

# Texas Water

## Development Board

OLA ID 1884702

PIF No. 15510

Entity Name: Palo Pinto Co MWD # 1

Project Name: Turkey Peak Reservoir

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Submittal

# General Information

Project Information

Funding Type SWIFT

# Contact Information

County Palo Pinto

Entity Contact Information	Engineering Firm Contact Information
Name of Entity Palo Pinto Co MWD # 1	Name of New Entity
Prefix Mr.	Prefix Mr.
First Name Howard	First Name Cory
Last Name Huffman	Last Name Shockley
Addr 1 P.O. Box 387	Addr 1 4401 West Gate Blvd
Addr 2	Addr 2 Suite 400
City Mineral Wells	City Austin
State TX	State TX
Zip 76068-0387	Zip 78745-1469
Phone (940) 328-7712	Phone (512) 912-5182
Fax	Fax
Suffix	Suffix
OrgName	OrgName
DeptName	DeptName
Title General Manager	Title Vice President
Email ppcmwd@gmail.com	Email cory.shockley@hdrinc.com
	Firm Name HDR Engineering Inc.
Make Changes Y	Make Changes Y
No Entity TxWISE Id	No Engineering TxWISE Id

# Service Area

Population Served 43,271

# Project Description

Project Name Turkey Peak Reservoir

Where can Project be found in the most recent Regional Water Plan?

The project is described on page #: Volume II, Page 4.11-1

The capital cost is listed on page #: Volume II, Page 4.11-14

Region G - BRAZOS G

Phase(s) Applied For

Planning N

Acquisition N

Design N

Construction Y

Emergency

Applicant/entity's water supply will last less than 180 days. N

Applicant has received or applied for Federal emergency funding. N

None of the above. Y

Agricultural Efficiency Project? N

Estimated average annual residential water bill \$809.16

Annual Median Household Income \$58,529

Project will produce water Y

Project will conserve water Y

Please provide the volume of water anticipated to be produced or conserved by the project per decade:

2020	2030	2040	2050	2060	2070
0	6000	6000	6000	6000	6000

Project will address water loss N

Description of Proposed Project Components As described in the 2021 Brazos G Regional Water Plan, the Turkey Peak Project is the recommended water supply strategy for the Palo Pinto County Municipal Water District No. 1.

The Turkey Peak Reservoir Project consists of the construction of a new earthen dam, intake and outlet structures, concrete service spillway, and rock-lined excavated outfall channel on Palo Pinto Creek downstream of Lake Palo Pinto. An excavated auxiliary spillway with an adjacent flow training berm and a saddle dam, will be constructed approximately 2,000 feet south of the dam, immediately south of Turkey Peak. The proposed project will include the removal of a section of the existing Lake Palo Pinto concrete spillway, and construction of a new county road bridge across the existing Lake Palo Pinto Dam. A portion of Ward Mountain Road will be upgraded around the northern embankment of the new dam and 0.75 miles of a new county road will be constructed to account for sections of FM 4 and county roads that will be taken out of service. The project also includes permittee responsible mitigation consisting of stream restoration and invasive

specifies management included in the mitigation plan associated with the approved 404 permit issued by the Fort Worth District of the USACE.

The purpose of this funding request is for construction funds for the entirety of the project. Contractor selection is expected to occur in Q4 2024 with notice to proceed issued in Q1 2025. A table showing the breakdown of the funds requested by budget item has been included in the attachments to this application.

**LIST OF WATER SYSTEMS SERVED BY THE PROPOSED PROJECT**

<b>NAME</b>	<b>PWS ID</b>
City of Mineral Wells	1820001
Lake Palo Pinto Area WSC	1820069
RW Miller Power, LLC c/o LS Power Equity Advisors, LLC.	
City of Graford	1820003
Palo Pinto Water Supply Corporation	1820004
Santo SUD	1820010
Sturdivant Progress WSC	1820011
North Rural WSC	1820009
Parker County SUD	1840079
Millsap WSC	1840007

# Readiness to Proceed to Construction

Preliminary planning or design work (30% of total project) has been completed or is not required.  
Y

Applicant is prepared to begin implementation or construction within 18 months of application deadline. Y

Applicant has acquired all water rights associated with the proposed project, or none will be required. Y

# Estimated Costs

Effective for 2024 and future cycles, program participants need to comply with two new rating policies: 1) applicants with at least one public rating from a nationally recognized statistical rating agency need to maintain the rating until their SWIFT obligations are retired or no longer held by the TWDB; and 2) if the proposed project cost represents more than 4% of the applicant's SWIFT portfolio as of December of the preceding year, applicants must provide a publicly-available rating from a nationally recognized statistical rating organization along with the full application.

TWDB Requested Amount

Low-Interest Loan Amount \$200000000.00

Deferred Loan Amount

Board Participation Amount

Local Contribution Amount

Other Amount

Other Desc

Total Estimated Project Costs \$200000000.00

Anticipated Debt Service for 2018 Loan Closing is anticipated to be: OTHER-REQUEST

If not anticipating level debt service, please explain The District would like to request funding levels consistent with the expected duration of construction. This would be one closing a year for the next three years at a level necessary to pay for the expected project expenses for the next year. The District is currently expecting a 30-50-20 split but this is still being finalized.

## Additional Attachments

The following documents are attached after this page:

ServiceAreaMap.pdf

Population Served for Application\_v2.pdf

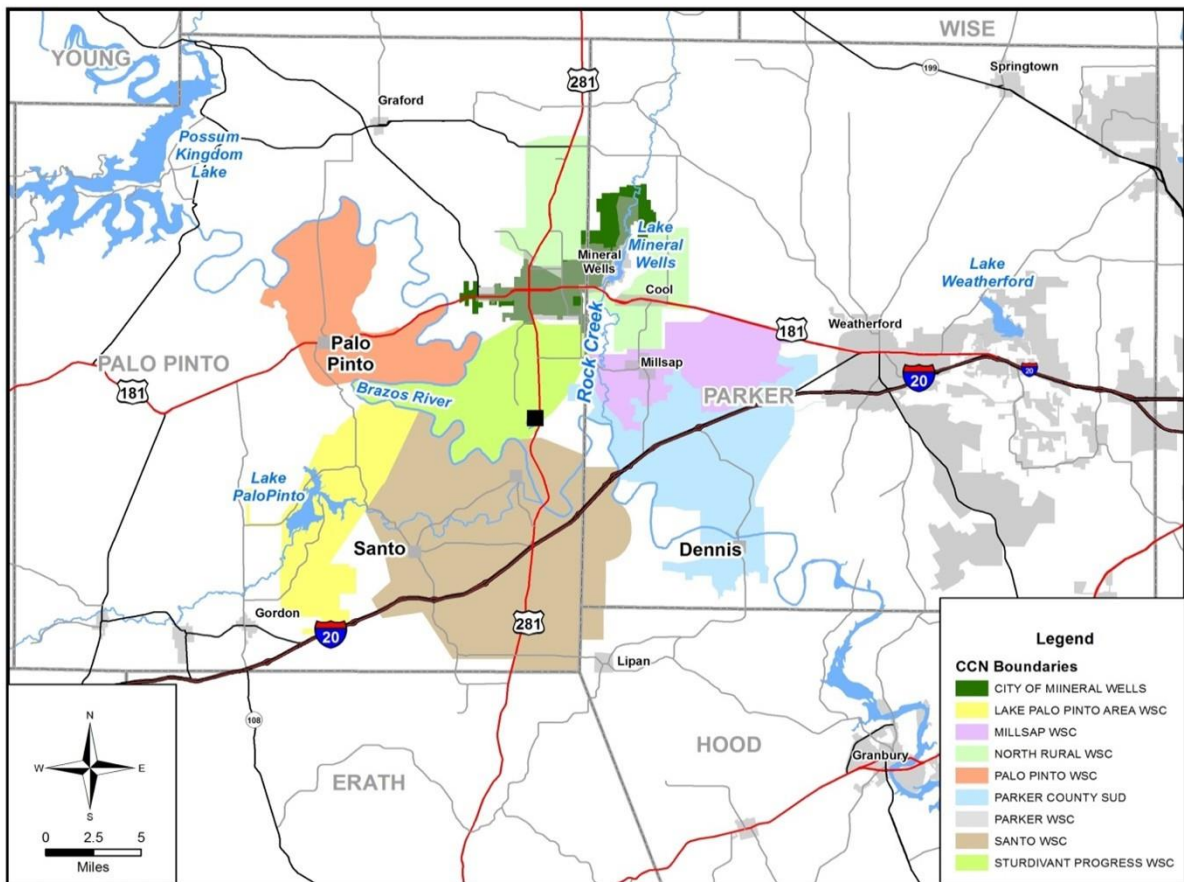
Annual Water Bill Computation\_2024.pdf

ACS Data for Application SFY 2025.pdf

Project Budget TWDB-1201\_2024.pdf

Water Sewer Rate Ordinance 2023.pdf

Turkey Peak Funding Schedule - Multi-Year Commitment.pdf





## Population Served by Palo Pinto MWD #1

(Population served derived from data in the 2022 State Water Plan)

### Total Projected Population

Entity	2020	2030	2040	2050	2060	2070
Palo Pinto County Other	3,021	3,185	3,284	3,334	3,310	3,224
Parker County Other	50,936	49,541	40,513	64,100	100,000	146,554
Parker County SUD	6,822	10,812	14,804	18,800	22,800	26,805
North Rural WSC	2,401	2,576	2,695	2,804	2,888	2,953
Palo Pinto WSC	864	928	971	1,010	1,040	1,064
Santo SUD	2,177	2,370	2,501	2,651	2,805	2,971
Sturdivant Progress WSC	2,606	2,807	2,942	3,079	3,196	3,305
Lake Palo Pinto Area WSC	1,004	1,077	1,127	1,173	1,208	1,235
City of Mineral Wells	17,927	19,056	19,804	20,487	20,992	21,375
<b>Total</b>	<b>87,758</b>	<b>92,352</b>	<b>88,641</b>	<b>117,438</b>	<b>158,239</b>	<b>209,486</b>

### % Served by Palo Pinto MWD

Entity	2020	2030	2040	2050	2060	2070
Palo Pinto County Other	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Parker County Other <sup>1</sup>	11.6%	11.6%	11.6%	11.6%	11.6%	11.6%
Parker County SUD <sup>1</sup>	51.1%	51.1%	51.1%	51.1%	51.1%	51.1%
North Rural WSC	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Palo Pinto WSC	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Santo SUD	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Sturdivant Progress WSC	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Lake Palo Pinto Area WSC	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
City of Mineral Wells	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

1. Percent served estimated by using water volume supplied by Palo Pinto MWD #1 divided by total water supplied as contained in the 2022 State Water Plan.

### Population Served by Palo Pinto MWD

Entity	2020	2030	2040	2050	2060	2070
Palo Pinto County Other	3,021	3,185	3,284	3,334	3,310	3,224
Parker County Other	5,909	5,747	4,700	7,436	11,600	17,000
Parker County SUD	3,486	5,525	7,565	9,607	11,651	13,697
North Rural WSC	2,401	2,576	2,695	2,804	2,888	2,953
Palo Pinto WSC	864	928	971	1,010	1,040	1,064
Santo SUD	2,177	2,370	2,501	2,651	2,805	2,971
Sturdivant Progress WSC	2,606	2,807	2,942	3,079	3,196	3,305
Lake Palo Pinto Area WSC	1,004	1,077	1,127	1,173	1,208	1,235
City of Mineral Wells	17,927	19,056	19,804	20,487	20,992	21,375
<b>Total</b>	<b>39,395</b>	<b>43,271</b>	<b>45,588</b>	<b>51,580</b>	<b>58,690</b>	<b>66,825</b>

<b>City of Mineral Wells Water Rates for Residential Customers</b>	
Base Rate	\$ 26.80
Volume Rates	
0 - 2,000 gallons	\$ 5.24
2,001 - 7,000 gallons	\$ 6.03
7,001 - 15,000 gallons	\$ 6.94
15,001 - 30,000 gallons	\$ 7.97
Over 30,000 gallons	\$ 9.17
Assume average monthly use is 7,000 gallons	
Average Monthly Bill	\$ 67.43
Total Annual Water Bill	\$ 809.16

Rates are from Ord. No. 2022-21

**American Community Survey Data for Mineral Wells**

	B19013_001E	B25010_001E		B01003_001E			B23025_003E	B23025_005E
Geographic Area Name	2022 ACS 5 YR - Annual Median Household Income	2022 ACS 5 YR - Average Household Size	2018 ACS 5 YR - Total Population	2022 ACS 5 YR - Total Population	Total Population-% Change	2022 Unemployment Rate (derived from Civilian Labor Force- Unemployed/ Total-B23025)	2022 ACS 5 YR - Civilian Labor Force: Total	2022 ACS 5 YR - Civilian Labor Force: Unemployed
Mineral Wells city, Texas	\$58,529	2.82	15,041	15,049	0.05%	8.15%	6,969	568

Source: American Community Survey (ACS) 5-year estimates. Data compiled and downloaded from TWDB website ( <https://www.twdb.texas.gov/financial/instructions/doc/ACS-data-for-SFY2024.xlsx> )

PROJECT BUDGET	Palo Pinto County Municipal Water District No. 1			
Uses	TWDB Funds SWIFTA	TWDB Funds SWIFTB	Total TWDB Cost	Total Cost
<b>Construction</b>				
Construction			\$174,050,000	\$174,050,000
<b>Basic Engineering Fees</b>				
Construction Engineering			\$6,800,950	\$6,800,950
<b>Basic Engineering Other</b> <b>**Materials Testing</b>			\$1,530,000	\$1,530,000
<b>Subtotal Basic Engineering Fees</b>	<b>\$0</b>	<b>\$0</b>	<b>\$8,330,950</b>	<b>\$8,330,950</b>
<b>Special Services</b>				
Environmental			\$500,000	\$500,000
Project Management (by engineer)			\$1,000,000	\$1,000,000
<b>Special Services Other</b> <b>**Archaeology</b>			\$2,000,000	\$2,000,000
<b>Subtotal Special Services</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,500,000</b>	<b>\$3,500,000</b>
<b>Other</b>				
Administration			\$250,000	\$250,000
Project Legal Expenses			\$500,000	\$500,000
<b>Subtotal Other Services</b>	<b>\$0</b>	<b>\$0</b>	<b>\$750,000</b>	<b>\$750,000</b>
<b>Fiscal Services</b>				
Financial Advisor			399000	\$399,000
Bond Counsel			\$648,000	\$648,000
Issuance Cost			\$57,000	\$57,000
Fiscal/Legal			\$57,000	\$57,000
Bond Reserve Fund			\$12,187,050	\$12,187,050
Loan Origination Fee			\$21,000	\$21,000
<b>Subtotal Fiscal Services</b>	<b>\$0</b>	<b>\$0</b>	<b>\$13,369,050</b>	<b>\$13,369,050</b>
<b>TOTAL COSTS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$200,000,000</b>	<b>\$200,000,000</b>

**ORDINANCE NO. 2023- \_\_\_\_**

**AN ORDINANCE AMENDING ARTICLE II OF CHAPTER 90, UTILITIES, SECTIONS 90-54 AND 90-55, OF THE MINERAL WELLS CODE OF ORDINANCES BY REVISING WATER RATES AND RATES FOR SEWER SERVICE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Mineral Wells, Texas (the “City”) currently assesses rates for water and sewer service provided by the City in Section 90-54 and 90-55 of the Mineral Wells Code of Ordinances; and

**WHEREAS**, the City Council of the City of Mineral Wells has adopted a budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024 and wishes to revise the rates for water and sewer services in accordance with said budget.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MINERAL WELLS, TEXAS:**

1. That Section 90-54 (1) of the Code of Ordinances of the City of Mineral Wells, Texas be hereby amended to read as follows:

“The following monthly water rates or charges for water furnished by the city shall prevail and shall be charged against and collected from all persons, firms, corporations, both public and private, using city water:

(1) For all users, including special utility districts, wholesale water supply corporations and the City of Graford, there shall be a minimum monthly bill based upon the size of water meter provided. The minimum monthly bill shall be:

<i>Meter Size (Inches)</i>	<i>Minimum Monthly Bill</i>
¾ or smaller.....	\$ 65.96
1.....	108.42
1 ½.....	213.64
2.....	356.68
3.....	751.73
4.....	1,306.26
6.....	2,859.96
8.....	4,990.67

All water use each month shall be charged and billed at rates listed in the table below.

The monthly volume charge for single-family residences, duplexes, apartment units, churches, mobile homes or manufactured homes, and private non-profit organizations, but not including public agencies, which residences or buildings are individually metered for water shall be the Residential Rate.

The monthly volume charge for water metered for irrigation purposes shall be the Irrigation Rate.

The monthly volume charge for all other users, including commercial, industrial, governmental (Municipal), Special Utility Districts, wholesale Water Supply Corporations, and the City of Graford shall be the General Service Rate.

<u>Volume Charge per 1,000 Gallons</u>	<u>Residential</u>	<u>Irrigation</u>	<u>General Service</u>
0 - 2,000 Gallons	\$12.90	\$18.78	\$19.17
2,001 – 7,000 Gallons	\$14.84	\$21.58	\$19.17
7,001 – 15,000 Gallons	\$17.08	\$24.83	\$19.17
15,001 – 30,000 Gallons	\$19.62	\$28.53	\$19.17
All Over 30,001 Gallons	\$22.57	\$32.81	\$19.17

2. That Section 90-55 (b), (c), and (f) of the Code of Ordinances of the City of Mineral Wells, Texas be and it is hereby amended to read as follows:

“(b) The monthly sewer charge for single-family residences, duplexes, apartment units, churches, mobile homes or manufactured homes, and private non-profit organizations, but not including public agencies, which residences or buildings are individually metered for water shall be:

Minimum Bill.....	\$ 14.00
Volume charge for every 1,000 gallons of water used.....	\$ 7.81
Maximum Residential Bill.....	\$107.72

The volume charge shall be based on the average monthly water usage for that water account as billed in the immediately preceding months of December, January and February. The volume charges shall be adjusted annually in April of each year. In extreme and unusual circumstances, the volume charge may be based on the water usage billed for any three full consecutive months during the most recent twelve months for that water account.

When average monthly usage is not available for the preceding months of December, January and February, the sewer bill shall be based on a predetermined monthly residential average use of 4,800 gallons per month, the charge being \$51.49. After the first three full months of service and at the customer's request, the water account may be billed on the average monthly water usage billed for those three months of service.”

“(c) The monthly sewer charge for all other customers connected to the public sanitary sewer system shall be as follows:

Minimum Bill.....	\$ 14.00
Volume charge for every 1,000 gallons of water used.....	\$ 7.81
Maximum Bill.....	No limit”

“(f) The city shall bill individual customers connected to the public sanitary sewer system who are not customers of the city water system a monthly fee of \$51.49. Mobile home or

manufactured home parks connected to the public sanitary sewer system who are not customers of the city water system shall be billed a monthly fee of \$51.49 per unit. If no reasonable manner of measuring a customer's water use exists, the sewage rate to an individual sewer user, where payment is not guaranteed by a private sewage collection entity, shall be \$51.49 per month for single-family residences.”

3. That this ordinance shall be effective from and after its passage, and the rates, fees, and charges set forth herein shall be reflected on all water and sewer bills rendered after November 1, 2023.

**PASSED AND APPROVED BY THE MINERAL WELLS CITY COUNCIL** in a public meeting held the 12<sup>th</sup> day of September 2023.

CITY OF MINERAL WELLS

\_\_\_\_\_  
Regan Johnson, Mayor

ATTEST:

\_\_\_\_\_  
Sharon McFadden, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Eileen Hayman, City Attorney

The OLA application did not offer a multi-year commitment selection and the “One-Time Commitment” option was checked to allow the application to submit. However, the District is asking for a multi-year commitment. The District would like to request funding levels consistent with the expected duration of construction. This would be one closing a year for the next three years at a level necessary to pay for the expected project expenses for the next year. The District is currently expecting a 30-50-20 split but this is still being finalized.

Amount Requested:	\$200,000,000		
	Year 1	Year 2	Year 3
Closing Amount (%)	30%	50%	20%
Closing Amount (\$)	\$60,000,000	\$100,000,000	\$40,000,000



# Submittal

I, Cory Shockley, District Engineer (HDR), as the designated authorized representative of the Palo Pinto Co MWD # 1, hereby approve and authorize the submission of this project information form to the Texas Water Development Board. I certify that all information contained herein is true and correct to the best of my knowledge. I understand the failure to submit a complete project information form by the stated deadlines may result in the withdrawal of the form without review.

Submitted by Cory Shockley, District Engineer (HDR)

Telephone Number (512) 912-5182

Submitted date 2024-02-01 07:58:23.483