



PROJECT FUNDING REQUEST

BOARD DATE: October 17, 2024

Team Manager: Theresa Finch

ACTION REQUESTED

Consider approving by resolution a request from the City of Seminole (Gaines County) for \$6,090,000 in financial assistance from the Drinking Water State Revolving Fund for planning, acquisition, design, and construction of water system improvements.

STAFF RECOMMENDATION

☒ Approve ☐ No Action

BACKGROUND

The City of Seminole (City) is located 100 miles southwest of Lubbock, near the border with New Mexico. The City provides water and wastewater services to a population of approximately 8,917 residents and approximately 2,964 water and 2,770 wastewater connections.

PROJECT NEED AND DESCRIPTION

The City needs additional water storage and groundwater sources. Adding storage to the system requires improvements and rehabilitation of existing pump stations.

The City proposes to add five new water wells within an existing well field, two new 350,000-gallon ground storage tanks, and one new 100,000-gallon ground storage tank. The new ground water storage tanks will provide a consistent water supply to each of the three existing reverse osmosis (RO) membrane treatment units. Modifications will also be made to the existing pump stations to accommodate for the installation of the new ground water storage tanks.

The City's water loss reporting indicates water loss above established thresholds. The City has taken an initial step to address its water loss by replacing meters city-wide and converting to advanced meters in June 2024. A component of the City's Preliminary Engineering Feasibility Report for the proposed project will include a study of the City's leak detection and repair practices and recommendations to further reduce water loss.

COMMITMENT PERIOD: TWELVE (12) MONTHS TO EXPIRE OCTOBER 31, 2025

PROJECT SCHEDULE

Task	Schedule Date
Closing	December 15, 2024
Engineering Feasibility Report Completion (End of Planning Phase)	December 15, 2024
Design Phase	April 30, 2025
Start of Construction	July 29, 2025
Construction Completion	January 20, 2027

KEY ISSUES

The City qualifies for \$105,000 in financing at zero percent interest for preparation of an asset management plan.

LEGAL/SPECIAL CONDITIONS

- Water rights determination

Attachments:

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

Financial Review

City of Seminole

Risk Score: 2B

Audit Reviewed: FY 2023

Key Indicators

Indicator	Result	Benchmark
Population Growth, Average Annual 2010-2020	County: 0.84%	State: 1.49%
Top 10 Customers % of Total Revenue	19%	10-15%
Median Household Income as % of State	94%	100%
Days of Cash on Hand (3-year Average)	192 days	30-149 days
Net Fixed Assets/ Annual Depreciation	9 years	12-24 years
Debt Service Coverage Ratio	-0.8x	1.1x
Debt-to-Operating Revenues	2.65x	4.00-5.99x
Unemployment Rate (July, 2024)	County: 3.0%	State: 4.4%
AV Collection Rate (3-year Average)	98%	90%
Cash Balance Ratio	38.50%	0-9.99%

Key Risk Score Strengths

- The City has a cash balance ratio of 38.50 percent and an average of 192 days of cash on hand within the system fund, indicating the City is liquid and capable of dealing with fiscal emergencies and paying off short term liabilities. For fiscal year 2023, the City has 206 days of cash on hand or \$4,841,027 in cash and equivalents.
- The City's average property tax collection rate for the past three years is 98 percent and the top taxpayers account for 14 percent of the taxable property in the City. The City has the capacity to levy additional interest and sinking fund taxes to repay the obligation.

Key Risk Score Concerns

- Revenues were negative \$220,897. A projected rate increase of \$26.82 is required by 2027, with an initial increase of \$26.65 required in 2026. The City has indicated that customers will be made aware of the charges required after completing a rate study in September of 2024. The first years of debt service may be paid out of cash on hand.
- The City's water system receives 19 percent of its revenue from its top ten water customers, approximately 10 percent of which comes from Seminole Independent School District. This is just above the state benchmark. In the event of the school district ceasing operations, the required rate increase would become \$32.46.

PLEDGE

Legal Pledge Name	Ad Valorem Tax and Surplus System Revenues
Type of Pledge	☐ Tax ☐ Revenue ☒ Tax & Revenue ☐ Contract ☐ Other
Revenue Pledge Level	☐ First ☐ Second ☒ Third ☐ N/A

RATES AND CHARGES

Average Residential Use	Gallons/Month	Current Rates	Projected Rates	Current Household Cost Factor	Projected Household Cost Factor
WATER	9,072	\$55.95	\$82.77	1.62	2.17
WASTEWATER	9,072	\$22.35	\$22.35		

TAXES

	2023 Tax Year Rate	Max Projected Tax Rate 2023	Maximum Allowable Rate	3-Year Avg Current Tax Collections	Assessed Valuation
Maintenance & Operation	\$0.4042	\$0.4042	\$2.50	98%	\$534,983,445
Interest & Sinking	\$0.0301	\$0.0301			
Total Tax Rate	\$0.4343	\$0.4343			

Cost Savings

Based on a 30-year maturity schedule and current interest rates, the City could save approximately \$1,879,258 over the life of the financing.

Project Data Summary

Responsible Authority	City of Seminole
Program	DWSRF
Commitment Number	L1001860, L1001861
Project Number	63017
List Year	2024
Type of Pledge	Combo Tax and Revenue
Pledge Level (if applicable)	Third Lien
Legal Description	\$5,985,000 City of Seminole, Texas Combination Tax and Surplus Revenue Bonds Series 2024A, \$105,000 City of Seminole, Texas, Combination Tax and Surplus Revenue Bonds Series 2024B
Tax-exempt or Taxable	Tax-Exempt
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	Yes
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
Theresa Finch	Rand Zeolla	Tracy Lindsey	Gayla Duaine	Breann Hunter

ISSUE BEING EVALUATED
FOR ILLUSTRATION PURPOSES ONLY
City of Seminole

\$5,985,000 City of Seminole, Texas, Combination Tax and Surplus Revenue Bonds Series 2024A

Dated Date:	12/15/2024	Source:	DWSRF-EQUIVALENCY
Delivery Date:	12/15/2024	Rate:	2.85%
First Interest:	3/15/2025	IUP Year:	2024
First Principal:	9/15/2025	Case:	Tax and Revenue
Last Principal:	9/15/2024	Admin. Fee:	\$117,353
Fiscal Year End:	9/30	Admin. Fee Payment Date:	12/15/2024
Required Coverage:	1.1	Total Assessed Valuation:	\$534,983,445

\$105,000 City of Seminole, Texas, Combination Tax and Revenue Bonds Series 2024B

Dated Date:	12/15/2024	Source:	DWSRF-EQUIVALENCY
Delivery Date:	12/15/2024	Rate:	0.00%
First Interest:	3/15/2025	IUP Year:	2024
First Principal:	9/15/2025	Case:	Tax and Revenue
Last Principal:	9/15/2024	Admin. Fee:	\$2,059
Fiscal Year End:	9/30	Admin. Fee Payment Date:	9/15/2024
Required Coverage:	1.1		

REQUIRED

FISCAL YEAR	CURRENT TAX RATE	TAX REVENUES WITH COLL. @ 98%	PROJECTED NET SYSTEM REVENUES	PROJECTED TOTAL REVENUES	CURRENT DEBT SERVICE	PRINCIPAL PAYMENT	\$5,985,000 ISSUE			\$105,000 ISSUE			DEBT SERVICE	ACTUAL COVERAGE
							INTEREST RATE	INTEREST PAYMENT	TOTAL PAYMENT	PRINCIPAL PAYMENT	INTEREST RATE	INTEREST PAYMENT	TOTAL PAYMENT	
2025	\$0.0301	\$157,809	\$697,648	\$855,457	\$498,975	\$140,000	2.24%	\$120,342	\$260,342	5,000	-	\$0	\$5,000	\$764,317
2026	\$0.0301	157,809	\$733,035	890,844	507,538	140,000	2.23%	157,321	297,321	5,000	-	5,000	809,859	1.10
2027	\$0.0301	157,809	\$733,035	890,844	498,363	145,000	2.15%	154,199	299,199	5,000	-	5,000	802,562	1.11
2028	\$0.0301	157,809	\$733,035	890,844	364,988	145,000	2.15%	151,081	296,081	5,000	-	5,000	666,069	1.34
2029	\$0.0301	157,809	\$733,035	890,844	354,788	150,000	2.14%	147,964	297,964	5,000	-	5,000	657,752	1.35
2030	\$0.0301	157,809	\$733,035	890,844	356,713	155,000	2.16%	144,754	299,754	5,000	-	5,000	661,467	1.35
2031	\$0.0301	157,809	\$733,035	890,844	358,288	155,000	2.17%	141,406	296,406	5,000	-	5,000	659,694	1.35
2032	\$0.0301	157,809	\$733,035	890,844	354,563	160,000	2.19%	138,042	298,042	5,000	-	5,000	657,605	1.35
2033	\$0.0301	157,809	\$733,035	890,844	355,531	165,000	2.21%	134,538	299,538	5,000	-	5,000	660,069	1.35
2034	\$0.0301	157,809	\$733,035	890,844	40,450	165,000	2.22%	130,892	295,892	5,000	-	5,000	341,342	2.61
2035	\$0.0301	157,809	\$733,035	890,844	-	170,000	2.31%	127,229	297,229	5,000	-	5,000	302,229	2.95
2036	\$0.0301	157,809	\$733,035	890,844	-	175,000	2.40%	123,302	298,302	5,000	-	5,000	303,302	2.94
2037	\$0.0301	157,809	\$733,035	890,844	-	180,000	2.50%	119,102	299,102	5,000	-	5,000	304,102	2.93
2038	\$0.0301	157,809	\$733,035	890,844	-	185,000	2.57%	114,602	299,602	5,000	-	5,000	304,602	2.92
2039	\$0.0301	157,809	\$733,035	890,844	-	190,000	2.63%	109,847	299,847	5,000	-	5,000	304,847	2.92
2040	\$0.0301	157,809	\$733,035	890,844	-	195,000	2.71%	104,850	299,850	5,000	-	5,000	304,850	2.92
2041	\$0.0301	157,809	\$733,035	890,844	-	200,000	2.77%	99,566	299,566	5,000	-	5,000	304,566	2.92
2042	\$0.0301	157,809	\$733,035	890,844	-	205,000	2.81%	94,026	299,026	5,000	-	5,000	304,026	2.93
2043	\$0.0301	157,809	\$733,035	890,844	-	210,000	2.85%	88,265	298,265	5,000	-	5,000	303,265	2.94
2044	\$0.0301	157,809	\$733,035	890,844	-	215,000	2.88%	82,280	297,280	10,000	-	10,000	307,280	2.90
2045	\$0.0301	157,809	\$733,035	890,844	-	220,000	2.91%	76,088	296,088	-	-	-	296,088	3.01
2046	\$0.0301	157,809	\$733,035	890,844	-	230,000	2.93%	69,686	299,686	-	-	-	299,686	2.97
2047	\$0.0301	157,809	\$733,035	890,844	-	235,000	2.96%	62,947	297,947	-	-	-	297,947	2.99
2048	\$0.0301	157,809	\$733,035	890,844	-	240,000	2.98%	55,991	295,991	-	-	-	295,991	3.01
2049	\$0.0301	157,809	\$733,035	890,844	-	250,000	3.00%	48,839	298,839	-	-	-	298,839	2.98
2050	\$0.0301	157,809	\$733,035	890,844	-	255,000	3.01%	41,339	296,339	-	-	-	296,339	3.01
2051	\$0.0301	157,809	\$733,035	890,844	-	265,000	3.02%	33,664	298,664	-	-	-	298,664	2.98
2052	\$0.0301	157,809	\$733,035	890,844	-	275,000	3.03%	25,661	300,661	-	-	-	300,661	2.96
2053	\$0.0301	157,809	\$733,035	890,844	-	280,000	3.04%	17,328	297,328	-	-	-	297,328	3.00
2054	\$0.0301	157,809	\$733,035	890,844	-	290,000	3.04%	8,816	298,816	-	-	-	298,816	2.98
					\$26,689,945	\$3,690,197	\$5,985,000		\$2,923,960	\$8,908,960	\$105,000		\$0 \$105,000	\$12,704,157

\$5,985,000 ISSUANCE	
AVERAGE (MATURITY) LIFE	17.17 YEARS
NET INTEREST RATE	2.845%
COST SAVINGS	\$1,831,286
AVERAGE ANNUAL REQUIREMENT	\$296,965

\$105,000 ISSUANCE	
AVERAGE (MATURITY) LIFE	10.7 YEARS
NET INTEREST RATE	0.000%
COST SAVINGS	\$47,972
AVERAGE ANNUAL REQUIREMENT	\$3,500

TOTAL AVERAGE ANNUAL REQUIREMENTS
\$423,472

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
City of Seminole
63017 - Seminole 2024 Water System
Improvements

Budget Items	TWDB Funds	Total
Construction		
Construction	\$3,625,000	\$3,625,000
Subtotal for Construction	\$3,625,000	\$3,625,000
Basic Engineering Services		
Construction Engineering	\$81,000	\$81,000
Design	\$253,000	\$253,000
Planning	\$37,000	\$37,000
Subtotal for Basic Engineering Services	\$371,000	\$371,000
Special Services		
Application	\$20,000	\$20,000
Environmental	\$50,000	\$50,000
Geotechnical	\$25,000	\$25,000
Inspection	\$24,000	\$24,000
O&M Manual	\$25,000	\$25,000
Pilot Testing	\$35,000	\$35,000
Project Management (by engineer)	\$40,000	\$40,000
Special Service Other (Asset Management Plan)	\$105,000	\$105,000
Surveying	\$25,000	\$25,000
Testing	\$50,000	\$50,000
Water Conservation Plan	\$5,000	\$5,000
Subtotal for Special Services	\$404,000	\$404,000
Fiscal Services		
Bond Counsel	\$37,380	\$37,380
Financial Advisor	\$78,088	\$78,088
Fiscal/Legal	\$6,345	\$6,345
Issuance Costs	\$8,188	\$8,188
Loan Origination Fee	\$119,412	\$119,412
Subtotal for Fiscal Services	\$249,413	\$249,413
Other		
Land/Easements Acquisition	\$500,000	\$500,000
Subtotal for Other	\$500,000	\$500,000
Contingency		
Contingency	\$940,587	\$940,587
Subtotal for Contingency	\$940,587	\$940,587
Total	\$6,090,000	\$6,090,000

A RESOLUTION OF THE TEXAS WATER DEVELOPMENT BOARD
APPROVING AN APPLICATION FOR FINANCIAL ASSISTANCE IN THE AMOUNT OF
\$6,090,000 TO THE CITY OF SEMINOLE
FROM THE DRINKING WATER STATE REVOLVING FUND
THROUGH THE PROPOSED PURCHASE OF
\$5,985,000 CITY OF SEMINOLE, TEXAS, COMBINATION TAX AND SURPLUS
REVENUE CERTIFICATES OF OBLIGATION,
PROPOSED SERIES 2024A
AND
\$105,000 CITY OF SEMINOLE, TEXAS, COMBINATION TAX AND SURPLUS REVENUE
CERTIFICATES OF OBLIGATION,
PROPOSED SERIES 2024B

(24 -)

Recitals:

The City of Seminole (City), located in Gaines County, has filed an application for financial assistance in the amount of \$6,090,000 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. 63017.

The City seeks financial assistance from the Texas Water Development Board (TWDB) the TWDB's proposed purchase of \$5,985,000 City of Seminole, Texas, Combination Tax and Surplus Revenue Certificates of Obligation, Proposed Series 2024A and \$105,000 City of Seminole, Texas, Combination Tax and Surplus Revenue Certificates of Obligation, Proposed Series 2024B (Obligations), (together with all authorizing documents), all as is more specifically set forth in the application and in recommendations of the TWDB's staff.

The City has offered a pledge of ad valorem taxes and the City's waterworks and sewer system surplus revenue as 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 § 371.13.

Findings:

1. The revenue or taxes pledged by the City will be sufficient to meet all the Obligations assumed by the City, 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.*, as well as state law, in accordance with Texas Water Code § 15.607.
3. The term of the Obligations does not exceed the expected useful life of the project proposed by the City.

4. The City 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.
5. 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 consistent with the approved regional and state water plans, as required by Texas Water Code § 16.053(j).
6. The City qualifies for financial assistance in the amount not to exceed \$105,000 with a reduced interest rate of zero percent to prepare an Asset Management Plan as described in the applicable Intended Use Plan.

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

A commitment is made by the TWDB to the City of Seminole for financial assistance in the amount of \$6,090,000 from the Drinking Water State Revolving Fund through the TWDB's proposed purchase of \$5,985,000 City of Seminole, Texas, Combination Tax and Surplus Revenue Certificates of Obligation, Proposed Series 2024A and \$105,000 City of Seminole, Texas, Combination Tax and Surplus Revenue Certificates of Obligation, Proposed Series 2024B. This commitment will expire on October 31, 2025.

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 issuance of a written approving opinion of the Attorney General of the State of Texas stating that all the requirements of the laws under which the Obligations were issued have been complied with; 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 compliance with all applicable requirements contained in 31 TAC Chapter 371.
4. The Obligations must provide that the City agrees to comply with all the conditions set forth in the TWDB Resolution.

5. The Obligations must provide that the Obligations can be called for early redemption on any date beginning on or after ten years from the dated date of the Obligations at a redemption price of par.
6. 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 the rule, this 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 those bonds under SEC Rule 15c2-12.
7. The Obligations must contain a provision requiring the City to levy a tax or maintain and collect sufficient rates and charges, as applicable, to produce system funds 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.
8. The Obligations must include a provision requiring the City to use any financial assistance proceeds from the Obligations that are determined to be remaining unused funds, which are those funds unspent after the original approved project is completed, for enhancements to the original project explicitly approved by the Executive Administrator, or, if no enhancements are authorized by the Executive Administrator, requiring the City to submit a final accounting and disposition of any unused funds.
9. The Obligations must include a provision requiring the City to use any financial assistance proceeds from the Obligations determined to be surplus funds in a manner approved by the Executive Administrator. Surplus funds are funds remaining after completion of the project and completion of a final accounting.
10. 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.
11. Proceeds of this commitment are public funds. Therefore, 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.
12. Proceeds of this commitment must not be used by the City when sampling, testing, removing, or disposing of contaminated soils or media at the project site. The Obligations must 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.

13. Before closing, the City shall submit documentation evidencing the adoption and implementation of sufficient system rates and charges or the levy of an interest and sinking tax rate (if applicable) sufficient for the repayment of all system debt service requirements.
14. Before closing, and if not previously provided with the application, the City shall submit executed contracts for engineering and, if applicable, financial advisor and bond counsel contracts 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.
15. Before closing, when any portion of the financial assistance is to be held in escrow or in trust, the City shall execute an escrow or trust agreement, approved as to form and substance by the Executive Administrator, and shall submit that executed agreement to the TWDB.
16. The Executive Administrator may require the City to execute a separate financing agreement in form and substance acceptable to the Executive Administrator.
17. The TWDB retains the option to purchase the Obligations in separate lots or on an installment basis, with delivery of the purchase price for each installment to be paid against delivery of the relevant installment of Obligations as approved by the Executive Administrator.
18. The Obligations must provide that the City will comply with all applicable TWDB laws and rules related to the use of the financial assistance.
19. 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.
20. The Obligations must contain a provision requiring the City to maintain insurance coverage sufficient to protect the TWDB's interest in the project.
21. The City must immediately notify TWDB, in writing, of any suit against it by the Attorney General of Texas under Texas Penal Code § 1.10(f) (related to federal laws regulating firearms, firearm accessories, and firearm ammunition).

22. 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.

Tax-Exempt Conditions:

23. 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.
24. The City's bond counsel opinion must also state that the Obligations are not "private activity bonds." Bond counsel may rely on covenants and representations of the City when rendering this opinion.
25. 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 of 1986, as amended (Code) and the Treasury Regulations promulgated under section 141 (Regulations).
26. The Obligations must provide that no portion of the proceeds of this commitment 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 which were used, directly or indirectly, to acquire Nonpurpose Investments (as defined in the Code and Regulations) which produce a yield materially higher than the yield on the TWDB's bonds that are issued to provide financing for this commitment (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 least 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.
27. The Obligations must include a provision requiring the City take all necessary steps to comply with the requirement that certain amounts earned on the investment of gross proceeds of the Obligations be rebated to the federal government to satisfy the requirements of section 148 of the Code. The Obligations must provide that the City must:

- a. account for all Gross Proceeds, as defined in the Code and Regulations, (including all receipts, expenditures, and investments) on its books of account separately and apart from all other funds (and receipts, expenditures and investments) 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 financing 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 them;
 - b. calculate the Rebate Amount, as defined in the Code and Regulations, with respect to its financing, 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 rulings under these sections. The City shall maintain a copy of the calculations for at least six years after the final Computation Date;
 - c. as additional consideration for the making of this commitment, and to induce the making of the commitment by measures designed to ensure the excludability of the interest on the TWDB's Source Series Bonds from the gross income of the owners for federal income tax purposes, pay to the United States the amount described in paragraph (b) above within 30 days after each Computation Date; and
 - d. exercise reasonable diligence to assure that no errors are made in the calculations required by paragraph (b) and, if an error is made, to discover and promptly to 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;
28. 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.
 29. 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.
 30. 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.
 31. The Obligations must contain a provision that the City will refrain from using the proceeds provided by this TWDB commitment or the proceeds of any prior bonds to pay debt service on another issue more than 90 days after the date of issue of the Obligations in contravention of the requirements of section 149(d) of the Code (relating to advance refundings).

32. The transcript must include evidence that the information reporting requirements of section 149(e) of the 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.
33. The Obligations must provide that neither the City nor a related party 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.
34. The City's federal tax certificate shall provide that the weighted average maturity of the Obligations purchased by the TWDB does not exceed 120% of the weighted average reasonably expected economic life of the Project.

State Revolving Fund Conditions:

35. The City shall submit outlay reports with sufficient documentation on costs on a quarterly or monthly basis in accordance with TWDB outlay report guidelines.
36. The Obligations 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 City, 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 the financial assistance made available shall insert in full in any contract in excess of \$2,000 the contracts clauses as provided by the TWDB.
37. The Obligations must include a provision stating that the City 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 City 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.
38. The Obligations shall provide that all financial assistance proceeds will be timely and expeditiously used, as required by 40 CFR § 35.3135(d), and shall provide that the City will adhere to the approved project schedule.
39. The Obligations must contain a covenant that the City 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.

40. The Obligations must contain a covenant that the City shall abide by the prohibition on certain telecommunications and video surveillance services or equipment as required by 2 CFR § 200.216.
41. The Obligations must contain a covenant that the City will abide by all applicable requirements related to the Build America, Buy America Act, Public Law 117-58 and 2 CFR part 184.

Drinking Water State Revolving Fund Conditions:

42. The City shall pay at closing an origination fee approved by the Executive Administrator of the TWDB pursuant to 31 TAC Chapter 371.
43. 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 City 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.
44. Before the release of funds for professional consultants including, but not limited to, the engineer, financial advisor, and bond counsel, as appropriate, the City must provide documentation that it has met all applicable state procurement requirements as well as all federal procurement requirements under the Disadvantaged Business Enterprises program.

Pledge Conditions:

45. The Obligations must contain a provision that provides as follows:
 - a. if system revenues are actually on deposit in the Interest and Sinking Fund in advance of the time when ad valorem taxes are scheduled to be levied for any year, then the amount of taxes which otherwise would have been required to be levied and collected may be reduced to the extent and by the amount of revenues then on deposit in the Interest and Sinking Fund; or
 - b. if surplus revenues are based upon budgeted amounts:
 - i. the Obligations must include a requirement that the City transfer and deposit in the Interest and Sinking Fund each month an amount of not less than 1/12th of the annual debt service on the Obligations until the amount on deposit in the Interest and Sinking Fund equals the amount required for annual debt service on the Obligations; further, that the ordinance authorizing the issuance of the Obligations must include a requirement that the City shall not transfer any funds from the City's pledged system revenues to any fund other than the Interest and Sinking Fund until an amount equal to the annual debt service on the Obligations for the then-current fiscal year has been deposited in the Interest and Sinking Fund;

- ii. the Obligations must include a requirement that for each year the Obligations are outstanding, and before the time taxes are to be levied for that year, the City shall establish, adopt, and maintain an annual budget that provides for either the monthly deposit of sufficient surplus pledged revenues or tax revenues or both, the monthly deposit of any other legally available funds on hand at the time of the adoption of the annual budget, or a combination of these, into the Interest and Sinking Fund for the repayment of the Obligations; and
- iii. the Obligations must include a requirement that the City shall at all times maintain and collect sufficient rates and charges in conjunction with any other legally available funds so that after payment of the costs of operating and maintaining the system, it produces revenues in an amount not less than 1.10 times debt service requirements of all outstanding Obligations of the City and other obligations of the City which are secured in whole or in part by the pledged revenues, for which the City is budgeting the repayment of the Obligations, or the City shall provide documentation which evidences the levy and collection of an ad valorem tax rate dedicated to the Interest and Sinking Fund, in conjunction with any other legally available funds, sufficient for the repayment of debt service requirements.

Special Conditions:

- 46. Before the release of funds for the costs of planning, engineering, architectural, legal, title, fiscal, or economic investigation, studies, surveys, or designs for that portion of a project that proposes surface water or groundwater development, the Executive Administrator must either issue a written finding that the City has the right to use the water that the project financed by the TWDB will provide or a written determination that a reasonable expectation exists that a finding will be made before the release of funds for construction.
- 47. Before the release of construction funds for that portion of a project that proposes surface water or groundwater development, the Executive Administrator must have issued a written finding that the City has the right to use the water that the project financed by the TWDB will provide.

APPROVED and ordered of record this 17th day of October, 2024.

TEXAS WATER DEVELOPMENT BOARD

Brooke T. Paup, 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:

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.

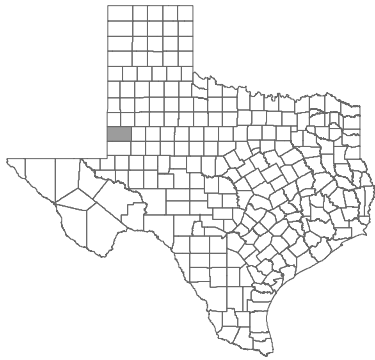
Water loss is the difference between the input volume and the authorized consumption within a water system. Water Loss consists of real losses and apparent losses.

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 Seminole
Gaines County**

