoing
- Raw water main construction ongoing
- Substantial Completion fall 2028

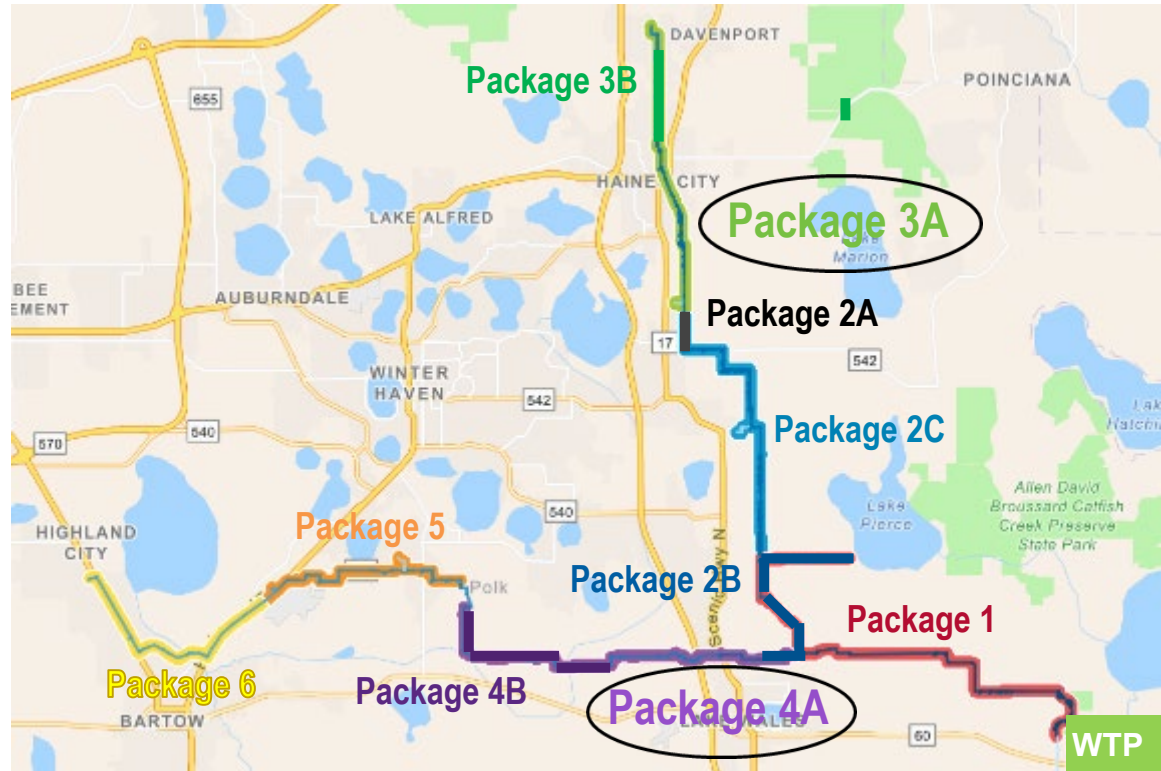




- **GMP-1 Const Package 2A**
Complete
- **GMP-2 Const Package 1**
 - Approx. 50% complete
 - 42" steel pipe installation ongoing west of Boy Scout Rd
- **GMP-2 Const Package 6**
 - **Substantially complete**
- **GMP-4 Const Package 2B**
 - Approx. 75% complete
 - 30" DIP construction Mountain Lake grove roads
 - 10" HDPE directional drills on Masterpiece Rd complete

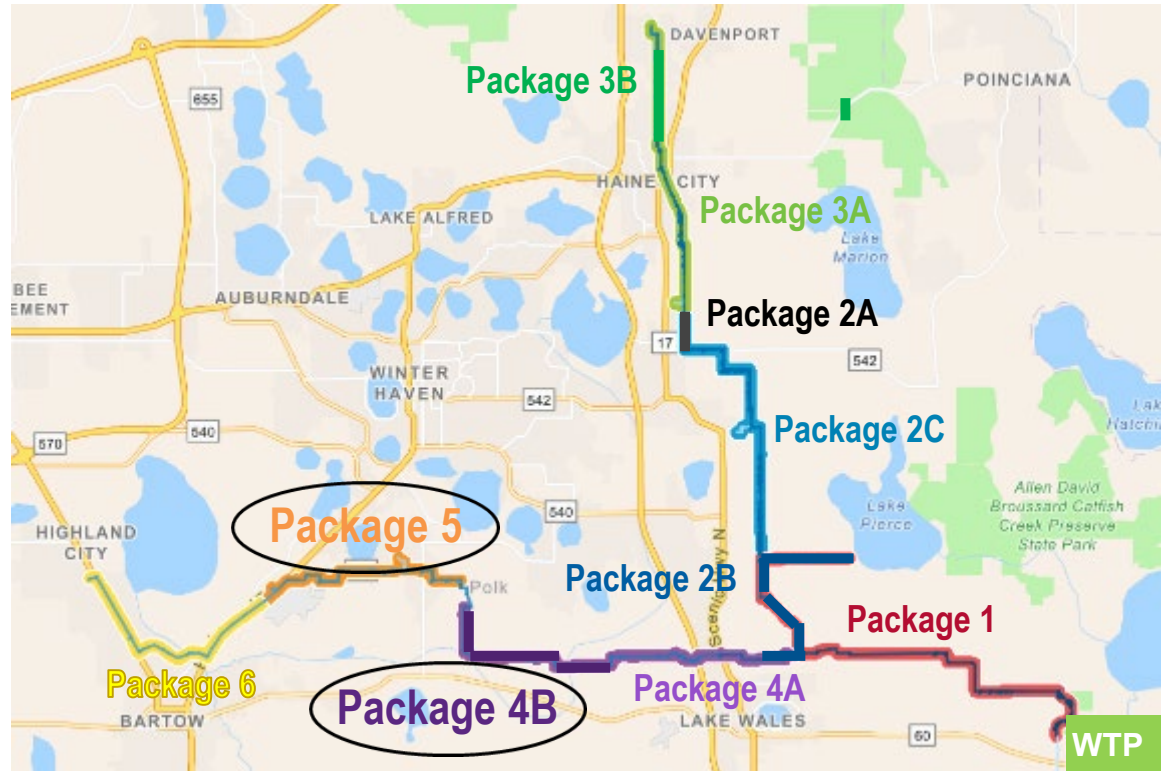


- **GMP-4 Const Package 4A**
 - Substantially complete
- **GMP-5 Const Package 3A**
 - Approx. 40% complete
 - 30" DIP open cut installation on N. 12th Street complete
 - CSX Crossing at Citrus Avenue complete
 - 30" pipe installation in progress within Haines City RR parcel and Detour Road corridor



- 30-inch ductile iron pipe (Class 150) manufactured by US Pipe and supplied by Core & Main
- Manufacturing defect discovered during pressure testing
 - Pipe failed longitudinally originating at bell
 - Defect occurred during extrusion process (per US Pipe)
 - Three (3) failures on Construction Package 3A
 - Defect discovered on un-installed pipe – Const Packages 2C & 3B
- US Pipe reps working with contractor to remove/replace defective pipe
- Notice of breach and proposed resolution sent to US Pipe and Core & Main
 - Seeking extended warranty (50 years), maintenance bond, spare pipe, source inspections, copies of records related to defective batch

- **GMP-5 Const Package 4B**
 - Approx. 50% complete
 - 24" PVC/HDPE pipe installation ongoing within Old Bartow Lake Wales Rd corridor
- **GMP-5 Const Package 5**
 - Approx. 35% complete
 - 20" PVC open cut in progress, Bartow Airport service roads
 - 20" PVC open cut ongoing in Wahneta area

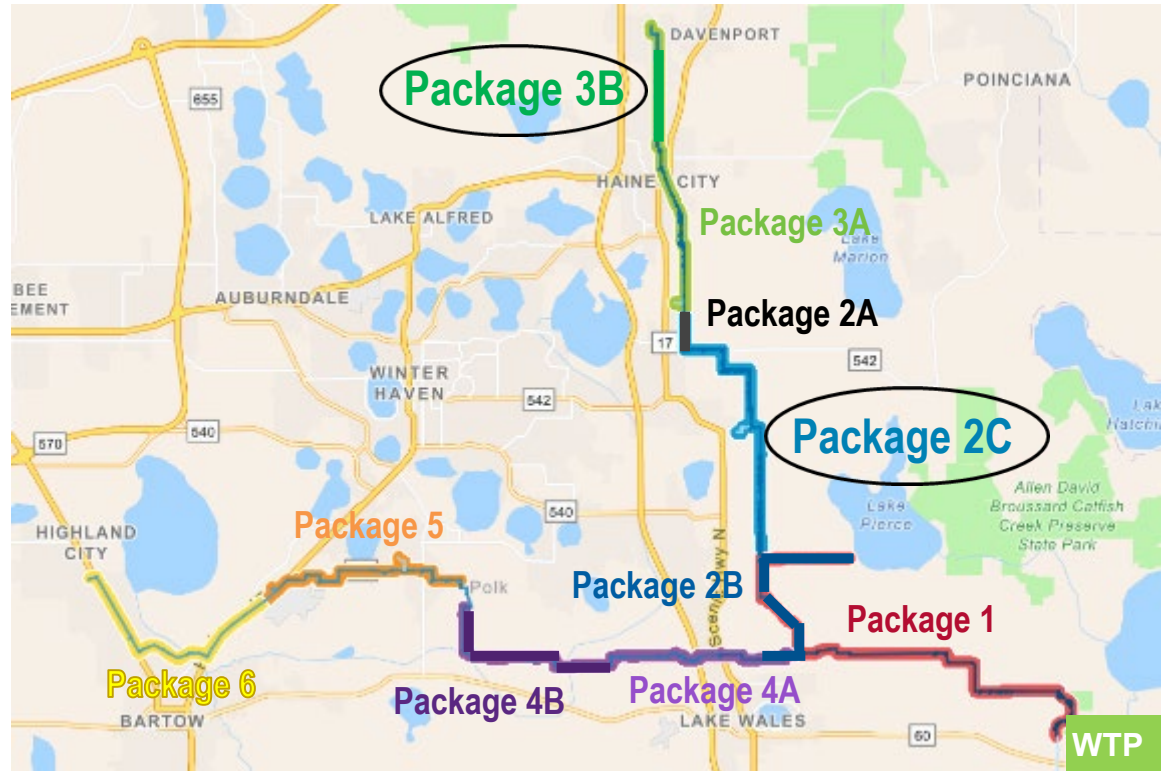


• GMP-6 Const Package 2C

- Partial Construction NTP issued May 15, 2026
- Mobilization ongoing
- 30" DIP open cut install commencing on Lake Mabel Loop Rd

• GMP-6 Const Package 3B

- Partial Construction NTP issued June 22, 2026
- Oakland community meeting held June 24, 2026
- Construction ongoing in 10th Street corridor



**Const Package 1
42-inch Steel Pipe Open Cut
Roy Keen Road**

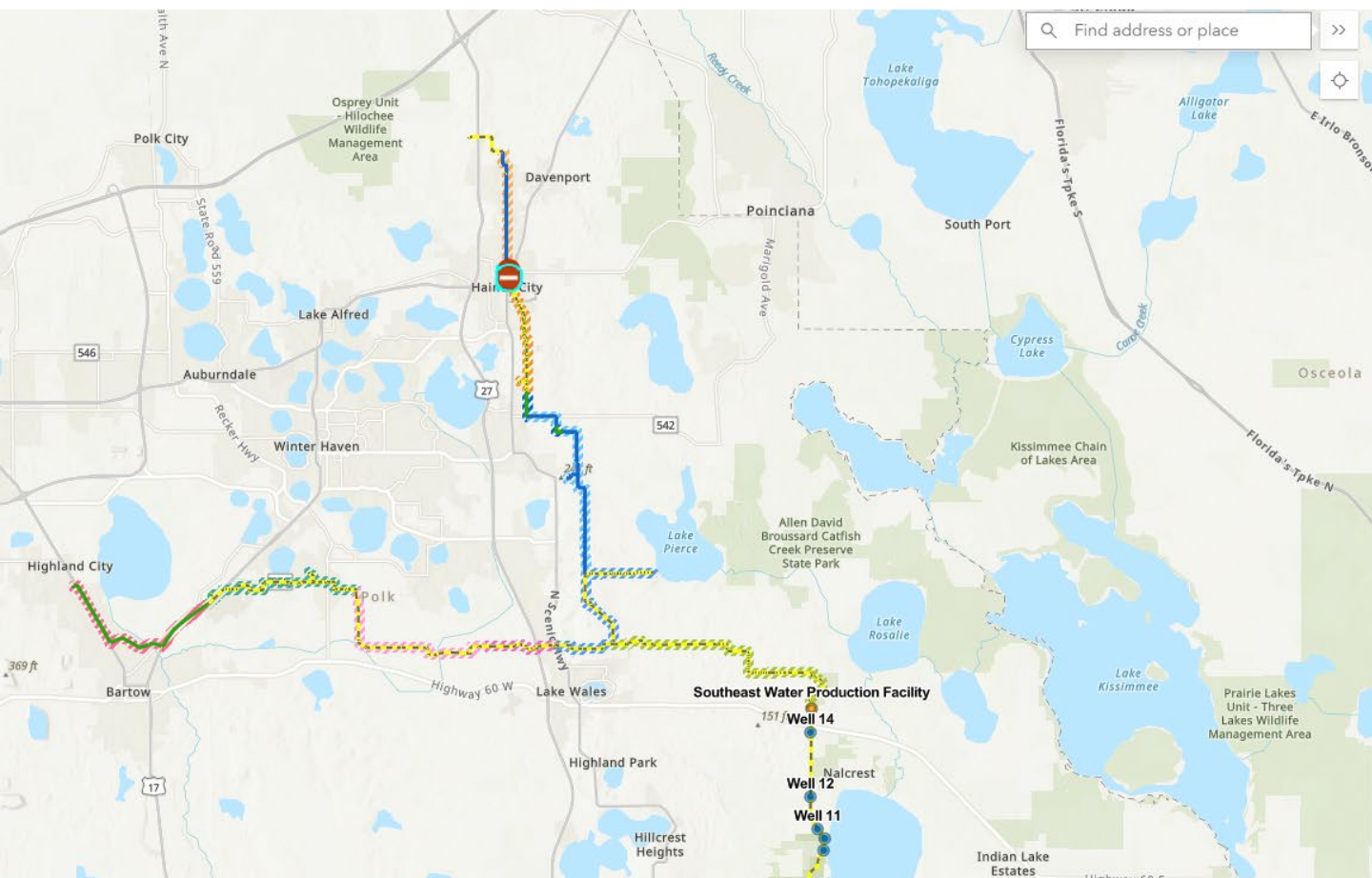


**Const Package 3A
Concrete Encasement for
30-inch DIP**

Const Package 3A
12th Street Overlay



Const Package 2C
30" DIP Construction
Lake Mabel Loop Road



Selected Item Info

N. 12th Street Road Closure - Melbourne Avenue to Summit Avenue

Zoom to

Location: N. 12 Street between Summit Avenue and Melbourne Avenue

Beginning Monday, March 2, 2026, Phase 1 construction activities require closure of N. 12 Street from Summit Avenue to Melbourne Avenue in Haines City. This work supports the PRWC Southeast Transmission Main - Segment 3A project. Detour signage will be in place to guide traffic. Work is expected to last 30 days.

Closure details:

- **Road:** N. 12 Street between Summit Avenue and Melbourne Avenue
- **City/Town:** Haines City
- **Date:** 3/2/2026
- **Duration:** 30 days
- Businesses within the closure area will remain accessible

Brief traffic holds may occur during active construction. Drivers should plan for alternate routes and follow all posted detour signage and traffic control devices.

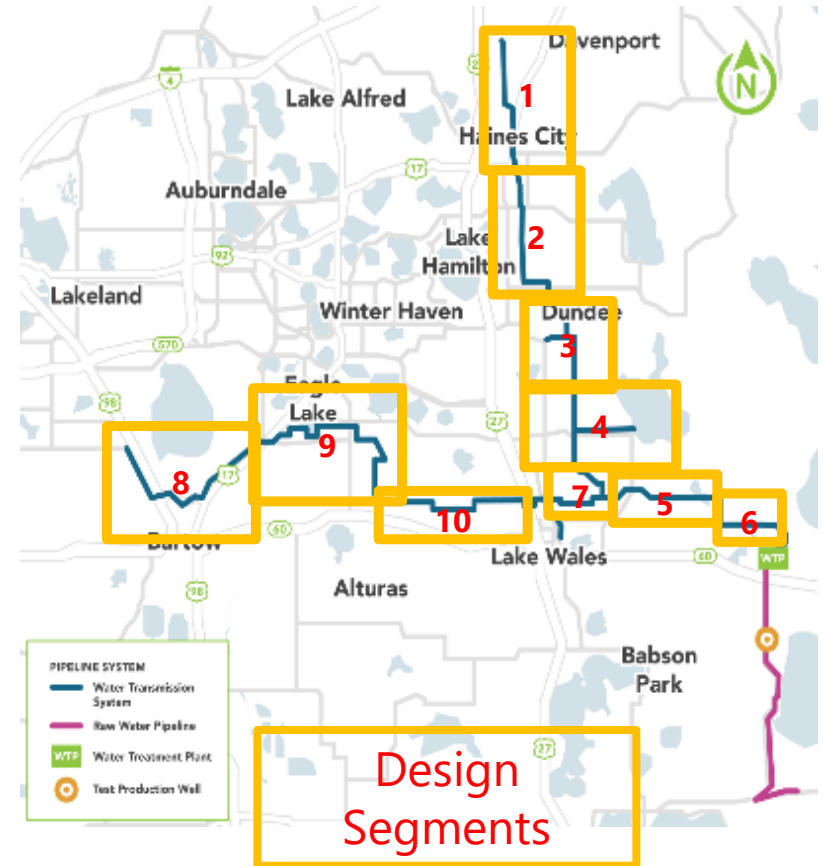
For more information, please visit the [PRWC Project Segment Status Map](#).

Upcoming Road/Lane Closures

- *Boy Scout Road closure week of July 27th*
- *Canal Road lane closures week of July 27th*
- *2nd Street E closure (Wahneta) through August 2nd*
- *Ongoing lane closures Old Bartow Lake Wales Rd*
- *10th Street and Avenue A closures (Haines City)*
- Mid-2026
 - Masterpiece Rd at Mammoth Grove Rd
 - Mammoth Grove Rd at Masterpiece Rd
 - Tindel Camp Road at L. Mabel Loop Rd
- Future
 - Lake Hatchineha Rd at Alford Rd
 - Lake Marie at HL Smith Road



- **Offers have been made on all affected parcels**
- Temporary and/or permanent easements needed on over 300 parcels, across 10 segments
- **Settlements have been reached on 295 parcels, totaling nearly \$20,000,000**



Water Production Facility

- All permits for plant, raw water main and well sites issued

Transmission System

- All transmission piping permits issued
- Permits/approvals either issued or in progress/pending issuance
 - CR 540A and Auburndale BPSs

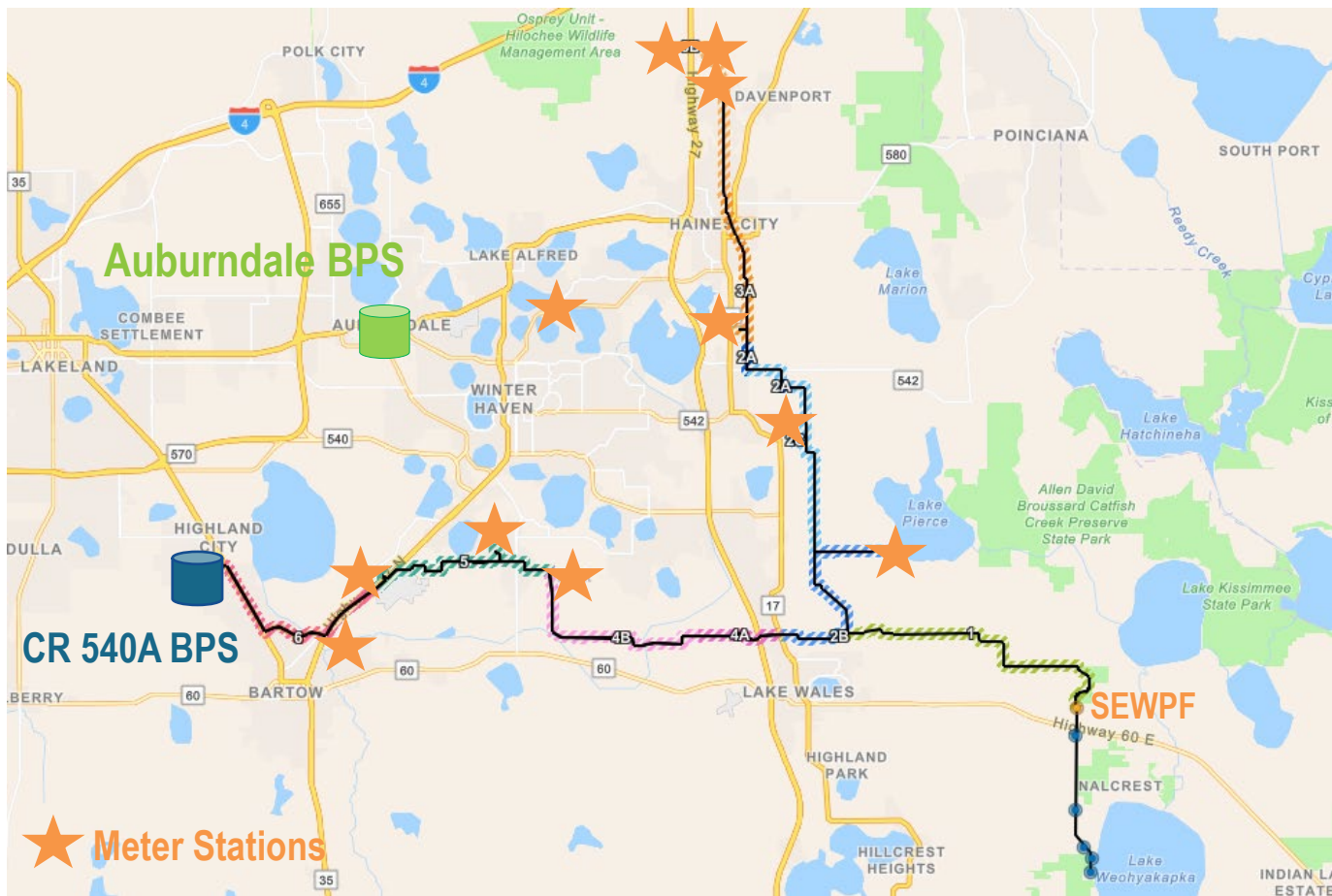


Questions?

**Approve the Guaranteed Maximum Price
(GMP-7) for PRWC Booster Pump Station and
Metering Stations for the Southeast Wellfield
Transmission Main**

(Action)

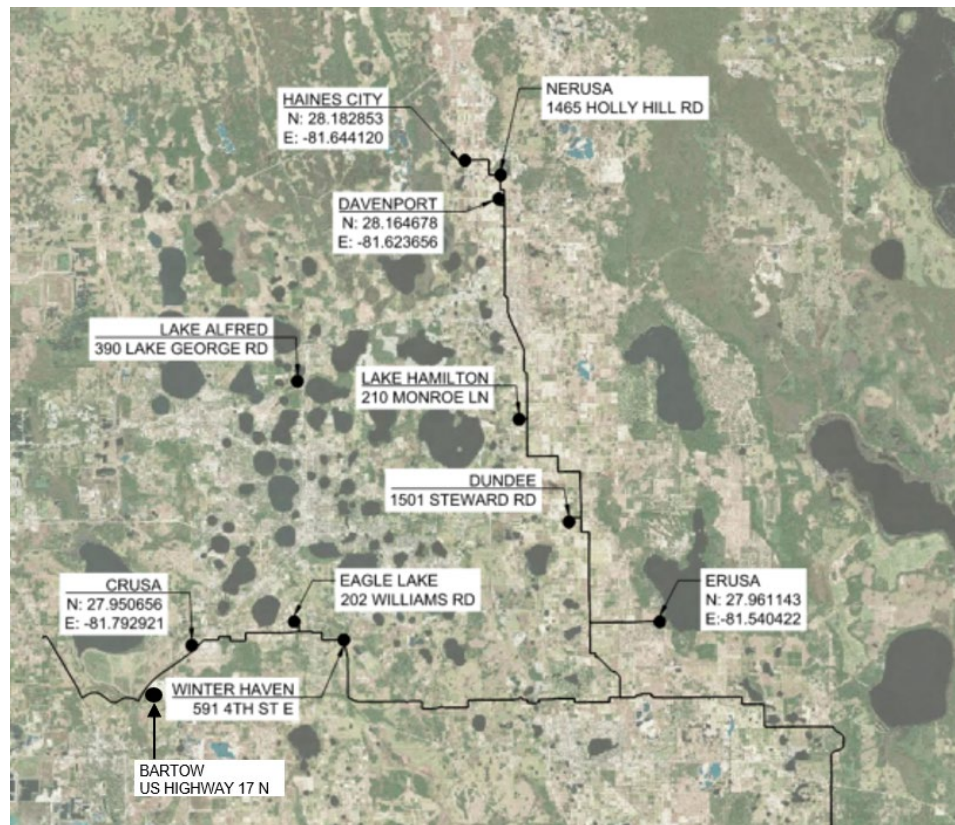
PRWC Booster Pump & Meter Stations



-
- COUNTY ROAD 540A
 RIGHT OF WAY 80.0A

- **Remote PRWC meter stations (11)**

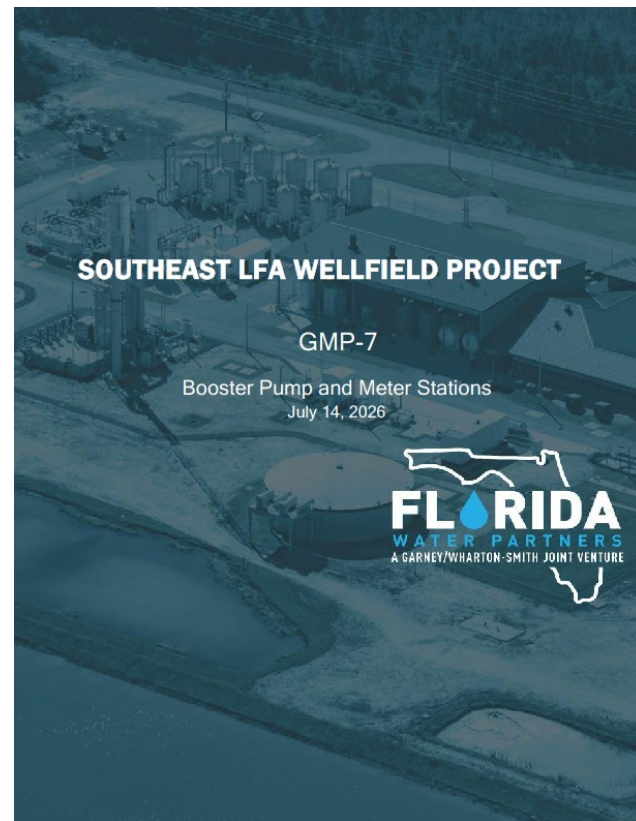
- Polk ERUSA, NERUSA, & CRUSA
- Dundee (Steward Road)
- Lake Hamilton (Monroe Lane)
- Davenport (North Boulevard)
- Haines City (Park Place Boulevard)
- Winter Haven (4th Street East)
- Eagle Lake (Williams Road)
- Bartow (US Highway 17)
- Lake Alfred (Lake George Road)
 - Allocation delivered to Winter Haven and “wheeled” to Lake Alfred PWS



- **90% CMAR cost estimate \$24.6M (December 2025)**
- Bid advertisement March 10, 2026
- Bids received on April 23, 2026
 - 6-week bid period to allow sufficient time for bidder participation
- 8 bid packages including 3 equipment packages
 - 36 companies invited to submit bids
- Challenges to bidding process
 - Workforce shortages (particularly for skilled labor)
 - Demand exceeding supply for construction services
- 22 bids received across all bid packages
 - FWP awarded plant packages for BPSs
 - Censtate awarded meter stations



- Total construction cost **\$22,358,562**
 - Inclusive of general conditions, allowances and 5% construction contingency
- Other CMAR-related costs **\$2,573,471**
 - Bonds and insurance
 - CMAR fee (8.00%)
- **GMP-7 Total \$24,932,033**
- Construction start October 2026
- Construction substantial completion November 2028
 - Concurrent with water production facility and SETM start-up/commissioning



Recommendation:

Approve GMP-7 for PRWC Booster Pump Stations and Metering Stations for the Southeast Wellfield Transmission Main

**Approve Resolution 2026-05 to Approve
Contractor Change Requests over \$100,000
for the PRWC Southeast Wellfield Project
(Action)**

- Section 3.2 of the CMAR Agreement with Florida Water Partners authorizes the Executive Director to approve changes in construction up to \$100,000
 - Funded from the CMAR's Contingency Budget
 - Accordingly, changes over \$100,000 require BOD approval
 - Changes cannot cause an increase to the GMP or PRWC Project Budget
 - In the event of an emergency, the Chair or Vice-Chair can approve such a change

- Since the start of construction, seven Change Requests have exceeded \$100,000
 - Require BOD approval
 - Future Change Requests will be brought to the Board as developed

SE Wellfield CMAR Contingency Requests Exceeding \$100,000

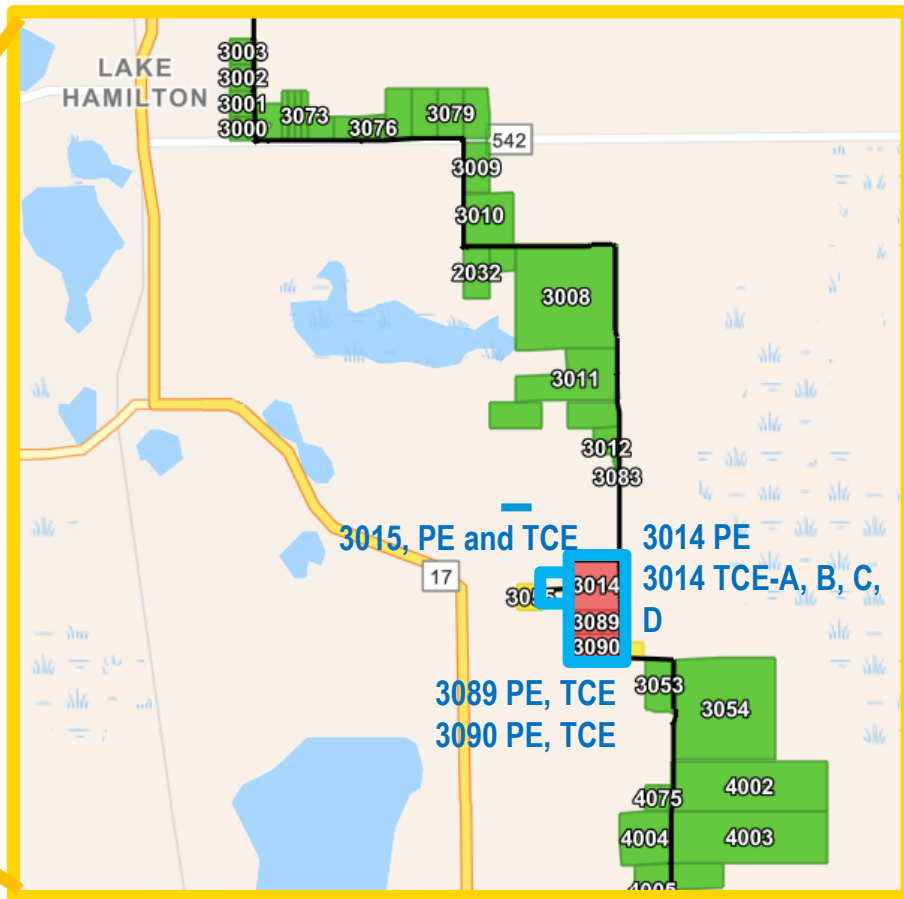
GMP	Const Package	CR Number	Description	Cost	Date Approved	Funded from CMAR Contingency?	GMP/Budget Impact?
GMP-2	1	02	Certified welding inspection services	\$199,640.00	7/10/2025	Yes	No
GMP-2	1	04	Gopher tortoise relocation	\$219,950.77	10/28/2025	Yes	No
GMP-2	6	01	J-Day Drive transmission main re-route	\$377,323.74	6/5/2025	Yes	No
GMP-3	WPF	10	95% to IFC const doc changes	\$110,185.00	3/14/2026	Yes	No
GMP-3	WPF	13	Design clarification 2	\$302,834.00	4/24/2026	Yes	No
GMP-5	3A	01	Gopher tortoise relocation	\$151,792.19	12/20/2025	Yes	No
GMP-5	3A	03	Parcel 1000 concrete encasement	\$105,270.86	4/28/2026	Yes	No

Recommendation:

**Approve Resolution 2026-05 to Approve
Contractor Change Requests over \$100,000 for the
Southeast Wellfield Project**

**Adopt Resolution 2026-06 Parcel Resolution
of Necessity to Acquire Specified Parcels to
Implement the Southeast Wellfield Project
*(Action)***

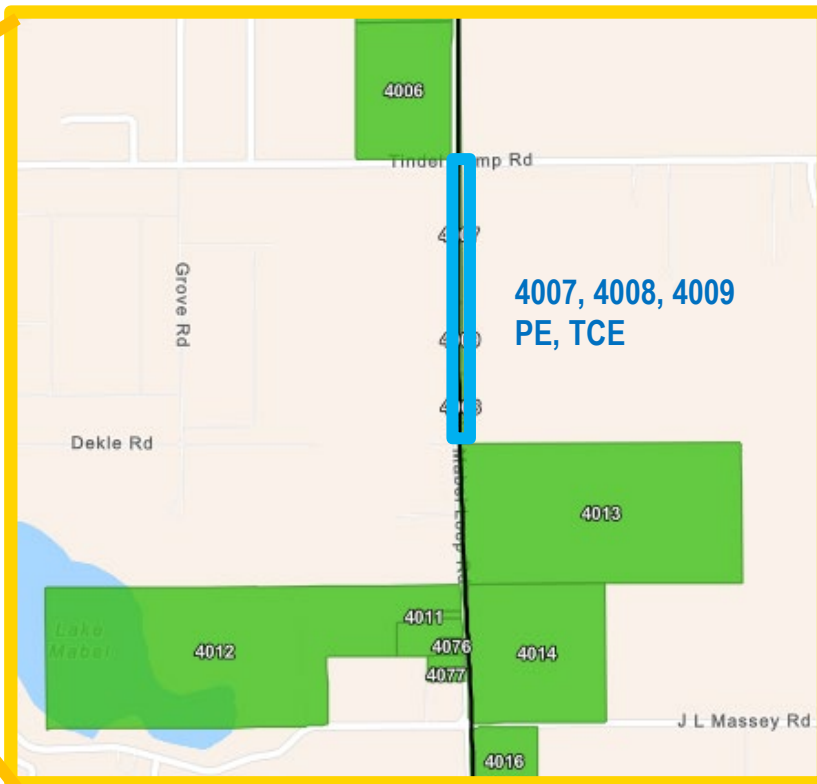
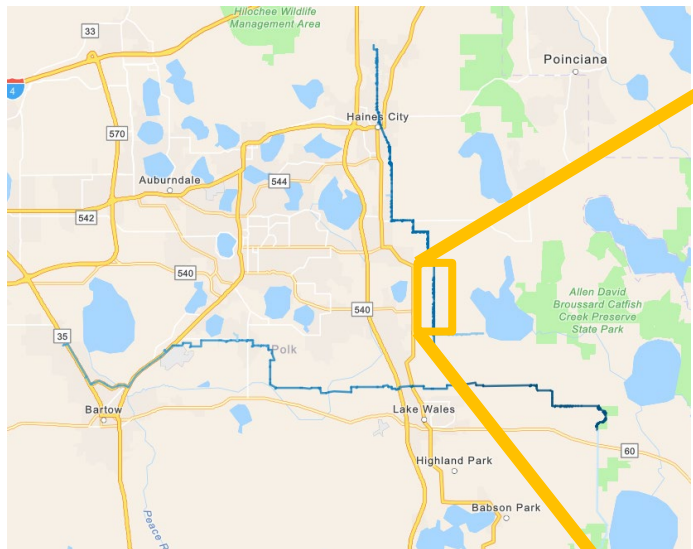
- Cooperative Board approved construction of SEWF raw water and finished water transmission mains pursuant to Resolution 2023-06 (as amended)
- Resolution 2026-06 constitutes a Parcel Resolution
 - Authorizes the Cooperative to acquire permanent easements (Exhibits A & B) and temporary construction easements (Exhibits C & D) over 2 parcels
 - Welsh Road Land Investment Parcels 3014 and 3015 – also on the BOD agenda (Item H.8) for a negotiated settlement
- Acquisition by negotiation, contract or legal proceedings
 - Includes eminent domain proceedings pursuant to Chapters 73 and 75, Florida Statutes



Recommendation:

Approve Resolution 2026-06 Parcel Resolution of Necessity to Acquire Specified Parcels for the Southeast Wellfield Project

**Approve the Mediated Settlement with Mark
D. Beck and Glenn Elliot Beck, Beck
Agricultural Holdings LLP for PRWC
Parcels 4007, 4008, 4009 Permanent and
Temporary Construction Easements
*(Action)***



Three Parcels (4007, 4008, 4009)
located on Lake Mabel Loop Road
north of Lake Wales and southeast of
Dundee



Timeline

- February 2026 - Stipulated Order of Taking approved by Court
- March 2026 – Negotiations begin with owner
- May 11, 2026 – Mediated settlement

Appraisals

- PRWC appraisal amount - \$215,200
- Owner counter-offer - \$846,700
- Settlement Reached at \$417,825
 - Expert fees - \$29,919.08
 - Statutory attorney fees - \$66,866.25
 - Total cost for easements is **\$514,610.33**
 - Settlement based on impacts to approximately 300 citrus trees and grove irrigation

Benefits to PRWC

- PRWC receives easements over 2.058 acres (2,600' of transmission line)
- Settlement is \$428,875 less than owner's offer
- PRWC design remains unchanged
- Jury trial was avoided, which was estimated to add \$250,000 to \$300,000 in costs

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

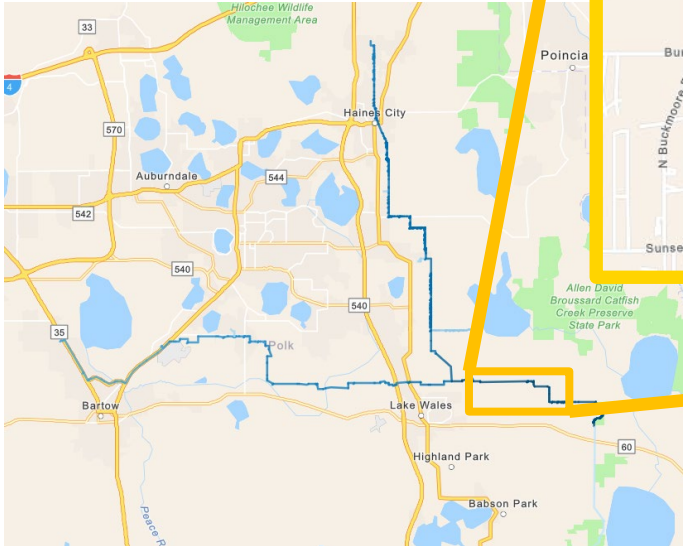
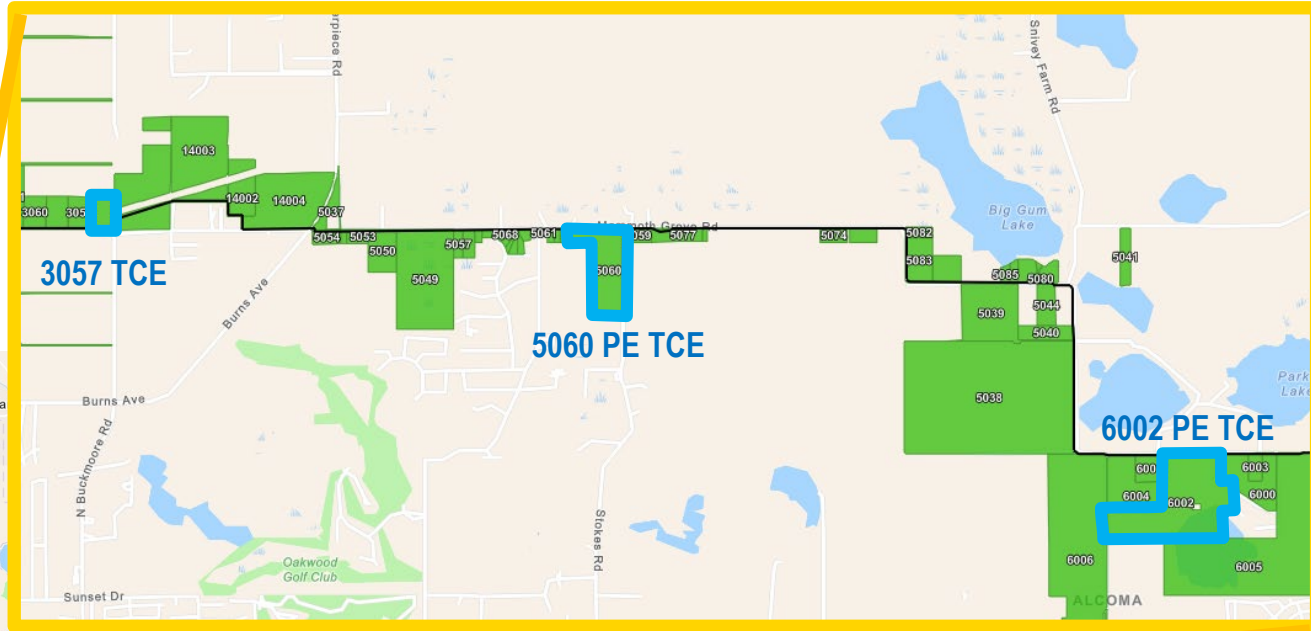
Recommendation:

Approve the Mediated Settlement with Mark D. Beck and Glenn Elliot Beck, Beck Agricultural Holdings LLLP for PRWC Parcels 4007, 4008, 4009 Permanent and Temporary Construction Easements

Approve the Mediated Settlement with Hunt Brothers Inc. for PRWC Parcels 3057, 5060, 6002 Permanent and Temporary Construction Easements

(Action)

Three Parcels (3057, 5060, 6002) located on Mammoth Grove Road/Lake Park Road east of Lake Wales



Parcel 3057



Parcel 5060



Parcel 6002



Timeline

- Late 2023 - Stipulated Order of Taking for first parcel approved by Court
- December 2025 – Negotiations began with owner
- June 24, 2026 – Mediated settlement

Appraisals

- PRWC appraisal amount - \$589,500
- Owner counter-offer - \$990,000
- Settlement Reached at \$790,000
 - Expert fees - \$30,691.75
 - Statutory attorney fees - \$220,000
 - Total cost for easements is **\$1,040,691.75**
 - Settlement based on impacts to citrus (approximately 482 trees), Eucalyptus tree wind-break (118 trees), irrigation system, and fencing

Benefits to PRWC

- PRWC receives easements over 2.591 acres (3,000' of transmission main)
- Settlement is \$200,000 less than owner's offer
- PRWC design remains unchanged
- Jury trial was avoided, which was estimated to add \$300,000 to \$400,000 in costs

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

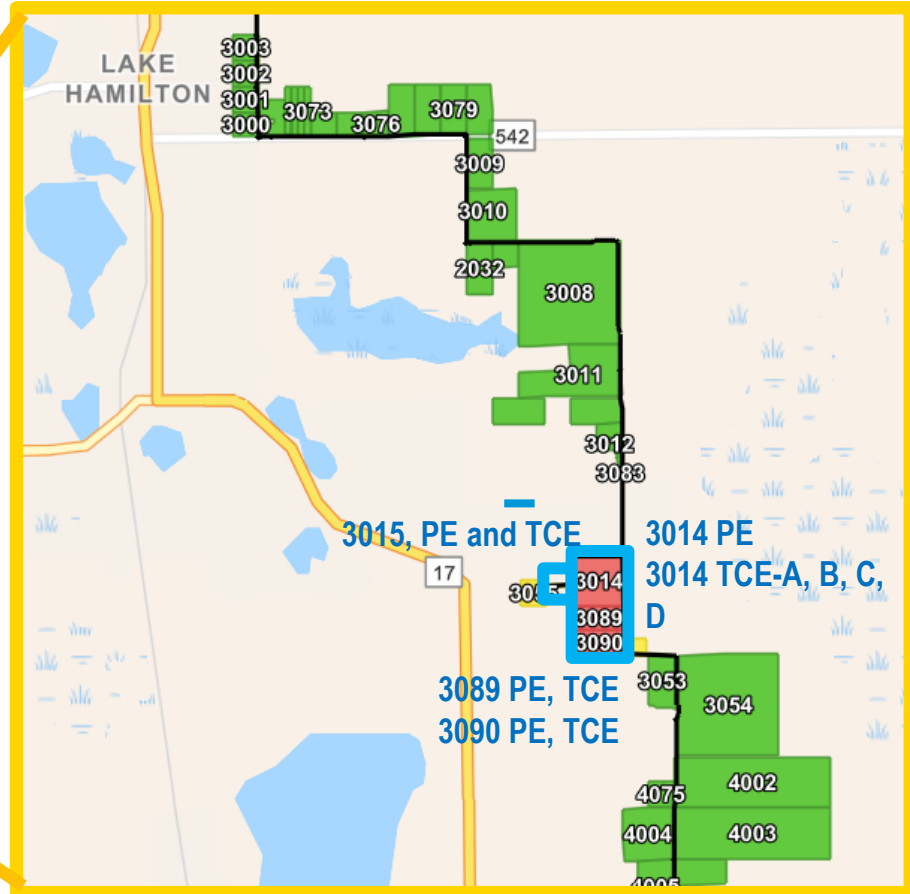
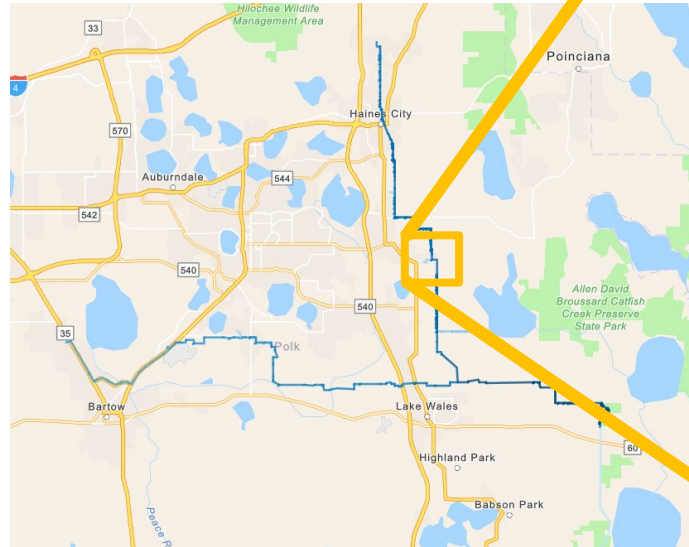
Recommendation:

Approve the Mediated Settlement with Hunt Brothers Inc. for PRWC Parcel Numbers 3057, 5060, 6002 for Permanent and Temporary Construction Easements

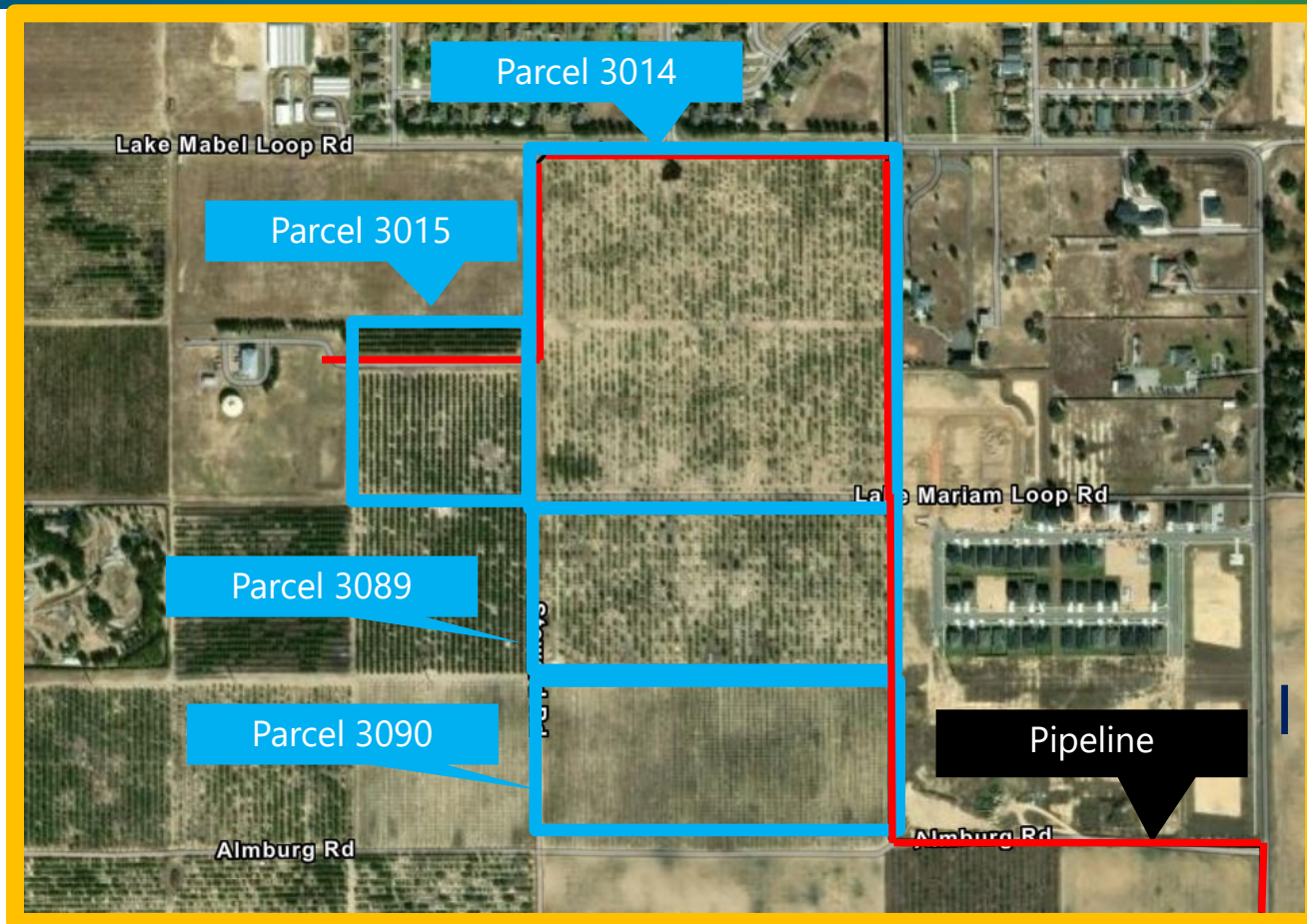
**Approve the Negotiated Settlement with
Welsh Road Land Investments for PRWC
Parcels 3014, 3105, 3089, 3090 Permanent
and Temporary Construction Easements
*(Action)***

Welsh Road Land Investments

Four Parcels (3014, 3015, 3089, 3090)
located on HL Smith Road east of
Dundee



Welsh Road Land Investment



Timeline

- March 2026 – Negotiations began with property owner
- July 9, 2026 – Negotiated settlement reached
 - No Order of Taking needed

Appraisals

- PRWC appraisal amount - \$456,000
- Owner counter-offer - \$1,610,800
- Settlement Reached at \$995,000
 - Expert fees - \$54,577.50
 - Statutory attorney fees - \$230,087.50
 - Total cost for easements is **\$1,279,665**
 - Settlement based on impacts to a designed residential development in the approval process

Benefits to PRWC

- PRWC receives easements over 2.48 acres (approximately 5,800' of transmission main)
- Settlement is \$615,800 less than owner's offer
- PRWC design remains unchanged
- Jury trial was avoided, which was estimated to add \$400,000 to \$450,000 in costs

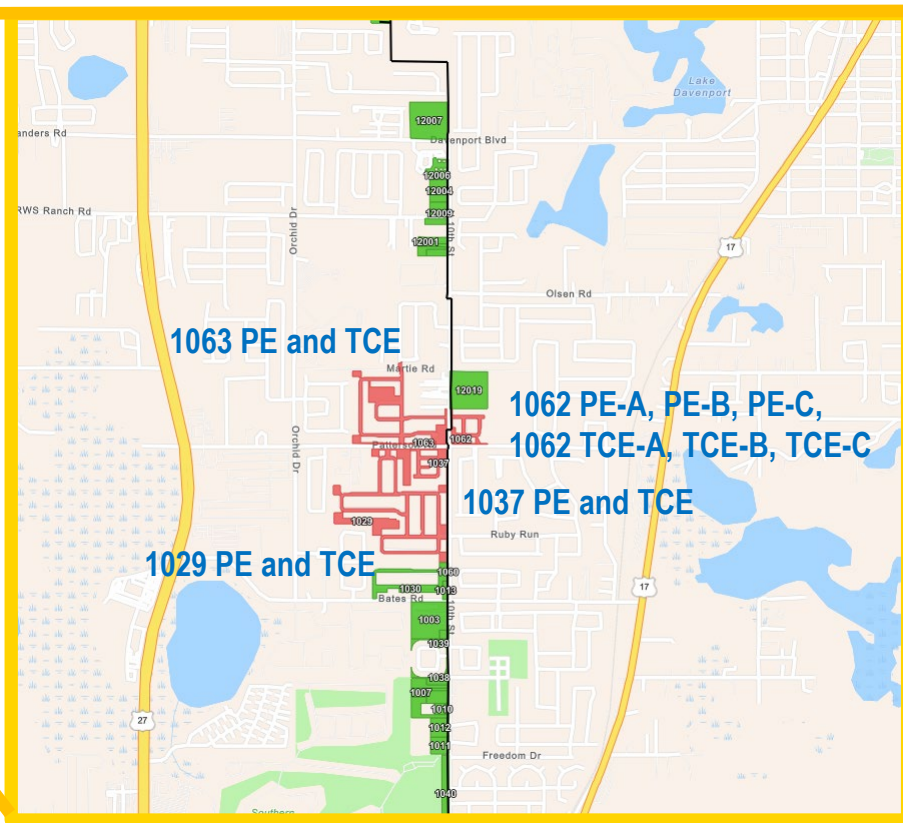
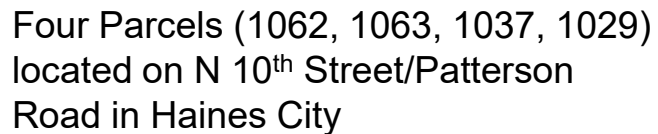
Southeast Project BOD officers and the Executive Director will sign the settlement agreement upon approval

Recommendation:

Approve the Negotiated Settlement with Welsh Road Land Investments LLC for PRWC Parcel Numbers 3014, 3015, 3089, 3090 for Permanent and Temporary Construction Easements

**Rejection and Termination of the Proposed
Easement Purchase Agreements with
Highland Meadows II Community
Development District for PRWC Parcels 1029,
1037, 1062, 1063 Permanent and Temporary
Construction Easements**

(Action)



Highland Meadows CDD Parcels



☀ 1°N (M) ● 17R MM 38769 12672 ±9ft



☀ 202°S (M) ● 17R MM 38789 13315 ±29ft ▲ 245ft



Timeline

- August 2025 – Negotiations began with property owner
- June 26, 2026 – Negotiated settlement reached
 - No Order of Taking

Appraisals

- PRWC appraisal amount - \$482,900
- CDD accepted appraised amount
- PRWC signed the agreements
- Closing scheduled to occur July 9, 2026
 - Closing did not occur and property owner reconsidered agreement
 - Florida Water Partners ready to begin construction in this area



PRWC Re-evaluated Options

- All work through these four parcels could be done in Right-of-Way
 - Construction method changed from open-cut to directional drill (likely without lane closures)
 - Adds approximately \$70,000 in construction costs
 - Saves \$482,900 in easement acquisition costs
 - PRWC liable for CDD attorney/expert fees which are anticipated to be less than \$50,000.
 - Redesign costs
- Overall expected savings is at least **\$350,000**
- Highland Meadows CDD supports change

Recommendation:

Rescind the Executive Director's Approval, Decline to Approve, and Reject the Proposed Easement Purchase Agreements with Highland Meadows II Community Development District for PRWC Parcel Numbers 1029, 1037, 1062, 1063 Permanent and Temporary Construction Easements, and Terminate the Agreements

July 29, 2026

RECESS:

SOUTHEAST WELLFIELD BOARD OF DIRECTORS

COMMENCE:

WEST POLK WELLFIELD BOARD OF DIRECTORS

**Preliminary West Polk Wellfield Project
Budget – FY2027
*(Information)***

West Polk Budget Overview

**Polk Regional Water Cooperative
Preliminary West Polk Project Budget
Fiscal Year 2027**

	FY 2027	FY 2026	FY 2025	FY 2024	FY 2023
Projected Costs (\$M)	\$ 5.22	\$ 16.68	\$ 27.18	\$ 11.89	\$ 7.18
Funding (\$M)					
Co-funding and other Grants¹	\$ -	\$ 7.60	\$ 7.62	\$ 3.95	\$ 1.85
PRWC Obligation^{2, 3}	\$ 5.22	\$ 9.08	\$ 19.56	\$ 7.94	\$ 5.33
<i>Project</i>	\$ 5.22	\$ 9.06	\$ 19.56	\$ 7.94	\$ 5.33
<i>Contractual Employees Salary Allocation</i>		\$ 0.02			
TOTAL FUNDING	\$ 5.22	\$ 16.68	\$ 27.18	\$ 11.89	\$ 7.18
Actual Expenditures (\$M)⁴	N/A	\$ 10.12	\$ 9.14	\$ 0.46	\$ 1.74

NOTES:

Commencing with FY 2025, Business Plan budget methodology is followed.

1. Co-funding is through SWFWMD not including land, legal fees, or other non-eligible expenses which may be covered by other funding. Funding sources subject to monitoring and revision.

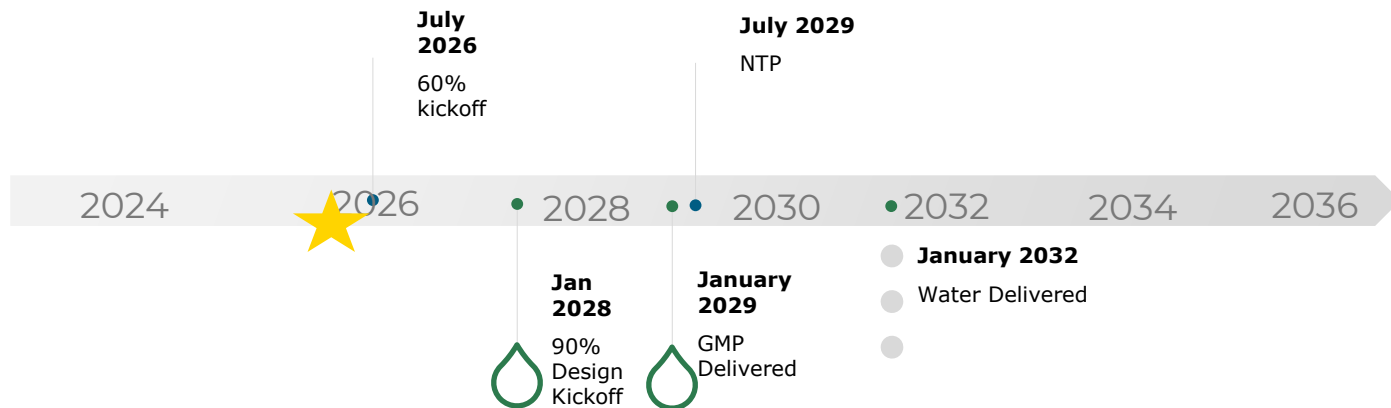
2. Primary financing is through WIFIA and SRF with other funding sources pursued as needed. Additional grant funding may reduce a PRWC obligation. This does not include debt issuance costs.

3. FY 2027 PRWC obligation includes an allocation of the administrative contractual salaries between the Southeast and West Polk Projects on a pro rata basis. For FY 2027, these costs are included in the project costs presented in the Business Plan.

4. FY 2026 actual expenditures are through March.

Update on West Polk Wellfield Project *(Information)*

- CMAR NTP for WPF Value Engineering issued. Kickoff occurred on June 3, 2026.
 - 60% WPF design underway – site layout to be discussed with Lakeland.
- Raw water routing analysis underway.
 - Final raw water pipeline design may change to accommodate acquisition.

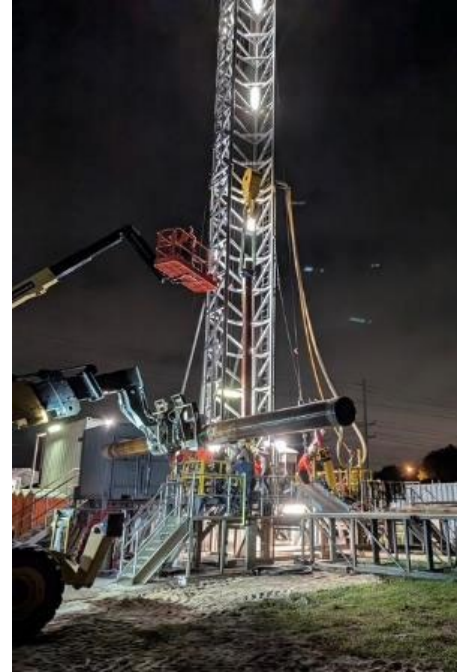


Injection Well 1 & Monitoring Well

- 20" FRP injection well casing to 3,900' installed.
- 17.5" open hole drilling complete to 8,005' below land surface (bls).
- Pressure tested FRP tubing to 1,200 psi (passed)
- Mobilization of drill rig for monitor wells underway

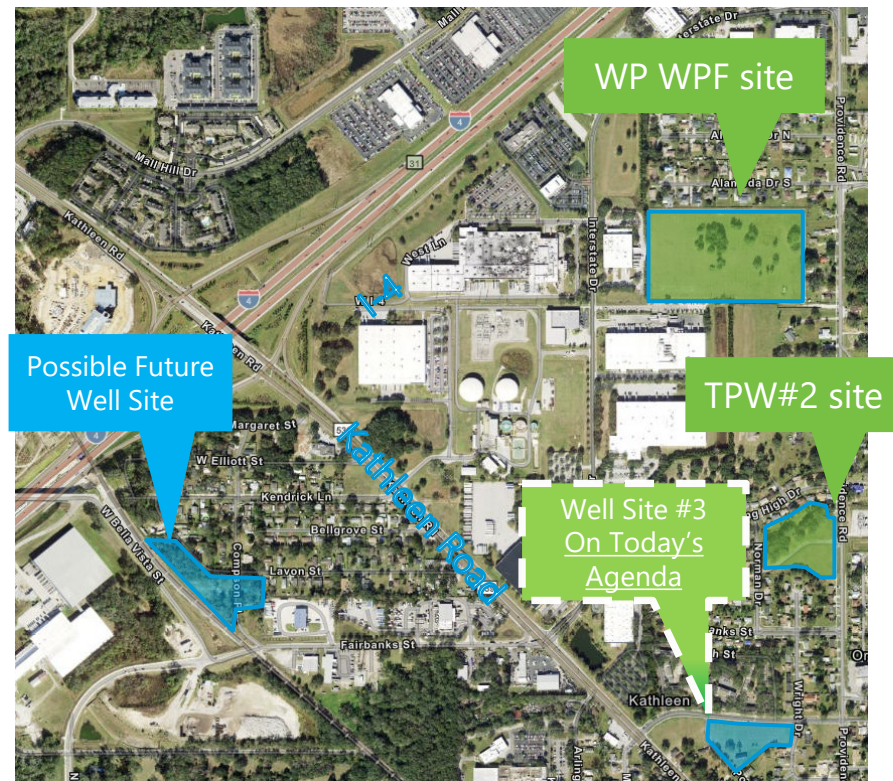
Test Production Well 2 & Monitoring Wells

- **Complete.**



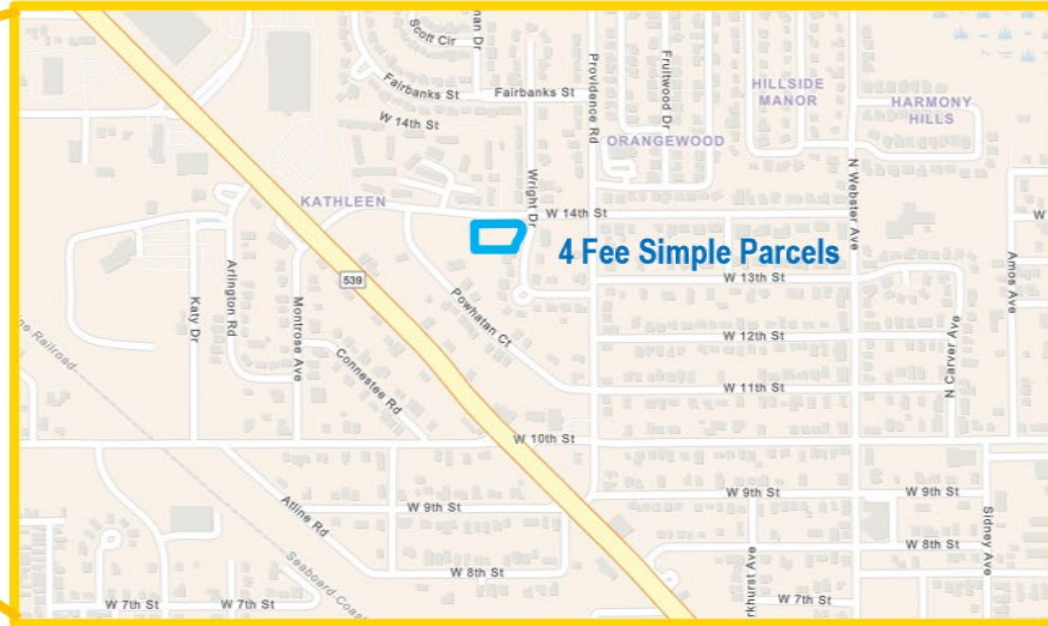
Acquisition Ongoing

- Water Production Facility complete
- Test Production Well #2 site complete
- ***Well Site #3 approval is on today's agenda.***
- Well Site #4 discussions underway.
- Voluntary acquisition of future-phase wells to begin once Phase 1 complete.



Questions?

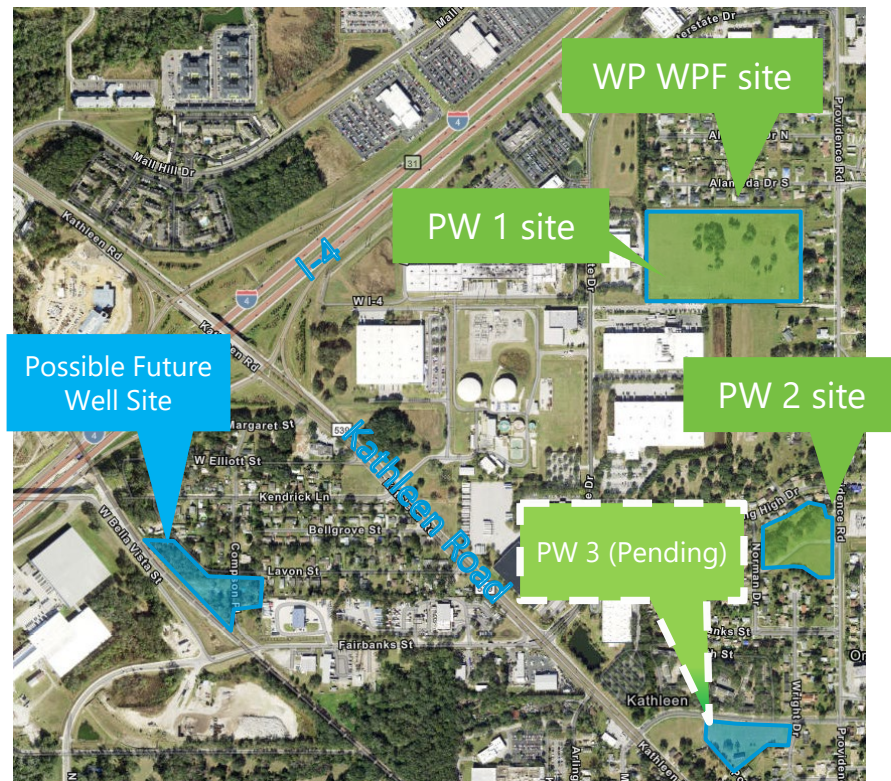
**Approval of Land Purchase from Mid-
Florida Land and Development/Yacoub
Tareq for West Polk Wellfield Production
Well 3
(Action)**



Production Well Site 3 for West Polk Wellfield Project

Acquisition Still Ongoing

- West Polk Water Production Facility requires four production wells for the Phase 1 Project (2.5 MGD)
- Production Well 1 at WPF site – construction complete
- Production Well 2 south of WPF on Providence Road – construction complete
- Production Well Site 3 request to purchase land July BOD
- Well Site 4 discussions underway.



Mid Florida/Yacoub Parcels



WELL SITE 28 AREA CALCULATIONS

Parcel No.	Ownership	Size (SF)	Size (AC)
23-28-11-027500-000072	MID FLORIDA LAND & DEVELOPMENT, INC.	63,598	1.46
23-28-11-028000-000101	TAREQ YACOUB	3,485	0.08
23-28-11-027000-021090	MID FLORIDA LAND & DEVELOPMENT, INC.	10,890	0.25
23-28-11-028000-000103	MID FLORIDA LAND & DEVELOPMENT, INC.	<u>11,761</u>	<u>0.27</u>
TOTAL SIZE		89,734	2.06

S 180 210 SW 240 W 270 300 NW 330
 256°W (M) 17R MM 04165 04837 ±9ft ▲ 224ft



SW 210 W 270 NW 300 N 330 0
 293°NW (M) 17R MM 04220 04790 ±9ft ▲ 228ft



Timeline

- June 2025 – Negotiations began with property owner
- July 29, 2026 – PRWC BOD asked to approve property purchase
 - Four Parcels total (one parcel can potentially be re-sold following construction)

Appraisals

- PRWC appraisal amount - \$717,900
- Property owner counter-offer - \$1,076,808
- Agreement reached - \$840,000
- Closing will be scheduled following BOD approval
 - Advantages to PRWC
 - Good location for pipeline routing and large site for construction
 - Re-sale potential of portion of land purchase
 - No eminent domain process needed

Recommendation:

Approve the Purchase Agreement with Mid Florida Land and Development/Tareq Yacoub for PRWC West Polk Wellfield Production Well 3 Site

July 29, 2026

RECESS:

WEST POLK WELLFIELD BOARD OF DIRECTORS

COMMENCE:

PRWC REGULAR BOARD OF DIRECTORS

July 29, 2026

K. Open Discussion

L. Chair / Executive Director Report

O. Adjournment



Adjourned

PRWC Board of Directors
Regular Meeting

July 29, 2026