July 29, 2026
POLK REGIONAL WATER COOPERATIVE
Lake Myrtle Sport Complex
2:00 PM

Member Governments in Attendance:

Member Government	Representative
City of Auburndale	Mayor Alex Cam
City of Bartow	Commissioner Trish Pfeiffer
City of Davenport	Commissioner Tom Fellows (Absent)
City of Dundee	Mayor Joe Garrison
City of Eagle Lake	Commissioner Pamela Chaney (Absent)
City of Fort Meade	Commissioner James Watts (Absent)
City of Frostproof	Mayor Mike Hutto (Absent)
City of Haines City	Commissioner Morris West
City of Lake Alfred	Commissioner Ronnie Robinson Jr. (Alternate)
Town of Lake Hamilton	Commissioner Phyllis Hall
City of Lake Wales	Commissioner Keith Thompson (Absent)
City of Lakeland	Commissioner Mike Musick
City of Mulberry	Commissioner Kathy Barsotti
City of Polk City	Mayor Joe LaCasia
City of Winter Haven	Commissioner Nathaniel Birdsong
Polk County Commissioner	Commissioner Becky Troutman
PRWC	Eric DeHaven
General Counsel	Edward De la Parte

A. Call to Order - 2:00 p.m. – Chairman Birdsong called the meeting to order. **Eric DeHaven** confirmed that a quorum was present.

B Recognition of new primary/alternate appointees of members

Chairman Birdsong welcomed new Commissioners to introduce themselves as representatives of the Cooperative. **Mayor Joe Garrison** from Dundee introduced himself and **Ken Castle,** Town Manager. Mayor Garrison indicated that he was looking forward to participating. First-year **Commissioner Ronnie Robinson** from City of Lake Alfred introduced himself and noted he was excited to be present today.

C. Agenda Revisions

Chairman Birdsong asked if there were any additions or changes to the agenda. **Eric DeHaven** stated there were no revisions.

D. Public Comments (Limited to 3 minutes)

Chairman Birdsong asked if there we any public comments. No one came forward for public comments.

E. Consent Items

Chairman Birdsong noted there were three consent items on the agenda and asked **Eric DeHaven** to provide a quick overview. **Mr. DeHaven** noted the meeting minutes from May are ready for approval, the District amendment adds $10m in grant funds to the PRWC, and a utility easement agreement between the PRWC, Lakeland, Bartow, and Polk County will provide access and the ability to construct the 540A Booster Pump Station. Chairman Birdsong asked if there were questions and for a motion.

E.1. Approve May 2026 BOD Regular Meeting Minutes (Action)

E.2. Approve Amendment 3 to SWFWMD Cooperative Funding Agreement 20CF0003425 for the PRWC Southeast Regional Transmission Main Project (Q216) (Action)

E.3. Approve the Utility Easement Agreement and Ingress/Egress Easement Agreement with Polk County, the City of Bartow, and the City of Lakeland for the 540A Booster Pump Station (Action)

Motion to Approve the consent items E1-E4 in the entirety was made by ***Commissioner Trish Pfeiffer*** *seconded by* ***Commissioner Morris West.*** *Motion was unanimously approved.*

F. Regular BOD Items

F.1 Preliminary PRWC Administrative Budget and Conservation Budget - FY2027 (Information)

Chairman Birdsong asked **Laura Guy-Rice** to review the preliminary budget for the Regular Board. **Laura Guy-Rice** presented the administrative budget for fiscal year 2027 for information only and noted the formal final budget will be presented for approval in September. She provided a table that showed the past for fiscal years budgets and the proposed FY2027 budget at $258,657 which represents a decrease from 2026. This budget includes the general administrative expenses, items such as

audit fees and legal services, and 10% of the administrative contractual salaries. In addition, there is a placeholder for the workforce transition plan.

Commissioner West asked which page number in the packet showed the proposed budget. **Mr. DeHaven** indicated it was on page 52.

Laura then presented the conservation budget and noted it is set at $65,000 for FY2027. This amount is due to the Conservation Specialist position, which was approved in March. The conservation budget represents a decrease from prior years due to the loss of the Heartland Headwaters funding of $75,000.

F.2 Heartland Headwaters Protection & Sustainability Act Funding and Project Applications - FY 2026/2027 (Information)

Chairman Birdsong indicated that Mary Thomas would present the Heartland update. **Mary Thomas** noted funds from the legislature under the Act have been very important for PRWC funding, but no funds were received for this year. This Act was passed in 2017 to protect water resources in this area and provide funding for projects in the area. However, the PRWC is finding the process needs some improvement. In the past 3 years, we have prioritized PRWC specific projects like the Southeast and West Polk Projects and conservation as well as land acquisition projects. With a peak of $20M in 2022 to $0 in 2026, the Executive Director set up a call with the FDEP to find out how we can improve and upgrade the process. The response included refreshing the report, providing clear communication of the implementation of projects to meet CFWI goals, having a unified request to legislators, and using the state grant portal as another avenue for funding.

Mary reviewed an action plan with two paths: the first is applying on the state grants' portal and the second is polishing up the annual Heartland report. She suggested that member governments who have member receiving facilities that would like to receive funding fill out the application for funding, send to the PRWC for input, and submit to the FDEP by September 1. Draft documents have been provided to Utility leadership to assist in the application; this is the first path. The second path is to use the applications to support a refresh of the Heartland report and prepare a one pager for our use to promote Heartland funding. She stated if there were ever time for lobbyists to come together and add the PRWC to legislative priorities it seems like 2027 is the year.

Commissioner Trish Pfieffer requested a digital standalone of the presentation be sent. She also doesn't mind being a voice at the legislative session but requested assistance with materials. **Chairman Birdsong** noted that the AWS grants are due September 1 – this is very important.

Eric DeHaven stated the receiving facilities are not covered under the PRWC costs. There are two routes to try and get money for receiving facilities that Mary Highlighted. Each city will own and control these facilities, not the PRWC. Mary sent out applications to all Utility directors, the TAC, and Eric sent to the City Managers. He also mentioned

that PRWC does not have lobbyist in Tallahassee and requested support from the members and their lobbyists for the receiving facilities – both from the FDEP portal and from the Heartland Act.

Commissioner Troutman asked what the PRWC asked for in funding from FDEP this year. **Mary Thomas** responded that we requested $20M for member receiving facilities in the past year. **Eric DeHaven** indicated that he thought FDEP did not recognize the receiving facilities as regional projects and that is why we had a meeting with them to clarify our ask for funds. **Commissioner Troutman** indicated that the PRWC should consider hiring its own lobbyist to assist. Member priorities might be different but having a more focused approach might assist. **Eric DeHaven** indicated that we have not pursued a lobbyist as a cost control measure but perhaps it is time. **Mayor Garrison** indicated that he agrees with **Commissioner Troutman** that now might be the time for PRWC to retain its own lobbyist.

Commissioner Pfeiffer noted that legislators also like to hear from us – actual member governments, and those relationships are important. The PRWC has provided a one-pager in the past to assist and that is needed. **Commissioner Troutman** noted that each member has priorities and they might not all be the same.

Eric DeHaven indicated that the PRWC can work to obtain a lobbyist and bring that cost and recommendation back to the Board in September. Commissioner Troutman indicated that this effort would be worth it for the Board to review in September

Commissioner Birdsong thanked the members for the good discussion.

F.3 PRWC Workforce Transition Plan (Information)

Eric DeHaven discussed the plan to bring the PRWC into a true regional water supply authority by adding staff to replace contractors and consultants through time. This is for information and we plan to bring this back to the September Board for approval. Today, we are an $800M agency primarily providing construction oversight on two large water supply projects for Polk County being run by 4 staff/contractors: the Executive Director, two Project Managers, and a Finance Manager. The PRWC does not have true government employees at this time.

This plan will hire new staff as construction occurs, by building 5 departments and Mr. de la Parte will continue to stay as our legal counsel. The long-term plan includes hiring the first employee in 2027 as the Conservation Specialist, in 2028 there will be four department leaders added, in 2029 hiring additional employees for the Southeast Wellfield operation, and in 2034 hiring a projected total of 16 employees to complete the transition to eventually replace our contractor and consultants. The organization chart includes a Board of Directors, Executive Director, and department directors for Capital Projects, Operations, Finance and Administration, Human Resources, and Information

Technology and Cybersecurity. The PRWC will also join the Florida Retirement System and provide typical benefits that government employees receive.

The office space will grow in three simple phases. Phase One, until 2028, the plan is to keep using office space provided by Polk County. In phase 2 (2029-2033) the PRWC would transition to leasing a central office in the County as an option and, in phase 3, (2034 - beyond) the plan is to build an office near the West Polk plant site.

Eric DeHaven provided an overview of the costs. It is recognized that by 2034, the cost projected to support the PRWC staff by all members is approximately $2.4M annually. Mr. DeHaven clarified that the projected $2.4 million annual staffing cost is already included in the PRWC business plan costs provided to members each year. There is a table in the plan that projects each members costs. As a comparison to the PRWC's 16 employees. Mr. de la Parte indicated that the PRMRWSA and TBW have approximately 60-70 employees compared to the PRWC having 16 total employees.

He then reviewed the next steps to implement the plan, including discussions with the City Managers as needed and bringing the plan to the September Board meeting for approval.

Chairman Birdsong asked if there were any questions. Commissioner Pfeiffer noted there was a lot of information in the plan and thanked staff for beginning the process. **Commissioner West** asked why does the staffing increase in 2028 and Eric DeHaven indicated it was due to water coming on-line for the Southeast project.

Mr. de la Parte indicated the 60/30/10 percent breakdowns on cost was for demonstration purposes and is a rough assumption. Actual costs will be focused on staff time between projects.

Chairman Birdsong indicated he had asked several questions on this topic that eric had answered. He wanted to know about what if we would stay on the current course with contractors/consultants versus in-house staff. **Mr. de la Parte** indicated that TeamOne has a finite contract, primarily for design and not to operate. He also indicated it is not sustainable to continue to operate with the contract employees such as Mr. DeHaven since the PRWC will likely only attract candidates at the end of their careers that do not need benefits. Thirdly he noted that we will use a contractor operator but will require staff to oversee them and run the business of the PRWC. These employees will be directly answerable to the Board.

Chairman Birdsong thanked **Mr. de la Parte** for the explanation.

F.4 Approve Resolution 2026-04 to Adopt PRWC Policy Manual Including Previously Adopted Policies and Reserving Chapters for Future Policies (Action)

Ed de la Parte discussed creating a policy manual for the Cooperative. PRWC has come up with a number of policies such as the Investment Policy, Reserve Policy, Capital Asset Policy, and Land Acquisition Policy which covers items such as water

charges and billing and annual financial true-up. The benefit of having one policy manual is to have all policies in one place, allow for full transparency, easy access, and simplified record keeping, and finally it will reserve chapters for future policies.

The purpose of the policy manual is to adopt the PRWC policies by consolidating the 5 adopted policies into numbered chapters and as a single, authoritative reference which is better for the Board, our members, and the public for documentation and access. No new policies are adopted under this request. Future policies are reserved under chapter headings.

Chairman Birdsong asked if there were any questions. **Mr. DeHaven** indicated page 107 of the packet has the policy manual, and the table of contents lists the future policies. **Mr. de la Parte** noted that the chapters are based on a review of other policy manuals created by local governments and regional water supply authorities.

Motion to Approve Resolution 2026-04 to Adopt PRWC Policy Manual Including Previously Adopted Policies and Reserving Chapters for Future Policies *was made by* ***Commissioner Trish Pfeiffer*** *seconded by* ***Commissioner Becky Troutman.*** *Motion was unanimously approved.*

Chairman Birdsong recessed the Regular Board meeting and called to order the Combined Projects Board.

G. Recess Regular BOD/Commence Combined Projects BOD

G.1. Preliminary PRWC Combined Projects Budget - FY2027 (Information)

Laura Guy-Rice provided a slide that shows the approved combined projects that have been undertaken by the PRWC to date of which most have been completed. She went on to note that the FY2027 Combined Project budget includes $1.1 M for projects, which consists of the Peace River Reservoir Feasibility project, the Peace River water use permit application and reservoir investigation, the five-year Regional Water Supply Plan, the continued support for the water Alafia water supply project, and funds for other technical assistance. For 2027, there is a projected budget of $1.26M including staff time.

Eric DeHaven added an overview in that the PRWC is divided into 5 cost centers: Administration, Conservation, Combined Projects, the Southeast Wellfield Project, and the West Polk Wellfield Project. He indicated the Combined Projects budget focuses on the feasibility of projects.

Commissioner Birdsong noted that it is important for members to know this information and how costs under these budgets operate. He then recessed the

Combined Projects meeting and turned the meeting over to **Chairman Pfeiffer** to begin the Southeast Wellfield Project Board.

H. Recess Combined Projects BOD/Commence Southeast Wellfield BOD

Chairman Pfeiffer welcomed the Board members to the Southeast Project Board and noted we would continue with roll call votes for action items on the agenda using the weighted vote method.

H.1. Preliminary PRWC Southeast Wellfield Project Budget - FY2027 (Information) Page

Laura Guy-Rice began her presentation and mentioned this is one of the larger budgets that will be presented. For FY2027, $166.44M is what is being proposed based on estimated project costs that will be completed during the year for construction tasks of the SE Water Production facility and the transmission mains, plus the salary for contractual project managers and the allocation of employee salaries. The funding comes from $38.08 co-funding and the PRWC obligation at this time is $128.36M. She noted that any new grant fundings will alter these costs.

Chairman Pfieffer asked if there were any questions.

H.2. Update on Southeast Wellfield Project (Information)

Mark Addison provided an agenda for his presentation. He noted that what's noticeably absent from the agenda is design which is complete. The only thing we are waiting for is extension of the Polk County NE facility and the Haines City facility. He then provided a summary of the GMP packages and noted we are up to GMP 7, which is on today's agenda and includes Booster pump Stations and Metering Stations. He identified an additional GMP which is GMP 8 and it will be for starting up the transmission system. It will take some additional effort to get the 61-mile pipe up and running which will also take coordination with the DOH and DEP. He then reviewed Construction Cost trends and showed we are tracking $55M dollars less than what the 90% construction estimate was for the transmission system. Also, there is close to $14M in contingency built into the transmission system, and we should be coming in under $200M which should pay for most of the GMP 8.

He next reviewed the status pf production wells and noted PW14 is near completion, scheduled for completion in August. At the end of August, we're looking to turn over all the well sites to the CMAR so they can start construction of pumping facilities.

He reviewed the water production facility construction and noted a lot of construction on the plant site. We have underground work continuing in addition to the raw water main. At this point everything is under construction except for GMP 7.

He showed a time lapse video of the water production facility site including the 2M gallon ground storage tank and the solids holding tanks.

He also reviewed the list of transmission construction packages noting GMP 1 Package 2A as complete, GMP 2 Package 1 is 50% complete, GMP 2 Package 6 is substantially complete, and GMP 4 Package 2B is 75% complete. GMP 4 Package 4A is substantially complete and GMP 5 Package 3A is approximately 40% complete.

Mark Addison then brought to the attention of the Board that as a part of Package 3A a defect in the 30-inch ductile iron pipe was discovered during pressure testing. US Pipe representatives, working with PRWC contractors, agreed to remove/replace the defective pipe. In addition, a notice of breach of contract and a proposed resolution was sent to US Pipe and Core & Main, who are the pipe suppliers. The PRWC is seeking an extended warrant (50 years), maintenance bond, spare pipe, source inspections, and copies of records related to defective batch. General counsel is reviewing the US Pipe response, and we will follow up with the Board on the status of this issue.

A question was asked about who paid for the pipe repair and **Mark Addison** indicated that US Pipe paid that cost. **Chairman Pfeiffer** noted that the corrective action seems to be going well. **Commissioner West** asked if this would delay the project in the Haines City area and Mark responded that it would not impact the overall schedule. **Mayor Garrison** noted that the PRWC did a good job finding out about this issue.

He then continued with the construction status; GMP 5 Package 4B is approximately 50% complete, and GMP 5, package 5 Is approximately 35% complete. GMP 6 Package 2C started construction May 2026, and GMP 6 Package 3B has partial Construction NTPs' issued in June 2026. He provided pictures of construction.

Mark Addison noted that some upcoming lane/road closures for Mid-2026 include Masterpiece Rd. at Mammoth Grove Road and Tindel Camp Road at Lake Mabel Loop Road. At some point in the future, there will also be lane closures on Lake Hatchineha Rd and Lake Marie Rd.

He reminded everyone that with land acquisition we have over 300 parcels across 10 segments that needed to be acquired, and settlements have been reached on 295 parcels, totaling nearly $20M.

Regarding permitting, we are essentially complete with all permitting for phase 1 with a few loose items on the booster pump station.

Chairman Pfeiffer asked if the Board had any additional questions. **Commissioner Birdsong** noted that the number of parcels having to be acquired without trial so far is remarkable. **Chairman Pfeiffer** noted this topic as well and that we are approximately 50% complete with all construction for Southeast.

Commissioner West asked about construction next to Bethune Academy and **Mark Addison** noted the school board is aware of and accepting of the PRWC easements and we are meeting with the school as well. He then asked about road closure and Mark indicated none were planned. **Mr. DeHaven** noted that the school board approved the easements yesterday.

H.3. Approve the Guaranteed Maximum Price (GMP-7) for PRWC Booster Pump Stations and Metering Stations for the Southeast Wellfield Transmission Main (Action)

Mark Addison began the discussion with a map that pointed out the Auburndale and CR 540A Booster Pump Stations, as well as the meter stations for the member receiving facilities. The Polk SWRUSA/Lakeland/Bartow Pump Station (AKA CR 540A BPS) includes connections to Polk County SWRUSA and Lakeland. The Auburndale BPS pumps water from the Winter Haven to Auburndale water system. He also provided an example of a metering station, of which there are 11 in total.

He indicated that in December, there was a 90% CMAR cost estimate of $24.6M for this GMP. There was a total of 22 bids received across eight bid packages. Florida Water Partners is recommended to be awarded the bid packages for the booster pump stations, and Censtate is recommended the award for the meter stations. Total construction costs as bid are $22.3M with other CMAR related costs of $2.5M which includes bonds and insurance. The total GMP 7 cost is $24,932,033 and construction is scheduled to start October and substantial completion in November 2028.

Chairman Pfeiffer asked for questions and a roll call vote.

Motion to Approve GMP-7 for PRWC Booster Pump Stations and Metering Stations for the Southeast Wellfield Transmission Main *was made by* ***Mayor Alex Cam*** *seconded by* ***Commissioner Morris West.*** *Motion was unanimously approved.*

H.4. Approve Resolution 2026-05 to Approve Contractor Change Requests over $100,000 for the PRWC Southeast Wellfield Project (Action)

Eric DeHaven noted that section 3.2 of the CMAR agreement with Florida Water Partners authorizes the Executive Director to approve changes in construction up to $100,000. Changes over $100K require BOD approval and they cannot cause an increase to the GMP or PRWC Project Budget. In the event of an emergency, the Chair or Vice-Chair can approve a change.

He then noted that he and **Mark Addison** had already approved several change orders over $100K that the board should've approved. The seven construction packages are included in the Board packet on page 210. **Mr. DeHaven** provided the Board with a table of the seven items and reviewed several of them as examples.

Chairman Pfeiffer noted this was an unintentionally oversight and asked for questions and a roll call vote.

Motion to Approve Resolution 2026-05 to Approve Contractor Change Requests over $100,000 for the Southeast Wellfield Project and moving forward the Board will approve items over $100,000 individually was *made by* ***Commissioner Morris West*** *seconded by* ***Commissioner Ronnie Robinson.*** *Motion was unanimously approved.*

H.5. Adopt Resolution 2026-06 Parcel Resolution of Necessity to Acquire Specified Parcels (Land Acquisition Package #21A) to implement the Southeast Lower Floridan Aquifer Water Production Facility and Southeast Transmission Line Projects (Action)

Eric DeHaven mentioned the Cooperative Board has approved construction of the SEWF raw water and finished water transmission mains pursuant to Resolution 2023-06 which has been amended several times. This resolution authorizes the Cooperative to acquire permanent easements for 2 parcels by Welsch Road Land Investments and on the BOD agenda for a negotiated settlement. Both parcels are in the Dundee area and may require eminent domain if there is refusal to reach a settlement.

One of the Board members asked who owned the property and **Eric DeHaven** responded that it was Welsh Road Land Investments. **Chairman Pfeiffer** asked if there were any additional questions.

Motion to Adopt Resolution 2026-06 Parcel Resolution of Necessity to Acquire Specified Parcels for the Southeast Wellfield Project *made by* ***Commissioner Tom Fellows*** *seconded by* ***Commissioner Mike Musick.*** *Motion was unanimously approved.*

H.6. 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 (Action)

Eric DeHaven noted that there were 3 consecutive parcels along Lake Mabel Loop Road north of Lake Wales and southeast of Dundee that require easements for pipeline construction. He provided a map and pictures of the citrus operation. The PRWC appraisal amount was $215,200 and the property owner wanted $846,700. The parties were far apart on the value of the easements due to the number of citrus trees and grove irrigation impacted. The final settlement agreed upon was $417,825 with additional costs of $29,919.08 for expert fees and $66,866.25 for statutory attorney

fees. The total cost for the easements is $514,610.33. The PRWC will receive easements over 2.058 acres. The settlement is $428,875 less than the owners offer and the PRWC avoided a jury trial.

Chairman Pfeiffer asked if there were any questions and a roll call vote was taken.

Motion to approve 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 was *made by* ***Commissioner Mike Musick*** *seconded by* ***Commissioner Morris West.*** *Motion was unanimously approved.*

H.7. Approve the Mediated Settlement with Hunt Brothers Inc. for PRWC Parcels 3057, 5060, and 6002 Permanent and Temporary Construction Easements (Action)

Eric DeHaven noted that there were 3 consecutive parcels along Mammoth Grove Road/Lake Park Road east of Lake Wales. He provided a map and pictures of the parcels with our pipe stored along one of the parcels. The Hunt Bros have cleared the trees prior to our pipe going in. The PRWC appraisal amount was $589,500 and the property owner wanted $990,000. The final settlement agreed upon was $790,000 with additional costs of $30,691.75 for expert fees and $220,000 for statutory attorney fees. These easements were expensive due to the number of trees impacted, the type of citrus impacted which were tangerine trees, as well as a wind break of eucalyptus trees that were required to be removed. The total cost for the easements is $1,040,691.75. The PRWC will receive easements over 2.591 acres. The settlement is $200,000 less than the owners offer and the PRWC avoided a jury trial.

Chairman Pfeiffer asked if there were any questions and a roll call vote was taken.

Motion to approve the Mediated Settlement with Hunt Brothers Inc. for PRWC Parcels 3057, 5060, and 6002 Permanent and Temporary Construction Easements was *made by* ***Commissioner Mike Musick*** *seconded by* ***Mayor Alex Cam.*** *Motion was unanimously approved.*

H.8. Approve the Negotiated Settlement with Welsh Road Land Investments LLC for PRWC Parcels 3014, 3015, 3089, and 3090 Permanent and Temporary Construction Easements (Action)

Eric DeHaven noted that there were 4 parcels along HL Smith Road east of Dundee that required easements for the transmission main. He provided a map and pictures of the properties. The PRWC appraisal amount was $456,000 and the property owner wanted $1,610,800. The final settlement agreed upon was $995,000 with additional costs of $54,577.50 for expert fees and $230,087.50 for statutory attorney fees. The total cost for the easements is $1,279,665.00 due to impacts to their residential development that was well into the development process with Dundee. The PRWC will receive easements over 2.48 acres. The settlement is $615,800 less than the owners offer and the PRWC avoided a jury trial.

Chairman Pfeiffer asked if there were any questions and thanked the PRWC acquisition team, specifically Arlena Dominick, for their efforts on this one. A roll call vote was taken.

Motion to Approve the Negotiated Settlement with Welsh Road Land Investments LLC for PRWC Parcels 3014, 3015, 3089, and 3090 Permanent and Temporary Construction Easements was *made by* ***Mayor Alex Cam*** *seconded by* ***Commissioner Morris West.*** *Motion was unanimously approved.*

H.9. Rejection and Termination of the Proposed Easement Purchase Agreements with Highland Meadows II Community Development District for PRWC Parcel Numbers 1029, 1037, 1062 and 1063 Permanent and Temporary Construction Easements (Action)

Chairman Pfeiffer noted that this easement was different than others and asked **Eric DeHaven** to provide the details. He noted that there were 4 parcels in Haines City that he is asking for the board to disapprove for acquisition. He provided a map and pictures of the properties which is a new residential development. The PRWC appraisal amount was $482,900 and the property owner, Highlands Meadow CDD, agreed with this price. PRWC signed the agreement and closing was scheduled to occur July 9, 2026. The closing didn't occur and the owner rescinded and reconsidered the agreement.

At that point the PRWC re-evaluated options for construction through this area and determined all work could be done in the right-of-way with the construction technique changing from open cut to direction drill. This adds approximately $70K in construction costs and saves $482,900 in easement acquisitions. The PRWC is also liable for attorney/expert fess anticipated to be less than $50K. Overall expected savings are at least $350,000. The Highland Meadows CDD supports the change.

Chairman Pfeiffer asked if there were any questions and a role call vote was taken to rescind the Executive Directors approval for the easements.

Motion to 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 was made by ***Commissioner Mike Musick*** *seconded by* ***Commissioner Ronnie Robinson.*** *Motion was unanimously approved.*

Chairman Pfeiffer thanked the Board members for their attention, recessed the Southeast Wellfield Board meeting, and turned the meeting over to **Commissioner Musick** for the West Polk Wellfield Board.

I. Recess Southeast Wellfield BOD/Commence West Polk BOD

Chairman Musick called to order the West Polk Wellfield Project Board and noted there were three items for our attention. We will also use a roll call vote method

I.1. Preliminary West Polk Wellfield Project Budget - FY2027 (Information)

Laura Guy-Rice mentioned the PRWC is posing a $5.22M estimated project cost for the design and construction of the West Polk Water Production facility and transmission mains plus an allocation of the contractual employee salaries. There is no co-funding at this time. **Eric DeHaven** mentioned that there is future co-funding because the PRWC is working with the Water Management District who will be paying 100% of construction cost to match design costs paid by the PRWC.

Chairman Musick asked of there were any questions.

I.2. Update on the West Polk Wellfield Project (Information)

Tom Mattiacci began with a review of the CMAR Notice to Proceed for Value Engineering that has been issued. The kickoff meeting occurred on June 3, 2026, and 60% design is underway, the raw water routing analysis is underway, and the final raw water pipeline design may change. He noted that TPW2 production well is complete. The injection well is largely complete, and monitor wells associated with the injection well are now under construction. He provided an overview of acquisition status for production well locations.

Once additional item Tom discussed was the board approved the PRWC to enter into a state revolving loan amendment for $1.4M for the overages on the West TPW, Well #2, and 3 projects. Tom reported that due to savings we've had, the $1.4M overage has decreased to $624,000 and the amendment to the SRF loan is no longer needed.

The PRWC plan is to use our line of credit which will give time to budget for the $624,000. The SRF would like to have everyone sign new guaranteed agreements again and then bond Council wants to be involved in the signing of the agreements.

Chairman Musick asked if this should be approved by a Board motions. **Mr. DeHaven** noted that no, we were looking for affirmation on our plan to handle this overage. **Chairman Musick** asked if there were any questions.

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

Eric DeHaven stated this is a request to purchase four parcels owned by Mr. Yacoub and Midflorida. He provided a map and pictures of the properties. There are 3 separate purchase agreements. The well will be located on the eastern 3 parcels, and the western parcel is needed as a space to construct the well. He noted that the PRWC plan is to use the line of credit to purchase the western property and later sell it off after construction is complete.

The PRWC appraisal amount was $717,900 and the property owner wanted $1,076,808. The final settlement agreed upon was $840,000, and closing will be scheduled following BOD approval. This is a good location for pipeline routes, there is re-sale protentional, and no eminent domain is needed. **Chairman Musick** asked if there were any questions and then asked for a roll call vote.

Motion to Land Purchase from Mid-Florida Land and Development/Tareq Yacoub for West Polk Wellfield Production Well 3 was *made by* ***Commissioner Nathaniel Birdsong*** *seconded by* ***Mayor Alex Cam.*** *Motion was unanimously approved.*

J. Recess West Polk BOD/Commence Regular BOD

Chairman Musick concluded the West Polk Board and turned the meeting back over to **Chairman Birdsong** to finish the Regular Board agenda.

K. Open Discussion

Chairman Birdsong asked if any of the members had any topics they would like to discuss. **Commissioner Trish Pfeiffer** shared a comment regarding member budgets and property tax amendments. She stated there is going to be no more cheap water, and in the budget session last week there were different rate studies regarding water, solid waste, and electric which may be substantial. She stated we really need to be thinking proactively about how we can prepare our citizens for these cost increases that are coming. She wanted to mention this to the other PRWC Board members.

Mayor Garrison noted that he agreed with **Commissioner Pfeiffer,** and it was important to try and get state funding for the PRWC effort. **Mayor LaCascia** asked about timing of the increases and **Commissioner Pfeiffer** noted that it is now, and we will be seeing these increases across the board. Additional discussion centered on the property tax bill and state legislation.

Chairman Birdsong noted that water will cost us more and have commissioned a rate study by which they have adjusted rates. The PRWC projects are moving forward, and we need to prepare and get rates in order to minimize impacts as much as possible. **Mayor Lacascia** noted they were doing the same to try and soften the blow through time.

L. Chair / Executive Director Report

Chairman Birdsong asked **Eric DeHaven** if there were any Executive Director comments**. Mr. DeHaven** indicated there were two items. First, there are signature items today for the Board officers to sign.

Second, he mentioned that he will be resigning his position as an Executive Director at the end of the year. He's been in the position about 4.5 years and will be putting in his formal paperwork in October. He plans to find a replacement to keep everything moving along. He did tell **Chairman Birdsong** he is willing to stay 6 to 8 months afterwards to assist in the transition process if the Board and new Director want.

Chairman Birdsong recommended that the PRWC develop a plan to replace the Executive Director and return to the September Board with that plan for Board review and approval. **Mr. DeHaven** indicated that he would work with **Mr. de la Parte** on the plan.

M. Adjournment

Chairman Birdsong recessed the Regular Board meeting and then adjourned at 4:24 PM.

In accordance with the American with Disabilities Act, persons with disabilities needing special accommodations to participate in this proceeding should contact the Polk County Communications Office not later than forty-eight hours prior to the proceeding. Their offices are located in the Neil Combee Administration Building, 330 West Church Street in Bartow. Telephone (863) 534-6090, TDD (863) 534-7777 or 1-800-955-8771, Voice Impaired 1-800-955-8770 via Florida Relay Service. If a person decides to appeal any decision made by the board with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.