



## PROJECT FUNDING REQUEST

**BOARD DATE:** July 23, 2024

**Team Manager:** Joe Koen

### ACTION REQUESTED

Consider approving by resolution a request from the City of Greenville (Hunt County) for \$90,500,000 in financing from the State Water Implementation Revenue Fund for Texas for planning, acquisition, design, and construction of a water supply project.

### STAFF RECOMMENDATION

☒ Approve ☐ No Action

### BACKGROUND

The City of Greenville (City) is located in Hunt County approximately 50 miles northeast of Dallas. The City provides water service to a population of approximately 33,000 residents and 14,900 connections.

### PROJECT NEED AND DESCRIPTION

The City of Greenville (City) provides potable treated water to a service area population of approximately 33,000 people and is a wholesale water provider to several neighboring communities. Currently the City is serviced by a single 14 million gallons per day (MGD) Water Treatment Plant (WTP). The City's water demands are projected to increase to 14.4 MGD by 2026, and to 19 MGD by 2041. The City needs to expand its water treatment capacity to meet these projected demands.

The City proposes to plan, design, and construct a second water treatment plant. The new plant will have an initial capacity of 12 MGD, with the ability to expand capacity to 24 MGD to meet future demand. This project will allow the City to meet near-term and long-term projected water needs.

### PROJECT SCHEDULE

Task	Schedule Date
Closing	November 10, 2024
Engineering Feasibility Report Completion (End of Planning Phase)	September 26, 2025
Design Phase Completion	November 22, 2025
Start of Construction	December 29, 2025
Construction Completion	January 30, 2028

### KEY ISSUES

The City is requesting bond reserve fund and capitalized interest using bond proceeds.

**COMMITMENT PERIOD:** FIVE (5) MONTHS TO EXPIRE DECEMBER 31, 2024

Attachments:

1. Financial Review
2. Project Budget
3. Resolution (24- )
4. Water Conservation Review
5. Location Map

# Financial Review

## City of Greenville

Risk Score: 2B

Audit Reviewed: FY 2023

### Key Indicators

Indicator	Result	Benchmark
Population Growth, Average Annual 2010-2020	County: 0.98%	State: 1.49%
Top 10 Customers % of Total Revenue	17%	10-15%
Median Household Income as % of State	72%	100%
Days of Cash on Hand (3-year Average)	626 days	30-149 days
Net Fixed Assets/ Annual Depreciation	41 years	12-24 years
Debt Service Coverage Ratio	0.29x	1.0x
Debt-to-Operating Revenues	12.13x	4.00-5.99x
Unemployment Rate (April, 2024)	City: 3.90%	State: 3.50%
Working Capital Ratio	7.28	> 1.0

### Key Risk Score Strengths

- A high working capital ratio provides the City with ample resources to cover short-term liabilities and shows a strong liquidity position.
- The City's utility system has a 3-year average of 626 days of cash on hand indicating they are well positioned to handle fiscal emergencies. The amount of cash in the City's utility fund has been increasing over the last five years, going from \$1.4 million in 2018 to \$23 million in 2023.
- The City's water and wastewater connections have increased from 13,297 in 2020 to 14,900 in 2024. As growth continues, the impact of the projected rate increases on residents could be mitigated.

### Key Risk Score Concerns

- Based on the 2023 audited financial statements, the City will require a \$65.36 increase to their water rates to meet debt service coverage. However, this projection is due to inflated maintenance and operations costs in fiscal year 2023 caused by sewer pipe replacements and additional expenses on updating aging infrastructure. These expenses are not expected to continue and operating expenses are projected to be in line with previous years.
- Greenville's self-supporting debt-to-operating revenue of 12.13 may indicate an overreliance on the water and sewer system for debt repayment. However, growth of the City's utility system has resulted in gross revenues increasing from \$13.8 million in fiscal year 2018 to \$22 million in fiscal year 2023.
- The City's projected household cost factor of 3.94 is high; however, the projected cost factor is a result of inflated maintenance and operation costs in fiscal year 2023. Continued growth in the area and reduced maintenance and operations costs will reduce the amount of the required increases and mitigate some of the impact on the City's water and sewer customers.

**PLEDGE**

Legal Pledge Name	Utility System Revenues
Type of Pledge	<input type="checkbox"/> Tax <input checked="" type="checkbox"/> Revenue <input type="checkbox"/> Tax & Revenue <input type="checkbox"/> Contract <input type="checkbox"/> Other
Revenue Pledge Level	<input type="checkbox"/> First <input checked="" type="checkbox"/> Second <input type="checkbox"/> Third <input type="checkbox"/> N/A

**RATES AND CHARGES**

Average Residential Use	Gallons/Month	Current Rates	Projected Rates	Current Household Cost Factor	Projected Household Cost Factor
WATER	5,000	\$39.33	\$104.69	2.19	3.94
WASTEWATER	5,000	\$42.00	\$42.00		

Cost Savings

Based on a 30-year maturity schedule and current interest rates, the City could save approximately \$9,871,291 over the life of the financing.

Project Data Summary

Responsible Authority	City of Greenville			
Program	SWIFT			
Commitment Number	L1001846			
Project Number	51087			
List Year	2024			
Type of Pledge	Revenue Pledge			
Pledge Level (if applicable)	Junior Lien			
Legal Description	\$90,500,000 City of Greenville, Texas, Waterworks and Sewer System New Lien Revenue Bonds Proposed Series 2024A			
Tax-exempt or Taxable	Tax-Exempt			
Refinance	No			
Outlay Requirement	No			
Disbursement Method	Escrow			
Outlay Type	Outlay <> Escrow Release			
Qualifies as Disadvantaged	No			
SWIFT Financing Type	Low-Interest			
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	2B			
PROJECT TEAM				
Team Manager	Financial Analyst	Engineering Reviewer	Environmental Reviewer	Attorney
Joe Koen	Rand Zeolla	Jason Asbury	Kylie Beard	Marshall Walters

ISSUE BEING EVALUATED  
FOR ILLUSTRATION PURPOSES ONLY  
City of Greenville

**\$90,500,000 City of Greenville, Texas, Waterworks and Sewer System New Lien Revenue Bonds, Series 2024A**

Dated Date:	11/10/2024	Source:	SWIFT-LOW-30YR
Delivery Date:	11/10/2024	Rate:	3.99%
First Interest:	8/15/2025	IUP Year:	2024
First Principal:	8/15/2026	Case:	Revenue
Last Principal:	8/15/2054	Admin.Fee:	\$0
Fiscal Year End:	09/30	Admin. Fee Payment Date:	N/A
Required Coverage:	1.0		

FISCAL YEAR	PROJECTED NET SYSTEM REVENUES	CURRENT DEBT SERVICE	PRINCIPAL PAYMENT	\$90,500,000 ISSUE		TOTAL PAYMENT	TOTAL DEBT SERVICE	COVERAGE
				INTEREST RATE	INTEREST PAYMENT			
2025	\$13,968,679	\$11,248,546	\$0	-	\$2,720,133	\$2,720,133	\$13,968,679	1.00
2026	16,350,882	11,042,825	1,860,000	3.24%	3,448,057	5,308,057	16,350,882	1.00
2027	16,350,882	11,042,263	1,920,000	3.14%	3,387,793	5,307,793	16,350,056	1.00
2028	16,350,882	11,043,119	1,980,000	3.13%	3,327,505	5,307,505	16,350,624	1.00
2029	16,352,964	11,047,433	2,040,000	3.13%	3,265,531	5,305,531	16,352,964	1.00
2030	16,352,964	11,030,233	2,105,000	3.13%	3,201,679	5,306,679	16,336,912	1.00
2031	16,352,964	9,775,463	2,170,000	3.14%	3,135,792	5,305,792	15,081,255	1.08
2032	16,352,964	9,771,388	2,240,000	3.16%	3,067,654	5,307,654	15,079,042	1.08
2033	16,352,964	9,765,438	2,310,000	3.18%	2,996,870	5,306,870	15,072,308	1.08
2034	16,352,964	9,768,388	2,380,000	3.19%	2,923,412	5,303,412	15,071,800	1.09
2035	16,352,964	9,772,113	2,460,000	3.28%	2,847,490	5,307,490	15,079,603	1.08
2036	16,352,964	9,767,778	2,540,000	3.38%	2,766,802	5,306,802	15,074,580	1.08
2037	16,352,964	9,770,044	2,625,000	3.49%	2,680,950	5,305,950	15,075,994	1.08
2038	16,352,964	9,768,444	2,715,000	3.62%	2,589,338	5,304,338	15,072,782	1.08
2039	16,352,964	9,771,394	2,815,000	3.69%	2,491,055	5,306,055	15,077,449	1.08
2040	16,352,964	9,767,275	2,920,000	3.73%	2,387,181	5,307,181	15,074,456	1.08
2041	16,352,964	9,771,650	3,025,000	3.81%	2,278,265	5,303,265	15,074,915	1.08
2042	16,352,964	9,765,641	3,145,000	3.86%	2,163,013	5,308,013	15,073,654	1.08
2043	16,352,964	9,630,322	3,265,000	3.90%	2,041,616	5,306,616	14,936,938	1.09
2044	16,352,964	9,632,672	3,390,000	3.94%	1,914,281	5,304,281	14,936,953	1.09
2045	16,352,964	9,630,938	3,525,000	4.12%	1,780,715	5,305,715	14,936,653	1.09
2046	16,352,964	9,628,388	3,670,000	4.12%	1,635,485	5,305,485	14,933,873	1.10
2047	16,352,964	9,630,606	3,820,000	4.12%	1,484,281	5,304,281	14,934,887	1.09
2048	16,352,964	9,627,213	3,980,000	4.12%	1,326,897	5,306,897	14,934,110	1.10
2049	16,352,964	9,632,694	4,145,000	4.12%	1,162,921	5,307,921	14,940,615	1.09
2050	16,352,964	8,537,766	4,315,000	4.23%	992,147	5,307,147	13,844,913	1.18
2051	16,352,964	8,532,563	4,495,000	4.23%	809,622	5,304,622	13,837,185	1.18
2052	16,352,964	6,234,875	4,685,000	4.23%	619,484	5,304,484	11,539,359	1.42
2053	16,352,964	6,234,844	4,885,000	4.23%	421,308	5,306,308	11,541,152	1.42
2054	16,352,964	6,238,547	5,075,000	4.23%	214,673	5,289,673	11,528,220	1.42
		\$286,880,863	\$90,500,000		\$66,081,941	\$156,581,941	\$443,462,804	

AVERAGE (MATURITY) LIFE	18.3 YEARS
NET INTEREST RATE	3.991%
COST SAVINGS	\$9,871,291
AVERAGE ANNUAL REQUIREMENT	\$5,219,398

*Disclaimer: This is a working document and is provided as a courtesy. All information contained herein, including the proposed interest rate, is subject to change upon further review of the TWDB in accordance with 31 Texas Administrative Code Chapters 363, 371, 375, or 384, as applicable. The TWDB does not function as a financial advisor to anyone in connection with this financing. The information contained in this document is used by TWDB staff to analyze the application for financing is illustrative only and does not constitute any guaranty of future rates. The TWDB makes no claim regarding the applicability of the information at closing, at which time actual rates will be set.*



## Project Budget Summary

Greenville

51087 - New 15 MGD WTP

Budget Items	This Commitment	Local and Other Funds	Total
<b>Construction</b>			
Construction	\$70,000,000.00	\$0.00	\$70,000,000.00
<b>Subtotal for Construction</b>	<b>\$70,000,000.00</b>	<b>\$0.00</b>	<b>\$70,000,000.00</b>
<b>Basic Engineering Services</b>			
Construction Engineering	\$2,400,000.00	\$0.00	\$2,400,000.00
Design	\$8,800,000.00	\$0.00	\$8,800,000.00
Planning	\$200,000.00	\$0.00	\$200,000.00
<b>Subtotal for Basic Engineering Services</b>	<b>\$11,400,000.00</b>	<b>\$0.00</b>	<b>\$11,400,000.00</b>
<b>Special Services</b>			
Environmental	\$850,000.00	\$0.00	\$850,000.00
Geotechnical	\$125,000.00	\$0.00	\$125,000.00
Project Management (by engineer)	\$400,000.00	\$0.00	\$400,000.00
Surveying	\$250,000.00	\$0.00	\$250,000.00
<b>Subtotal for Special Services</b>	<b>\$1,625,000.00</b>	<b>\$0.00</b>	<b>\$1,625,000.00</b>
<b>Fiscal Services</b>			
Bond Counsel	\$100,000.00	\$0.00	\$100,000.00
Bond Reserve Fund	\$6,020,000.00	\$0.00	\$6,020,000.00
Financial Advisor	\$200,000.00	\$0.00	\$200,000.00
Fiscal/Legal	\$25,000.00	\$0.00	\$25,000.00
Issuance Costs	\$28,000.00	\$0.00	\$28,000.00
<b>Subtotal for Fiscal Services</b>	<b>\$6,373,000.00</b>	<b>\$0.00</b>	<b>\$6,373,000.00</b>
<b>Other</b>			
Land/Easements Acquisition	\$2,000.00	\$0.00	\$2,000.00
<b>Subtotal for Other</b>	<b>\$2,000.00</b>	<b>\$0.00</b>	<b>\$2,000.00</b>
<b>Contingency</b>			
Contingency	\$1,100,000.00	\$0.00	\$1,100,000.00
<b>Subtotal for Contingency</b>	<b>\$1,100,000.00</b>	<b>\$0.00</b>	<b>\$1,100,000.00</b>
<b>Total</b>	<b>\$90,500,000.00</b>	<b>\$0.00</b>	<b>\$90,500,000.00</b>

A RESOLUTION OF THE TEXAS WATER DEVELOPMENT BOARD  
APPROVING AN APPLICATION FOR FINANCIAL ASSISTANCE IN THE AMOUNT OF  
\$90,500,000 TO CITY OF GREENVILLE  
FROM THE STATE WATER IMPLEMENTATION REVENUE FUND FOR TEXAS  
THROUGH THE PROPOSED PURCHASE OF \$90,500,000 CITY OF GREENVILLE,  
TEXAS, WATERWORKS AND SEWER SYSTEM NEW LIEN REVENUE BONDS,  
PROPOSED SERIES 2024

(24- )

Recitals:

The City of Greenville (City), located in Hunt County, Texas has filed an application for financial assistance in the amount of \$90,500,000 from the State Water Implementation Revenue Fund for Texas (SWIRFT) to finance the planning, acquisition, design, and construction of water supply project identified as Project No. 51087 (Project).

The City seeks financial assistance from the Texas Water Development Board (TWDB) through the TWDB's proposed purchase of \$90,500,000 City of Greenville, Texas, Waterworks and Sewer System New Lien Revenue Bonds, Proposed Series 2024, (together with all authorizing documents (Obligations)), all as is more specifically set forth in the application and in recommendations of the Executive Administrator's staff.

The City has offered a pledge of a subordinate revenue lien on the City's waterworks and sewer system revenues sufficient security for the repayment of the Obligations.

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 § 363.1307.

Subject to the City's use of an approved debt service structure, interest rate subsidies are available to the City for State Fiscal Year 2024 at up to the following levels: 25% for financial assistance for a term of 20 years, 18% for financial assistance for a term of 21 to 25 years, and 14% for financial assistance for a term of 26 to 30 years.

The interest rate subsidies provided above are based on assumptions necessary to generate an optimum debt service structure for the anticipated TWDB SWIRFT bond issuance and are subject to modification as necessary to preserve and maintain the integrity of the SWIRFT Program.

Findings:

1. The application and assistance applied for meet the requirements of Texas Water Code, Chapter 15, Subchapters G and H and 31 TAC Chapter 363, Subchapters A and M.
2. The Project is a recommended water management strategy project in the State Water Plan adopted pursuant to Texas Water Code § 16.051, in accordance with Texas Water Code § 15.474(a).



3. The City has submitted and implemented a water conservation plan in accordance with Texas Water Code § 16.4021 and 31 TAC § 363.1309(b)(1).
4. The City has completed its current water audit and filed it with the TWDB in accordance with Texas Water Code § 16.0121 and 31 TAC § 358.6.
5. The City acknowledges its legal obligation to comply with any applicable requirements of federal law related to contracting with disadvantaged business enterprises and any applicable state law related to contracting with historically underutilized businesses, in accordance with Texas Water Code § 15.435(h) and 31 TAC § 363.1309(b)(3).

NOW THEREFORE, based on these findings, the TWDB commits to the following:

The TWDB will provide financial assistance to City of Greenville in the amount of \$90,500,000 from the State Water Implementation Revenue Fund for Texas to be evidenced by the TWDB's proposed purchase of \$90,500,000 City of Greenville, Texas, Waterworks and Sewer System New Lien Revenue Bonds, Proposed Series 2024. This commitment will expire on December 31, 2024.

The commitment is subject to the following:

Standard Conditions:

1. This commitment is contingent on a future sale of bonds by the TWDB or on the availability of funds on hand.
2. This commitment is contingent upon the issuance of a written approving opinion of the Attorney General of the State of Texas stating that the City has complied with all of the requirements of the laws under which the Obligations were issued, that the Obligations were issued in conformity with the Constitution and laws of the State of Texas, and that the Obligations are valid and binding obligations of the City.
3. This commitment is contingent upon the City's continued compliance with all applicable laws, rules, policies, and guidance as these may be amended from time to time to adapt to a change in law, in circumstances, or any other legal requirement.
4. This commitment is contingent upon the City executing a separate financing agreement, approved as to form and substance by the Executive Administrator, and submitting the executed agreement to the TWDB consistent with the terms and conditions described in it.
5. Interest rate subsidies for non-level debt service structure are subject to adjustment by the Executive Administrator.
6. The City shall use a paying agent/registrar in accordance with 31 TAC § 363.42(c)(2) and shall require the paying agent/registrar to provide a copy of all receipts

documenting debt service payments to the TWDB and to the TWDB's designated Trustee.

Required Obligation Conditions:

7. The Obligations must provide that the Obligations can be called for early redemption on any date beginning on or after the first interest payment date that is 10 years from the dated date of the Obligations, at a redemption price of par, together with accrued interest to the date fixed for redemption.
8. The Obligations must provide that the City will comply with all applicable TWDB laws and rules related to the use of the financial assistance.
9. The Obligations must provide that the City must comply with all conditions as specified in the final environmental finding of the Executive Administrator when issued, including the standard emergency discovery conditions for threatened and endangered species and cultural resources.
10. The Obligations must contain a provision requiring the City to maintain insurance coverage sufficient to protect the TWDB's interest in the project.
11. The Obligations must include a provision wherein the City, or an obligated person for whom financial or operating data is presented to the TWDB in the application for financial assistance either individually or in combination with other issuers of the City's Obligations or obligated persons, will, at a minimum, regardless of the amount of the Obligations, covenant to comply with requirements for continuing disclosure on an ongoing basis substantially in the manner required by the Securities and Exchange Commission (SEC) in 17 CFR § 240.15c2-12 (Rule 15c2-12) and determined as if the TWDB were a Participating Underwriter within the meaning of SEC rule 15c2-12, the continuing disclosure undertaking being for the benefit of the TWDB and the beneficial owners of the City's Obligations, if the TWDB sells or otherwise transfers the Obligations, and the beneficial owners of the TWDB's bonds if the City is an obligated person with respect to the bonds under SEC Rule 15c2-12.
12. The Obligations must contain a provision requiring the City to levy a tax or maintain and collect sufficient rates and charges to produce system revenues in an amount necessary to meet the debt service requirements of all outstanding obligations and to maintain the funds established and required by the Obligations.
13. The Obligations must include a provision requiring the City to use any proceeds from the Obligations that are determined to be surplus proceeds remaining after completion of the Project and completion of a final accounting in a manner approved by the Executive Administrator.
14. The Obligations must contain a provision that the TWDB may exercise all remedies available to it in law or equity, and any provision of the Obligations that restricts or limits the TWDB's full exercise of these remedies shall be of no force and effect.

15. Financial assistance proceeds are public funds and, as such, the Obligations must include a provision requiring that these proceeds shall be held at a designated state depository institution or other properly chartered and authorized institution in accordance with the Public Funds Investment Act, Government Code, Chapter 2256, and the Public Funds Collateral Act, Government Code, Chapter 2257.
16. Financial assistance proceeds shall not be used by the City when sampling, testing, removing, or disposing of contaminated soils or media at the Project site. The Obligations shall include a provision that states the City is solely responsible for liability resulting from acts or omissions of the City, 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 City, its contractors, consultants, agents, officials, and employees as a result of activities relating to the Project to the extent permitted by law.
17. The Obligations must include a provision stating that the City shall report to the TWDB the amounts of Project funds, if any, that were used to compensate historically underutilized businesses that worked on the Project, in accordance with 31 TAC § 363.1312.
18. The Obligations must contain a provision that the TWDB will purchase the Obligations, acting through the TWDB's designated Trustee, and the Obligations shall be registered in the name of Cede & Co. and closed in book-entry-only form in accordance with 31 TAC § 363.42(c)(1).
19. The Obligations must contain a provision stating that the City shall abide by all applicable construction contract requirements related to the use of iron and steel products produced in the United States, as required by Texas Government Code, Chapter 2252, Subchapter G and Texas Water Code § 17.183.
20. The City must immediately notify TWDB in writing of any suit against it by the Attorney General of Texas under Texas Government Code § 2.103 and Texas Penal Code § 1.10(f), related to federal laws regulating firearms, firearm accessories, and firearm ammunition.
21. The Obligations must provide that the City will submit annually an audit prepared by a certified public accountant in accordance with generally accepted auditing standards.
22. The Obligations must include a provision that if the collateral or credit pledged by the City securing the Obligations is rated by a nationally-recognized statistical rating agency, the City, or other obligated person, will not discontinue the rating issued by a nationally-recognized statistical rating agency until the underlying Obligations are retired or no longer held by TWDB.

Tax-Exempt Conditions:

23. The Obligations must include a provision prohibiting the City from using the proceeds of this financial assistance in a manner that would cause the Obligations to become “private activity bonds” within the meaning of section 141 of the Internal Revenue Code as amended (Code) and the Treasury Regulations promulgated under it (Regulations).
24. The Obligations must provide that no portion of the proceeds of the financial assistance will be used, directly or indirectly, in a manner that would cause the Obligations to be “arbitrage bonds” within the meaning of section 148(a) of the Code and Regulations, including to acquire or to replace funds that were used, directly or indirectly, to acquire Nonpurpose Investments, as defined in the Code and Regulations, that produce a yield materially higher than the yield on the TWDB’s bonds issued to provide the financial assistance (Source Series Bonds), other than Nonpurpose Investments acquired with;
- a. proceeds of the TWDB’s Source Series Bonds invested for a reasonable temporary period of up to three (3) years after the issue date of the Source Series Bonds until the proceeds are needed for the facilities to be financed;
  - b. amounts invested in a bona fide debt service fund within the meaning of section 1.148-1(b) of the Regulations; and
  - c. amounts deposited in any reasonably required reserve or replacement fund to the extent the amounts do not exceed the lesser of maximum annual debt service on the Obligations, 125% of average annual debt service on the Obligations, or 10 percent of the stated principal amount (or, in the case of a discount, the issue price) of the Obligations.
25. The Obligations must include a provision that the City must take all necessary steps to comply with the requirement that amounts earned on the investment of gross proceeds of the Obligations be rebated to the federal government in order to satisfy the requirements of section 148 of the Code. The Obligations must provide that the City will:
- a. account for all Gross Proceeds, as defined in the Code and Regulations, (including all receipts, expenditures, and investments thereof) on its books of account separately and apart from all other funds (and receipts, expenditures, and investments thereof) and retain all records of the accounting for at least six years after the final Computation Date. The City may, however, to the extent permitted by law, commingle Gross Proceeds of its financial assistance with other money of the City, provided that the City separately accounts for each receipt and expenditure of the Gross Proceeds and the obligations acquired with the Gross Proceeds;
  - b. calculate the Rebate Amount, as defined in the Code and Regulations, with respect to its financial assistance, not less frequently than each Computation Date, in accordance with rules set forth in section 148(f) of the Code, section 1.148-3 of the Regulations, and the associated rulings. The City shall

maintain a copy of the calculations for at least six years after the final Computation Date;

- c. pay to the United States the amount described in paragraph (b) above within 30 days after each Computation Date as additional consideration for providing financial assistance and in order to induce providing financial assistance by measures designed to ensure the excludability of the interest on the TWDB's Source Series Bonds from the gross income of the owners of TWDB's Bonds for federal income tax purposes;
  - d. exercise reasonable diligence to ensure that no errors are made in the calculations required by paragraph (b) and, if an error is made, to discover and promptly correct the error within a reasonable amount of time, including payment to the United States of any interest and any penalty required by the Regulations.
- 26. The Obligations must include a provision prohibiting the City from taking any action that would cause the interest on the Obligations to be includable in gross income for federal income tax purposes.
  - 27. The Obligations must provide that the City will not cause or permit the Obligations to be treated as "federally guaranteed" obligations within the meaning of section 149(b) of the Code.
  - 28. The Obligations must contain a covenant that the City will refrain from using the proceeds of the Obligations to pay debt service on another issue of the borrower's obligations in contravention of section 149(d) of the Code (related to "advance refundings").
  - 29. The Obligations must provide that neither the City nor a party related to it will acquire any of the TWDB's Source Series Bonds in an amount related to the amount of the Obligations to be acquired from the City by the TWDB.

Pledge Conditions:

- 30. The Obligations must require the accumulation of a reserve fund of no less than average annual debt service requirements, to be accumulated in equal monthly installments over the initial sixty (60) months following the issuance of the Obligations.
- 31. If the City has existing revenue obligations with the same pledge of security as the proposed Obligations that will remain outstanding after the term of any financial assistance provided by the TWDB pursuant to this commitment, the Obligations must contain a provision providing that the lien or liens securing the Obligations issued to the TWDB shall be at least on a parity with lien or liens securing the outstanding obligations.
- 32. The Obligations must contain a provision providing that additional revenue obligations

may only be incurred if net system revenues are at least 1.25 times the average annual debt service requirements after giving effect to the additional obligations when net revenues are determined from the last completed fiscal year or a 12 consecutive calendar month period ending not more than ninety (90) days preceding the adoption of the additional obligations as certified by a certified public accountant.

#### Conditions To Close Or For Release Of Funds:

33. Before closing, the City shall submit documentation evidencing the adoption and implementation of sufficient system rates and charges or, if applicable, the levy of an interest and sinking tax rate sufficient for the repayment of all system debt service requirements.
34. Before closing, if not previously provided with the application, the City 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, reflected in the contract, and acceptable to the Executive Administrator.
35. Before closing, when any portion of financial assistance is to be held in escrow or in trust, the City shall execute an escrow agreement or trust agreement, approved as to form and substance by the Executive Administrator, and shall submit that executed agreement to the TWDB.
36. Before closing, the City shall provide certification that the average weighted maturity of the Obligations purchased by the TWDB does not exceed 120% of the average reasonably expected economic life of the Project.
37. Before closing, the City's bond counsel must prepare a written opinion that states that the interest on the Obligations is excludable from gross income or is exempt from federal income taxation. Bond counsel may rely on covenants and representations of the City when rendering this opinion.
38. Before closing, the City's bond counsel must prepare a written opinion that states that the Obligations are not "private activity bonds." Bond counsel may rely on covenants and representations of the City when rendering this opinion.
39. The transcript must include a No Arbitrage Certificate or similar Federal Tax Certificate setting forth the City's reasonable expectations regarding the use, expenditure, and investment of the proceeds of the Obligations.
40. The transcript must include evidence that the information reporting requirements of section 149(e) of the Internal Revenue Code will be satisfied. This requirement may be satisfied by filing an IRS Form 8038 with the Internal Revenue Service. In addition, the applicable completed IRS Form 8038 or other evidence that the information reporting requirements of section 149(e) have been satisfied must be provided to the Executive Administrator within fourteen (14) days of closing. The Executive Administrator may withhold the release of funds for failure to comply.

APPROVED and ordered of record this, the 23rd day of July 2024.

TEXAS WATER DEVELOPMENT BOARD

\_\_\_\_\_  
Brooke T. Paup, Chairwoman

DATE SIGNED: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Brya, Interim Executive Administrator

Water  
Wastewater  
Other

## WATER CONSERVATION REVIEW

Review Date:

Project ID:

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:

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.

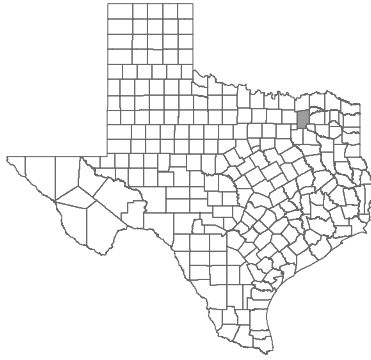
**Water loss** is the difference between the input volume and the authorized consumption within a water system. Water Loss consists of real losses and apparent losses.

**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.



## City of Greenville Hunt County

