

**PEACE RIVER MANASOTA REGIONAL WATER SUPPLY AUTHORITY
BOARD OF DIRECTORS' MEETING**

AGENDA

December 3, 2025 @ 9:30 a.m.

Charlotte County Administration Center
Commission Chambers, Room 119
18500 Murdock Circle, Port Charlotte, FL

DRAFT

Additional information may be obtained by contacting the Peace River Manasota Regional Water Supply Authority, 9415 Town Center Parkway, Lakewood Ranch, Florida 34202, or through the Authority's website, www.regionalwater.org. Persons with disabilities who need assistance may call (941) 316-1776 at least two business days in advance to make appropriate arrangements. No Stenographic record by a certified court reporter is being made of this meeting. Accordingly, any person seeking to appeal any decisions involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at this meeting which may be necessary to appeal such decisions.

BOARD OF DIRECTORS

Commissioner Joseph Tiseo, Charlotte County, Chairman
Commissioner Ron Cutsinger, Sarasota County, Vice Chairman
Commissioner Elton Langford, DeSoto County
Commissioner Jason Bearden, Manatee County

CALL TO ORDER/ROLL CALL

INVOCATION

Commissioner Elton Langford

PLEDGE OF ALLEGIANCE

Led by the board

WELCOME GUESTS

HOST COUNTY REMARKS

Hector Flores, Charlotte County Administrator

CHANGES TO THE AGENDA

PUBLIC COMMENTS

Any individual wishing to address the Board on an item on the Consent Agenda or Regular Agenda ("Voting Agenda Items") or an issue that does not appear on the agenda should complete a 'request to speak' card and submit it to the Authority's recording clerk before this Public Comments item. Each person who submits a 'request to speak' card will have three (3) minutes to address the Board. Fifteen (15) minutes is provided for this Public Comment item unless additional time is needed for individuals to address the Board on Voting Agenda Items. If the time limit is exhausted and there are still individuals who want to address the Board on non-voting Agenda Items, the Board will entertain any remaining comments near the end of the meeting. Comments on Voting Agenda Items will be heard first.

AWARDS/RECOGNITIONS

1. Employee Service Awards

Several Authority staff are celebrating significant milestones of 10 and 20 years of longevity with the Authority.

2. Design-Build Institute of America Honor Award

The Phase 3C Pipeline project was one of two Design-Build Institute of America Honor Awards presented for Water/Wastewater Projects in Florida. The Progressive Design-Builder, Garney, will present the award to the Authority.

CONSENT AGENDA

1. Minutes of October 1, 2025, Board of Directors' Meeting
2. Board of Directors Meeting Schedule for CY 2026

The following is the proposed schedule of Board Meeting dates and locations for calendar year 2026:

February 4, 2026 @9:30am Peace River Facility Water Quality and Training Center 8998 SW County Rd. 769, Arcadia, FL	April 1, 2026 @9:30 am Sarasota County Administration (South County) 4000 S. Tamiami Trail Venice, FL 34293
June 3, 2026 @9:30 am DeSoto County Administration Building Commission Chambers, First Floor 201 East Oak Street, Arcadia, FL	August 5, 2026 @9:30 am Charlotte County Administration Center Commission Chambers, Room 119 18500 Murdock Circle, Port Charlotte, FL
October 7, 2026 @9:30 am Manatee County Administration Center Honorable Patricia M. Glass Chambers 1112 Manatee Ave West, Bradenton, FL	December 2, 2025 @9:30 am Sarasota County Administration (South County) 4000 S. Tamiami Trail Venice, FL 34293

3. Special District Public Facilities Report (December 2025)

Florida Statutes 189.08 requires that each independent special district shall submit to each local general-purpose government in which it is located a public facilities report specifying the following information:

- a) Description of existing public facilities owned or operated by the special district to include current capacity, current demands placed on it, and location.
- b) Description of facilities proposed to be built in next 7 years to include proposed financing.
- c) Description of facilities proposed to be replaced within the next 10 years.
- d) Anticipated time of construction will be completed.
- e) Anticipated capacity and demands when completed.

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4. Phase 2C Feasibility and Routing Study Update

The Phase 2B Feasibility and Routing Study was completed by Kimley-Horn in 2022 and included a high-level study of the future Phase 2C Transmission Main Extension north to Sarasota County's Carlton Water Treatment Plant. Sarasota County has indicated they anticipate needing water delivered to the southern portion of their distribution system through the Phase 2C pipeline, likely at the Venice Gardens Water Treatment Plant. The Phase 2C pipeline will pass through a region currently under planning and development, which is the optimal time to identify and coordinate property and easement needs. In order to meet Sarasota's future delivery request, the Phase 2C pipeline must be in place to provide the hydraulic capacity. The Authority is recommending professional engineering services to finalize the Feasibility and Routing Study associated with the Phase 2C Regional Integrated Loop Pipeline Project. Contract provision included in the original Kimley-Horn agreement allow the firm to continue the evaluation under a separate Work Order. The project area is predominately southern Sarasota County with the route study starting in west-central Charlotte County, south of Interstate 75. This regional interconnect project will consist of large diameter transmission main piping and may also include storage and repumping stations at strategic locations, where determined to be necessary.

This effort is only intended for the Feasibility and Routing Study stage of the project. Follow-on professional engineering services related to the design, permitting and construction of all or part of the Phase 2C Regional Integrated Loop Pipeline Project will be determined at a later date through a dedicated procurement effort for that (or those) project(s). Funds for this work order will come from the Authority Management and Planning budget.

5. Phase 2B City of North Port Easement Agreement

The Authority has been coordinating with the City of North Port Utility Department regarding permanent and temporary easement needs for the Phase 2B pipeline. The City owns two parcels of land within the limits of the Myakka State Forest for their deep injection well and monitoring wells.

6. Phase 2B Easement (Najmi)

This Phase 2B easement is located along the western boundary of the Najmi Properties, Inc., immediately south of the Myakka River within Charlotte County at the border with Sarasota County. The Board previously approved the quick take court costs, and this payment will address the court stipulated final cost of the easement.

7. Declaration of Surplus

The Authority's Procurement Policy allows materials/supplies to be declared surplus by the Board if they are no longer of use to the Authority. Such items may include obsolete equipment, scrap materials, and nonexpendable supplies that have completed their useful life cycle. Supplies declared surplus will be offered through online public auction, recycled, donated to other government agencies and/or nonprofit organizations, or disposal if there are no offers for purchase or donation.

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8. CY 2026 Peace River Hydrobiological Monitoring Program (HBMP Work Order with ESA)

Request approval of the work order for the CY 2026 HBMP. Environmental Science Associates (ESA) has a contract to conduct the Authority's HBMP. Each year the Board considers a new work order for this ongoing project. This year the HBMP Work Order is \$402,826, which is \$5,000 (1.3%) higher than in 2025 (i.e., \$397,826). The change is solely due to an increase in owner's allowance for services authorized by the Authority which will be billed on a time and materials basis.

REGULAR AGENDA

1. Water Supply Conditions Report and Year-End Summary for CY 2025

Staff will discuss water supply conditions, water production and deliveries. Demand on the Peace River Facility (PRF) has averaged about 30 MGD for October which is an increase from the same period last year. Reservoir storage is currently about 6.3 BG. Rainfall in the Peace River Basin remains below normal for most of the summer. River flow is currently sufficient to provide withdrawals of approximately 15 MGD. Recovery from ASR (pumping from the ASR system to SW storage) will commence on November 6th. Current storage in ASR is 8.87 BG. Peace River facility finished water quality remains excellent. This item is for Board information only.

2. Treatment Plant Expansion Final GMP

The Peace River Facility Expansion project is the 24 mgd treatment plant expansion needed in conjunction with the Peace River Regional Reservoir No. 3 to provide 18 mgd of additional allocation to the region, as identified in the Master Water Supply Contract. The Wharton-Smith Progressive Design-Build team has advanced the design to a stage that allows for obtaining quotes on various construction components and materials for the new 24 MGD water treatment facility. Following review by the Authority and its Owner's Agent, Brown and Caldwell, the Guaranteed Maximum Price (GMP) for constructing, testing, and commissioning the new facility is presented in this item.

The GMP cost of \$175M includes approximately \$27M in contingency and owner's allowance that are returned to the Authority if unused. The potential for future material cost increases, weather delays, and material delays are just a few items that make up the contingency and owner's allowance on this project.

3. PR3 Volume 1 & 5 Construction Contract

The Peace River Regional Reservoir No. 3 (PR3) project is the storage and conveyance of the Surface Water Supply Project that coupled with the treatment plant expansion of 24 mgd, provides 18 mgd of additional allocation to the region, as identified in the Master Water Supply Contract. Volume 1 of PR3 is the new 9-billion-gallon on-line reservoir that is sited immediately west of Reservoir No. 2. Volume 5 of PR3 is the mitigation design located on the R.V. Griffin Reserve that can satisfy the majority of the wetland impacts from the Volume 1 footprint.

PR3 Volumes 1 and 5 for competitively bid among three pre-qualified firms. The Authority received bids from the contractors on October 22, 2025, and Phillips Heavy, Inc. was the apparent low bidder. HDR,

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Inc., the Engineer of Record for PR3, reviewed the bid and provided a recommendation to the Authority that found that the bid amounts for each bid item appeared to be reasonable and balanced. A notice of intended decision for award of contract was published on October 24, 2025, recommending the Authority Board of Directors approve the Phillips Heavy, Inc. bid at a not-to-exceed cost of \$441,935,462.29.

4. PR3 Mitigation Plan Update

The PR3 Project will result in approximately 281 acres of unavoidable wetland impacts on the RV Griffin Property which will require mitigation. Two wetland mitigation options, or a combination thereof, are available: 1) “Onsite Permittee Responsible Mitigation” (OPRM); and 2) purchase of mitigation bank credits (MBCs) from an authorized mitigation banker. The Authority presented a 100% OPRM option for agency consideration. In anticipation of the potential need to purchase mitigation MBCs to supplement the proposed OPRM to satisfy regulatory requirements, in August 2025 the Board authorized the Executive Director to place a deposit of up to \$255,000 on the purchase of MBCs with EIP Credit Co., LLC (Horse Creek Mitigation Bank), pending finalization of the SWFWMD’s review. The SWFWMD subsequently determined that 12.84 MBCs will be needed in addition to the proposed OPRM to fully offset proposed wetland impacts. The USACE has preliminarily suggested their mitigation requirements will be similar or marginally greater, however, the USACE’s final requirement has been delayed due to the federal government shutdown and remains to-be-determined.

On October 13, 2025, the Authority placed a \$255,000 deposit on the purchase of 12.84 dual freshwater herbaceous credits with EIP Credit Co., LLC (Horse Creek Mitigation Bank). The Authority has now “reserved” 12.84 MBCs and the ERP Application is complete. Staff will discuss mitigation options available to support the PR3 Project and provide a recommended mitigation approach.

5. PR3 CEI Services with HDR, Inc.

Work Order No. 4 amendment 2 to HDR, Inc. for Construction Inspection and Engineering services for Volume #1 Reservoir No. 3 and Volume #5 On-Site Mitigation for approximately \$19M. The time and material components of the amendment are anticipated to take the construction of Volumes 1 and 5 through substantial completion with multiple full-time on-site staffing, laboratory testing, and engineering coordination on pay application and request for information reviews.

6. Project Builders Risk Insurance

Staff will discuss Builders Risk insurance for the Surface Water System Expansion Project (SWSEP) including the benefits and cost savings of an owner held Builders Risk program. The owner held Builders Risk policy, including all terrorism coverages, is expected not to exceed \$4,000,000, which represents a savings of roughly \$2,000,000 compared to the contractor proposed Builders Risk policies.

7. 2026 Bonds – Request to Proceed

Staff will request Board authorization to move forward with the next portion of long-term funding for the Surface Water Supply Expansion Project (SWSEP). The anticipated bond amount for package #2 of the

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SWSEP is \$380 million, which may be broken into 2 issuances, depending on final contractor draw down schedules.

Board authorization will be requested in late spring/early summer prior to the selling/closing of the bonds.

GENERAL COUNSEL’S REPORT

EXECUTIVE DIRECTOR’S REPORT

ROUTINE STATUS REPORTS

1. Hydrologic Conditions Report
2. Check Registers for September and October 2025
3. Peace River Regional Reservoir No. 3 (PR3) Project
4. Regional Integrated Loop System Phase 2B Interconnect Project
5. Regional Integrated Loop System Phase 3C Interconnect Project
6. Peace River Facility Expansion Project
7. Partially Treated Surface Water ASR Project
8. Peace River Basin Report

BOARD MEMBER COMMENTS

PUBLIC COMMENTS *(if necessary)*

Individuals who previously submitted a ‘request to speak’ card to the Authority’s recording clerk and there was inadequate time during the initial Public Comments item for them to speak on non-Voting Agenda Items will be given three (3) minutes per person to speak on such item.

ANNOUNCEMENTS

Next Authority Board Meeting (Pending Board Approval)

Wednesday, February 04, 2026 @ 9:30 a.m.

Peace River Facility

Water Quality and Training Center

8998 SW County Rd. 769, Arcadia, Florida

ADJOURNMENT

Visit the Business page of our website www.regionalwater.org to access the Agenda Packet
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