



PROJECT FUNDING REQUEST

BOARD DATE: April 16, 2026

Team Manager: David Firgens

ACTION REQUESTED

Consider approving by resolution a) a request from the Manville Water Supply Corporation (Williamson, Lee, Bastrop, and Travis counties) for \$15,650,000 in principal forgiveness funding from the Drinking Water State Revolving Fund Emerging Contaminants Program for planning, acquisition, design, and construction of a water system improvements project to address emerging contaminants; and b) a waiver from the requirement to include funds to mitigate water loss as part of this project.

STAFF RECOMMENDATION

☒ Approve ☐ No Action

BACKGROUND

The Infrastructure Investment and Jobs Act, 2021, Pub. L. 117-58 (IIJA) appropriated capitalization grant funds for Federal Fiscal Years (FFY) 2022 to 2026 to reduce exposure to perfluoroalkyl and polyfluoroalkyl substance (PFAS) and other emerging contaminants (EC) through drinking water and to help address discharges through wastewater and, potentially, nonpoint sources. All financial assistance will be made as 100 percent principal forgiveness.

The Manville Water Supply Corporation (Corporation) is located 25 miles east of Austin. The Corporation provides water services to a population of approximately 87,615 residents and approximately 30,341 water connections.

PROJECT NEED AND DESCRIPTION

The Corporation operates 13 active water wells at four water treatment plants producing approximately 3,819 gallons per minute (GPM) from the Edwards Aquifer- Balcones Fault Zone. The Corporation's water distribution system and nine of the active wells have per- and polyfluoroalkyl substances (PFAS) and is above the Environmental Protection Agency's (EPA) maximum contaminant levels.

To address PFAS in its water system, the Corporation proposes improvements to its water treatment plants by using reverse osmosis as its preferred treatment method, though, the final treatment alternative will be selected during the planning phase after the completion of the Texas Commission on Environmental Quality's pilot study. The proposed improvements are limited to the Corporation's Tacon water treatment plant location with five active wells and a total production capacity of 1,150 gallons per minute (GPM).

COMMITMENT PERIOD: SIX (6) MONTHS TO EXPIRE OCTOBER 31, 2026

The proposed improvements include new high-service pumps, 7,900 feet of new 16-inch water main, variable frequency drives, upgrades to the pumps at the Corporation's pump station, electrical and chemical feed systems, electrical improvements and additional membranes at the Corporation's water treatment plant.

To address PFAS at the remaining wells and the water treatment plants, the Corporation plans to apply for future Texas Water Development Board (TWDB) funding and if no alternative funding sources are available, the remaining four wells with a total production capacity of 1,325 GPM that exceed EPA's PFAS limits will be taken offline prior to the 2031 federal compliance deadline. To meet the water demands due to offline wells, the Corporation will connect to a 5,741 GPM Blue Wellfield, owned and operated by the Corporation.

PROJECT SCHEDULE

Task	Schedule Date
Closing	June 30, 2026
Engineering Feasibility Report Completion (End of Planning Phase)	December 31, 2026
Design Phase Completion	February 28, 2029
Start of Construction	June 30, 2029
Construction Completion	December 31, 2030

KEY ISSUES

The Corporation qualifies for 100 percent principal forgiveness through the emerging contaminants program through the Drinking Water State Revolving Fund.

The funding is provided in the form of a 100 percent principal forgiveness and therefore is not subject to the TWDB internal risk score analysis that is applied to loans. The TWDB reviewed the most recent audited financial statements to assess the applicant's ability to manage existing obligations and business practices. Based on this analysis, the TWDB has determined that the applicant has adequate capabilities to manage its obligations.

The Corporation is above its threshold for real water loss. The Corporation is using local funds to replace waterlines and install a new tank level monitoring and alarm system, both will adequately address the Corporation's water loss.

LEGAL/SPECIAL CONDITIONS

- Notice of change in legal status
- Notice of conveyance

Attachments:

1. Project Data Summary
2. Project Budget
3. Resolution (26-)
4. Water Conservation Review
5. Water Loss Waiver Request Letter
6. Location Map

Project Data Summary

Attachment 1

Responsible Authority	Manville WSC
Program	DWSRF
Commitment Number	LF1002331
Project Number	63111
List Year	2025
Type of Pledge	N/A
Pledge Level (if applicable)	N/A
Legal Description	\$15,650,000 Manville WSC, Texas Principal Forgiveness Agreement
Tax-exempt or Taxable	Taxable
Refinance	No
Outlay Requirement	Yes
Disbursement Method	Escrow
Outlay Type	Outlay = Escrow Release
Qualifies as Disadvantaged	No
State Revolving Fund Type	Equivalency
Financial Managerial & Technical Complete	N/A
Phases Funded	Planning, Acquisition, Design, and Construction
Pre-Design	Yes
Project Consistent with State Water Plan	Yes
Water Conservation Plan	Adopted
Overall Risk Score	NA

PROJECT TEAM

Team Manager	Financial Analyst	Engineering Reviewer	Environmental Reviewer	Attorney
David Firgens	Raul Flores	Ghazaleh Alikaram	Stephannie Resendez	Marshall Walters



Project Budget Summary
Manville WSC
63111 - Edwards Wells PFAS Planning Project

Budget Items	TWDB Funds	Local Funds	Total
Construction			
Construction	\$10,960,000.00	\$0.00	\$10,960,000.00
Subtotal for Construction	\$10,960,000.00	\$0.00	\$10,960,000.00
Basic Engineering Services			
Construction Engineering	\$400,000.00	\$0.00	\$400,000.00
Design	\$600,000.00	\$0.00	\$600,000.00
Planning	\$275,000.00	\$137,527.00	\$412,527.00
Subtotal for Basic Engineering Services	\$1,275,000.00	\$137,527.00	\$1,412,527.00
Special Services			
Application	\$0.00	\$27,000.00	\$27,000.00
Environmental	\$115,000.00	\$0.00	\$115,000.00
Geotechnical	\$50,000.00	\$0.00	\$50,000.00
Permits	\$5,000.00	\$0.00	\$5,000.00
Pilot Testing	\$200,000.00	\$0.00	\$200,000.00
Surveying	\$90,000.00	\$0.00	\$90,000.00
Project Management (by engineer)	\$100,000.00	\$0.00	\$100,000.00
Testing	\$5,000.00	\$0.00	\$5,000.00
Subtotal for Special Services	\$565,000.00	\$27,000.00	\$592,000.00
Other			
Land/Easements Acquisition	\$1,000,000.00	\$0.00	\$1,000,000.00
Administration	\$250,000.00	\$0.00	\$250,000.00
Subtotal for Other	\$1,250,000.00	\$0.00	\$1,250,000.00
Contingency			
Contingency	\$1,600,000.00	\$0.00	\$1,600,000.00
Subtotal for Contingency	\$1,600,000.00	\$0.00	\$1,600,000.00
Total	\$15,650,000.00	\$164,527.00	\$15,814,527.00

A RESOLUTION OF THE TEXAS WATER DEVELOPMENT BOARD
APPROVING AN APPLICATION FOR FINANCIAL ASSISTANCE
TO THE MANVILLE WATER SUPPLY CORPORATION
FROM THE DRINKING WATER STATE REVOLVING FUND
THROUGH \$15,560,000 IN PRINCIPAL FORGIVENESS

(26 -)

Recitals:

The Manville Water Supply Corporation (Corporation), located in Williamson, Lee, Bastrop, and Travis Counties, has filed an application for financial assistance in the amount of \$15,560,000 from the Drinking Water State Revolving Fund (DWSRF) to finance the planning, acquisition, design, and construction of certain water system improvements identified as Project No. 63111.

The Corporation seeks financial assistance from the Texas Water Development Board (TWDB) in the amount of \$15,560,000 with 100 percent to be forgiven, as is more specifically set forth in the application and in recommendations of the TWDB's staff.

The commitment is approved for funding under the TWDB's pre-design funding option, and initial and future releases of funds are subject to 31 TAC § 371.13.

The Corporation is requesting a waiver of the requirement that a portion of the financial assistance received from the TWDB be used to mitigate the Corporation's system water loss because the Corporation is currently implementing water loss mitigation strategies.

Findings:

1. No debt obligations are to be assumed by the Corporation for the financial assistance and no taxes or revenues are required to be pledged by the Corporation in accordance with Texas Water Code § 15.607.
2. The application and assistance applied for meet the requirements of the Safe Drinking Water Act, 42 U.S.C. §§ 300f *et seq.*, and Pub. L. 117-58, 135 Stat. 1401-1402, as well as state law, in accordance with Texas Water Code § 15.607.
3. The Corporation has adopted and implemented a water conservation program for the more efficient use of water that will meet reasonably anticipated local needs and conditions and that incorporates practices, techniques or technology prescribed by the Texas Water Code and TWDB's rules.
4. The TWDB has approved a regional water plan for the region of the state that includes the area benefiting from the project and the needs to be addressed by the project will be addressed in a manner that is consistent with the approved regional and state water plans, as required by Texas Water Code § 16.053(j).

5. Based on the conditions, as described above, the Corporation is satisfactorily addressing the Corporation's system water loss, which supports a waiver of the requirement that a portion of the financial assistance received from the TWDB be used to mitigate the Corporation's system water loss in accordance with Texas Water Code § 16.0121(g).
6. The Corporation is eligible for principal forgiveness through the DWSRF in a total amount not to exceed \$15,560,000 in order to address emerging contaminants in the Corporation's drinking water.

NOW, THEREFORE, based on these findings, the TWDB resolves as follows:

1. For the reasons stated above, the TWDB hereby waives the requirements of Texas Water Code § 16.0121(g).
2. A commitment is made by the TWDB to the Manville Water Supply Corporation for financial assistance in the amount of \$15,560,000 from the Drinking Water State Revolving Fund with 100 percent to be forgiven. This commitment will expire on October 31, 2026.

The commitment is conditioned as follows:

Standard Conditions:

1. This commitment is contingent on a future sale of bonds by the TWDB or on the availability of funds on hand as determined by the TWDB. If the financial assistance is funded with available cash-on-hand, the TWDB reserves the right to change the designated source of funds to bond proceeds issued for the purpose of reimbursing funds used to provide the financial assistance approved in this Resolution.
2. This commitment is contingent upon the Corporation's compliance with all applicable requirements contained in 31 TAC Chapter 371.
3. This commitment is contingent on the Corporation executing a Principal Forgiveness Agreement in form and substance acceptable to the Executive Administrator.
4. The Corporation shall return any principal forgiveness funds determined to be surplus funds in a manner determined by the Executive Administrator.
5. The Principal Forgiveness Agreement must contain a provision that the Corporation agrees to comply with all of the conditions set forth in the TWDB Resolution that incorporates those conditions.
6. The Principal Forgiveness Agreement must contain a provision that the TWDB may exercise all remedies available to it in law or equity, and any provision of the Principal Forgiveness Agreement that restricts or limits the TWDB's full exercise of these remedies shall be of no force and effect.

7. Financial assistance funds are public funds and, as such, the Principal Forgiveness Agreement must include a provision requiring that these proceeds be held at a designated state depository institution or other properly chartered institution in accordance with the Public Funds Investment Act, Government Code, Chapter 2256, and the Public Funds Collateral Act, Government Code, Chapter 2257.
8. Financial assistance funds shall not be used by the Corporation when sampling, testing, removing, or disposing of contaminated soils or media at the project site except for an LSLR project or associated activity directly connected to the identification, planning, design, and replacement of lead service lines OR for an EC project to address PFAs or any contaminant listed on EPA's Contaminant Candidate Lists. The Obligations must include a provision that states the Corporation is solely responsible for liability resulting from acts or omissions of the Corporation, its employees, contractors, or agents arising from the sampling, analysis, transport, storage, treatment, recycling, and disposition of any contaminated sewage, sludge, contaminated sediments, or contaminated media that may be generated by the Corporation, its contractors, consultants, agents, officials, or employees as a result of activities relating to the Project to the extent permitted by law.
9. Before closing, and if not previously provided with the application, the Corporation shall submit executed contracts for engineering and, if applicable, financial advisor and bond counsel for the project that are satisfactory to the Executive Administrator. Fees to be reimbursed under the contracts must be reasonable in relation to the services performed under the contract, and acceptable to the Executive Administrator.
10. Before closing, when any portion of the financial assistance is to be held in escrow or in trust, the Corporation shall execute an escrow or trust agreement, approved as to form and substance by the Executive Administrator, and shall submit the executed agreement to the TWDB.
11. The Obligations must contain a provision requiring the Corporation to maintain insurance coverage sufficient to protect the TWDB's interest in the project.
12. Before closing, the City shall submit to the escrow agent a closing memo signed by the Executive Administrator.

State Revolving Fund Conditions:

13. The Corporation shall submit outlay reports with sufficient documentation on costs on a quarterly or monthly basis in accordance with TWDB outlay report guidelines.
14. the Principal Forgiveness Agreement must include a provision stating that all laborers and mechanics employed by contractors and subcontractors for projects shall be paid wages at rates not less than those prevailing on projects of a similar character in the locality in accordance with the Davis-Bacon Act, and the U.S. Department of Labor's implementing regulations. The Corporation, all contractors, and all sub-contractors shall ensure that all project contracts mandate compliance

with Davis-Bacon. All contracts and subcontracts for the construction of the project carried out in whole or in part with financial assistance made available in this commitment shall insert in full, in any contract in excess of \$2,000, the contract clauses as provided by the TWDB.

15. The Principal Forgiveness Agreement must include a provision stating that the Corporation shall provide the TWDB with all information required to be reported in accordance with the Federal Funding Accountability and Transparency Act of 2006, Pub. L. 109-282, as amended by Pub. L. 110-252. The Corporation shall obtain a Unique Entity Identification Number and shall register with System for Award Management (SAM) and maintain current registration at all times during which the Obligations are outstanding.
16. The Obligations shall provide that all loan proceeds will be timely and expeditiously used, as required by 40 CFR § 35.3135(d), and also shall provide that the Corporation will adhere to the approved project schedule.
17. The Principal Forgiveness Agreement must contain a covenant that the Corporation will abide by all applicable construction contract requirements related to the use of iron and steel products produced in the United States, as required by 31 TAC § 371.4 and related State Revolving Fund Policy Guidelines.
18. The Principal Forgiveness Agreement must contain a covenant that the Corporation will abide by all applicable requirements related to the Build America, Buy America Act, Public Law 117-58.
19. The Principal Forgiveness Agreement must contain a covenant that the Corporation shall abide by the prohibition on certain telecommunications and video surveillance services or equipment as required by 2 CFR § 200.216.

Drinking Water State Revolving Fund Conditions:

20. Before closing, the Texas Commission on Environmental Quality must make a determination, the form and substance of which is satisfactory to the Executive Administrator, that the Corporation has demonstrated the necessary financial, managerial, and technical capabilities to proceed with the project or projects to be funded with the proceeds of these Obligations.

Special Conditions:

21. The Corporation must notify the Executive Administrator in writing, thirty (30) days before taking any actions to alter its legal status in any manner.
22. The Obligations must include a provision requiring that the Corporation notify the Executive Administrator in writing before taking any action to convey its Obligations held by the TWDB to another entity, the conveyance and the assumption of the Obligations must be approved by the TWDB.

APPROVED and ordered of record this 16th day of April 2026.

TEXAS WATER DEVELOPMENT BOARD

L'Oreal Stepney, P.E., Chairwoman

DATE SIGNED: _____

ATTEST:

Bryan McMath, Executive Administrator

Review Date:

Project ID:

Water

Wastewater

Other

WATER CONSERVATION REVIEW

Entity:

Other entity:

WATER CONSERVATION PLAN DATE:**Approvable****Adopted**

	Total GPCD	Residential GPCD	Water Loss GPCD
Baseline			
5-year Goal			
10-year Goal			

WATER LOSS AUDIT YEAR:

Validation Required:

Validation Performed:

Service connections:

Length of main lines (miles):

Water Loss GCD:

Retail population:

Connections per mile:

Water Loss GPCD:

ILI:

Real Loss GMD:

WATER LOSS THRESHOLDS

Water Loss Project:

Waiver Requested:

Wholesale Adjusted:

Threshold Type:

Apparent Loss GCD		Real Loss GCD	
Reported	Threshold	Reported	Threshold

Does the applicant meet Water Loss Threshold Requirements?

Yes**No****NA****ADDITIONAL INFORMATION****STAFF NOTES AND RECOMMENDATIONS**

DEFINITIONS

Adopted refers to a water conservation plan that meets the minimum requirements of the water conservation plan rules and has been formally approved and adopted by the applicant's governing body.

Apparent losses are paper losses that occur when the water reaches a customer, but the volume is not accurately measured and/or recorded due to unauthorized consumption, customer meter inaccuracy, or billing system and collection data errors.

Approvable refers to a water conservation plan that substantially meets the minimum requirements of the water conservation plan rules but has not yet been adopted by the applicant's governing body.

Best Management Practices are voluntary efficiency measures that save a quantifiable amount of water, either directly or indirectly, and that can be implemented within a specific time frame.

GPCD means gallons per capita per day.

GCD means gallons per connection per day.

GMD means gallons per mile per day.

Infrastructure Leakage Index (ILI) is the current annual real loss divided by the unavoidable annual real loss (theoretical minimum real loss) and only applies to utilities with more than 3,000 connections and a connection density of more than 16 connections per mile. The **ILI** is recommended to be less than 3 if water resources are greatly limited and difficult to develop, between 3 and 5 if water resources are adequate to meet long-term needs but water conservation is included in long-term water planning, and between 5 and 8 if water resources are plentiful, reliable, and easily extracted. The **ILI** is recommended as a bench marking tool, but until there is increased data validity of the variables used in the calculation, the **ILI** should be viewed with care.

NA means not applicable.

Real losses are the physical losses, largely leakage, from the infrastructure: mains, valves, and storage tank overflows. Real loss constitutes background leakage (unreported and difficult to detect), unreported leakage (leaks that do not surface but could be detected), and reported leakage (leaks that often surface and those that are detected by the utility through leak detection).

Residential GPCD is the amount of residential water use (single and multi-family customer use) divided by the residential population divided by 365.

Total GPCD is the amount of total system input volume divided by the retail population divided by 365.

Total water loss is the sum of the apparent and real water losses.

Water loss is the difference between the input volume and the authorized consumption within a water system. Water Loss consists of real losses and apparent losses.

Water Loss GPCD is the amount of water loss divided by the retail population divided by 365.

Water Loss per Connection per Day Calculated as the water loss volume divided by the number service connections divided by 365. This indicator allows for reliable performance tracking in the water utility's efforts to reduce water losses. It replaces water loss percentage.

Water Loss Thresholds are levels of real and apparent water loss determined by the connection density of a retail public utility, at or above which a utility receiving financial assistance from the Texas Water Development Board must use a portion of that financial assistance to mitigate the utility's system water loss.

Wholesale Adjusted represents that some utilities provide large volumes of wholesale water to other providers that travel through the general distribution system, so a calculation has been established to adjust for that volume of wholesale water. These adjustments are only applicable for use in determining whether a utility meets or exceeds water loss thresholds in review of their application for financial assistance. These adjustments should not be used for performance tracking or benchmarking.

PO Box 248 Coupland, Texas 78615



(512) 856-2488 • www.manvillewsc.org

February 4, 2026

Mr. Bryan McMath, Executive Administrator
Texas Water Development Board
Stephen F. Austin Building
1700 N. Congress Avenue, 5th Floor
Austin, Texas 78711-3231

Re: Manville Water Supply Corporation (WSC) Water Loss Mitigation Waiver Request

Dear Mr. McMath,

We are writing to request a waiver for the water loss mitigation requirement described in Texas Administrative Code § 358.6 (f). This request pertains to our upcoming Drinking Water State Revolving Fund (DWSRF) Fiscal Year 2025 (FY25) Emerging Contaminants (EC) Program application for the Manville WSC Edwards Well PFAS Planning Project [Application No. 63111]. Our retail public utility currently exceeds its real water loss threshold. Manville WSC is submitting this request to waive the requirement to use a portion of any financial assistance received from the TWDB for a water supply project to mitigate the utility's water loss based on the below current and planned water loss mitigation activities.

CURRENT AND PLANNED PROJECTS

Please find below details of Manville WSC's water loss mitigation activities currently being implemented as well as planned activities, along with their funding sources, that the Executive Administrator may consider when evaluating this water loss mitigation waiver request.

CURRENT PROJECT

1. SCADA-Based Tank Level Monitoring and Alarm System

- **Project Description:** The purpose of this project is to ensure early detection of abnormal tank level conditions and provide a secondary safeguard to prevent uncontrolled water discharge through overflow structures. By installing secondary overflow pressure switches as back-up to primary transducers, it will proactively prevent tank overflows, reduce real water losses, and enhance system operational reliability. Primary high-level set-point alarms are activated, while secondary alarms based on switches installed on tank overflow flaps are an ongoing project. In 2024 and 2025, 15 tanks had secondary switches installed. The dual alarm strategy:
 - Provides redundant protection against tank overflows;
 - Minimizes real water losses associated with uncontrolled discharges, and;
 - Provides proactive loss prevention.

- **Project Schedule:** In 2026, Manville expects to install pressure switches on an additional 12 tanks at various sites. This project is expected to be completed by the end of 2026.
- **Funding Source:** Utility Funded – Currently budgeted for these improvements
- **Project Cost:** Cost is estimated at \$6,000 per tank for a total of \$72,000 for 2026.

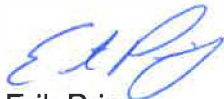
PLANNED PROJECTS

1. Line Replacement - Road Widening Projects:

- **Project Description:** The purpose of this project is to complete distribution water line replacements concurrent with road widening projects. In 2026 and 2027, several road-widening projects will be undertaken, replacing old distribution lines and installing them in accordance with updated standards. This will alleviate water leaks and reduce real water losses. The four (4) road widening and associated water line replacement projects are as follows:
 - Hodde Lane (County and Manville WSC)
 - Pflugerville Pkwy (City and Manville WSC)
 - Kelly Lane Phase 3 (City, County and Manville WSC)
 - Immanuel Road (City and Manville WSC)
- **Project Schedule:**
 - Hodde Lane (County and Manville WSC): Construction starts in 2026
 - Pflugerville Pkwy (City and Manville WSC): Construction starts in 2027
 - Kelly Lane Phase 3 (City, County, and Manville WSC): Estimated construction start is being coordinated across entities.
 - Immanuel Road (City and Manville WSC): Estimated construction start is being coordinated across entities.
- **Funding Source:** Funding for line replacements is shared cost with City, County, and Manville WSC.
- **Project Cost:** Cost Shared – Utility portion of shared costs is Utility funded, and is currently budgeted \$2,286,000 for these four (4) projects.

Based on the current and planned water loss mitigation activities described above, Manville WSC requests the Executive Administrator and Board grant a waiver as described in Texas Administrative Code §358.6(f).

Sincerely,



Erik Prinz
General Manager
Manville WSC

CC: deirdre.lynch@kimley-horn.com



Manville Water Supply Corporation Williamson County

