



PROJECT FUNDING REQUEST

BOARD DATE: March 31, 2026

Team Manager: Joe Koen

ACTION REQUESTED

Consider approving by resolution a request from the City of Mount Vernon (Franklin County) for \$5,823,069 in financial assistance consisting of \$5,445,000 in financing and \$378,069 in principal forgiveness from the Clean Water State Revolving Fund for construction of wastewater system improvements.

STAFF RECOMMENDATION

Approve No Action

BACKGROUND

The City of Mount Vernon (City) is located 100 miles east of Dallas. The City provides water and wastewater services to a population of approximately 2,877 residents and approximately 1,249 water and wastewater connections.

PROJECT NEED AND DESCRIPTION

The City's 1.3 million gallons per day wastewater treatment plant was built in 1976, with expansions in 1998 and 2014. The City's wastewater lines are 60 years old and made of clay pipe. Several existing components including brick-lined manholes and sewer lines have reached their useful service life, causing overflows, inflow, and infiltration. In 2021, the City received a notice of violation from the Texas Commission on Environmental Quality (TCEQ) for exceeding total Ammonia Nitrogen limitations. In 2024, the City received Water Development Fund funding for planning and design phases of the project for wastewater treatment and sanitary sewer collection system improvements. The attached budget includes those project costs.

For wastewater treatment plant improvements, the City proposes replacement of aerators and sludge pumps, potable water feeds to the influent screens, grit removal system, chlorine contact chamber, and clarifiers with a new non-potable system, construction of a final clarifier, a sludge digester, tertiary filtration equipment, a new non-potable pump skid at the chlorine contact chamber, and yard piping. For collection system improvements, the City proposes replacement of 8,260 feet of sewer lines, which is approximately 5 percent of the entire system, and manholes. The proposed work will address the TCEQ violations for exceeding the effluent limitations by reducing the amount of inflow and infiltration entering the system.

COMMITMENT PERIOD: SIX (6) MONTHS TO EXPIRE SEPTEMBER 30, 2026

PROJECT SCHEDULE

Task	Schedule Date
Closing	June 15, 2026
Engineering Feasibility Report Completion (End of Planning Phase)	December 1, 2026
Design Phase Completion	April 1, 2027
Start of Construction	June 1, 2027
Construction Completion	March 1, 2029

KEY ISSUES

The City qualifies for \$378,069 in principal forgiveness for green project components through the Clean Water State Revolving Fund.

LEGAL/SPECIAL CONDITIONS

- Executed principal forgiveness agreement
- Return of surplus funds

Attachments:

1. Financial Review
2. Project Budget
3. Resolution (26-)
4. Water Conservation Review
5. Location Map

Financial Review

City of Mount Vernon

Risk Score: 2B

Audit Reviewed: FY 2024

Key Indicators

Indicator	Result	Benchmark
Population Growth, Average Annual 2010-2020	City: -0.66%	State: 1.49%
Top 10 Customers % of Total Revenue	15%	10-15%
Median Household Income as % of State	87%	100%
Days of Cash on Hand (3-year Average)	367 days	30-149 days
Net Fixed Assets/ Annual Depreciation	18 years	12-24 years
Debt Service Coverage Ratio	-0.24x	1.1x
Debt-to-Operating Revenues	4.65	4.00-5.99x
Unemployment Rate (November 2025)	County: 3.50%	State: 4.20%
Working Capital Ratio	1.80	> 1.0
Cash Balance Ratio	-7.07%	0 – 9.99%
Household Cost Factor	3.15%	1.51%-2.00%

Key Risk Score Strengths

- The City's days of cash on hand is above the benchmark, indicating sufficient reserves for operating expenses.
- The total assessed valuation per capita is above the benchmark, indicating a sufficient tax base to provide revenue for the existing and proposed obligation. Additionally, the assessed value has grown by 77 percent over the previous five years.

Key Risk Score Concerns

- The City has experienced a slight population decline of 0.66 percent over the past ten years; however, the water and wastewater connections have remained stable and revenue has increased by 41 percent in the past 5 years.
- While the City's general fund cash balance has decreased by 7.07 percent from 2019 to 2024, the overall cash level has remained relatively stable over the six-year period. The notable increase in 2023 was due to elevated grant and intergovernmental revenues that were not repeated in 2024. Despite the decrease from that high point, the 2024 balance is within the historical range seen between 2019 and 2022, and no concerns are noted with the current cash position.
- Based on the 2024 revenues, the City's debt service coverage ratio is -0.24x, falling short of the 1.10x minimum requirement. This negative coverage was primarily due to one-time operational costs related to emergency repairs and long overdue infrastructure upgrades following a failure at the wastewater treatment plant in 2023.
- To meet debt service obligations, the City is projected to need a \$29.86 rate increase in 2026, followed by a \$10.52 by 2039. The City has already passed the required rate and tax adjustments through an ordinance adopted on September 15, 2025 which became effective October 1, 2025.
- Under the ordinance, water rates increased by \$28.30, wastewater rates increased by \$28.90, and the interest and sinking (I&S) rate increased from \$0.0974 to \$0.14512.

- In addition to the implemented rate increase, supplies and materials and maintenance and repairs expenses remained relatively consistent in prior years but spiked in 2024, supporting the impact of the wastewater treatment plant failure. If these expenses are normalized using the 2021 through 2023 average, net revenues would be sufficient to meet debt service, and the City would not be projected to need additional rate increases.
- Due to the approved rate adjustments, the household cost factor now exceeds the benchmark. The proprietary fund's accounts receivable remains manageable at approximately 10.8 percent of operating revenue; indicating revenue collection performance remains stable.

PLEDGE

Legal Pledge Name	Combination Tax and Surplus Revenue
Type of Pledge	<input type="checkbox"/> Tax <input type="checkbox"/> Revenue <input checked="" type="checkbox"/> Tax & Revenue <input type="checkbox"/> Contract <input type="checkbox"/> Other
Revenue Pledge Level	<input type="checkbox"/> First <input type="checkbox"/> Second <input checked="" 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	7,069	\$82.30	\$82.30	3.15	3.15
Wastewater	7,069	\$84.90	\$84.90		

TAXES

	2025 Tax Year Rate	Max Projected Tax Rate	Maximum Allowable Rate	3-Year Avg Current Tax Collections	Assessed Valuation
Maintenance & Operation	\$0.44239	\$0.44239	\$1.50	99%	\$239,492,041
Interest & Sinking	\$0.14512	\$0.14512			
Total Tax Rate	\$0.58751	\$0.58751			

Cost Savings

Based on a 30-year maturity schedule and current interest rates, the City could save approximately \$1,955,302 over the life of the financing. The City is also saving \$378,069 in principal forgiveness.

Project Data Summary

Responsible Authority	City of Mount Vernon
Program	CWSRF
Commitment Number	L1002161, LF1002162
Project Number	73982
List Year	2025
Type of Pledge	Combo Tax and Revenue
Pledge Level (if applicable)	Third Lien
Legal Description	\$5,445,000, City of Mount Vernon, Texas, Combination Tax and Surplus Revenue Certificate of Obligation, Proposed Series 2026, \$378,069 City of Mount Vernon, Texas, Principal Forgiveness Agreement
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	N/A
Phases Funded	Construction
Pre-Design	No
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	Raul Flores	Kyleigh Dixon	Kylie Beard	Marshall Walters

ISSUE BEING EVALUATED
FOR ILLUSTRATION PURPOSES ONLY
City of Mount Vernon

\$5,445,000, City of Mount Vernon, Texas, Combination Tax and Surplus Revenue Certificate of Obligation, Proposed Series 2026B

Dated Date: 6/15/2026	Source: CWSRF-EQUIVALENCY
Delivery Date: 6/15/2026	Rate: 2.83%
First Interest: 9/15/2026	IUP Year: 2025
First Principal: 9/15/2026	Case: Tax and Revenue
Last Principal: 9/15/2055	Admin.Fee: \$93,649
Fiscal Year End: 09/30	Admin. Fee Payment Date: 6/15/2026
Required Coverage: 1.1	Total Assessed Valuation: \$239,492,041

FISCAL YEAR	CURRENT TAX RATE	TAX REVENUES WITH COLL. @ 99%	PROJECTED NET SYSTEM REVENUES	PROJECTED TOTAL REVENUES	CURRENT DEBT SERVICE	\$5,445,000 ISSUE			TOTAL PAYMENT	TOTAL DEBT SERVICE	COVERAGE
						PRINCIPAL PAYMENT	INTEREST RATE	INTEREST PAYMENT			
2026	\$0.14512	\$344,075	\$22,137	\$366,212	\$182,490	\$115,000	1.77%	\$35,430	\$150,430	\$332,920	1.10
2027	0.1451	344,075	143,049	487,124	188,155	115,000	1.74%	139,685	254,685	442,840	1.10
2028	0.1451	344,075	149,671	493,747	186,177	125,000	1.74%	137,684	262,684	448,861	1.10
2029	0.1451	344,075	150,629	494,704	189,222	125,000	1.75%	135,509	260,509	449,731	1.10
2030	0.1451	344,075	156,886	500,961	187,098	135,000	1.79%	133,322	268,322	455,420	1.10
2031	0.1451	344,075	162,795	506,871	189,887	140,000	1.84%	130,905	270,905	460,792	1.10
2032	0.1451	344,075	168,433	512,508	192,588	145,000	1.96%	128,329	273,329	465,917	1.10
2033	0.1451	344,075	168,433	512,508	195,122	145,000	1.99%	125,487	270,487	465,609	1.10
2034	0.1451	344,075	172,981	517,056	192,450	155,000	2.05%	122,602	277,602	470,051	1.10
2035	0.1451	344,075	172,981	517,056	189,722	155,000	2.13%	119,424	274,424	464,146	1.11
2036	0.1451	344,075	176,196	520,271	191,852	165,000	2.26%	116,123	281,123	472,974	1.10
2037	0.1451	344,075	176,196	520,271	188,679	165,000	2.37%	112,394	277,394	466,072	1.12
2038	0.1451	344,075	176,196	520,271	185,373	165,000	2.44%	108,483	273,483	458,856	1.13
2039	0.1451	344,075	179,826	523,901	196,817	175,000	2.53%	104,457	279,457	476,274	1.10
2040	0.1451	344,075	179,826	523,901	192,797	175,000	2.61%	100,030	275,030	467,827	1.12
2041	0.1451	344,075	179,826	523,901	198,671	175,000	2.69%	95,462	270,462	469,133	1.12
2042	0.1451	344,075	179,826	523,901	194,112	185,000	2.75%	90,755	275,755	469,866	1.12
2043	0.1451	344,075	179,826	523,901	179,394	185,000	2.81%	85,667	270,667	450,061	1.16
2044	0.1451	344,075	179,826	523,901	169,859	195,000	2.86%	80,469	275,469	445,328	1.18
2045	0.1451	344,075	179,826	523,901	170,404	205,000	2.90%	74,892	279,892	450,295	1.16
2046	0.1451	344,075	179,826	523,901	165,750	205,000	2.93%	68,947	273,947	439,696	1.19
2047	0.1451	344,075	179,826	523,901	170,977	210,000	2.95%	62,940	272,940	443,917	1.18
2048	0.1451	344,075	179,826	523,901	170,850	210,000	2.97%	56,745	266,745	437,595	1.20
2049	0.1451	344,075	179,826	523,901	170,441	215,000	2.99%	50,508	265,508	435,949	1.20
2050	0.1451	344,075	179,826	523,901	169,662	225,000	2.99%	44,080	269,080	438,742	1.19
2051	0.1451	344,075	179,826	523,901	173,648	235,000	3.01%	37,352	272,352	446,000	1.17
2052	0.1451	344,075	179,826	523,901	172,285	235,000	3.02%	30,279	265,279	437,563	1.20
2053	0.1451	344,075	179,826	523,901	170,650	245,000	3.02%	23,182	268,182	438,832	1.19
2054	0.1451	344,075	179,826	523,901	173,678	255,000	3.03%	15,783	270,783	444,461	1.18
2055	0.1451	344,075	179,826	523,901	66,238	265,000	3.04%	8,056	273,056	444,461	1.54
					\$5,365,040	\$5,445,000		\$2,374,975	\$8,019,975	\$13,385,014	

AVERAGE (MATURITY) LIFE	16.72 YEARS
NET INTEREST RATE	2.828%
COST SAVINGS	\$ 1,955,302
AVERAGE ANNUAL REQUIREMENT	\$267,332

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 Mount Vernon
73982 - City Wide Collection System
and Wastewater Treatment Plant

Budget Items	Dfund #21832 (2024)	CWSRF #73982 (This Commitment)	Total
Construction			
Construction	\$0.00	\$4,288,160.00	\$4,288,160.00
Subtotal for Construction	\$0.00	\$4,288,160.00	\$4,288,160.00
Basic Engineering Services			
Construction Engineering	\$0.00	\$210,000.00	\$210,000.00
Design	\$439,100.00	\$0.00	\$439,100.00
Planning	\$60,000.00	\$0.00	\$60,000.00
Subtotal for Basic Engineering Services	\$499,100.00	\$210,000.00	\$709,100.00
Special Services			
Application	\$10,000.00	\$10,000.00	\$20,000.00
Environmental	\$74,750.00	\$0.00	\$74,750.00
Geotechnical	\$46,000.00	\$0.00	\$46,000.00
Inspection	\$0.00	\$375,400.00	\$375,400.00
O&M Manual	\$0.00	\$20,000.00	\$20,000.00
Permits	\$0.00	\$45,000.00	\$45,000.00
Project Management (by engineer)	\$0.00	\$30,000.00	\$30,000.00
Surveying	\$54,625.00	\$6,900.00	\$61,525.00
Testing	\$0.00	\$35,190.00	\$35,190.00
Subtotal for Special Services	\$185,375.00	\$522,490.00	\$707,865.00
Fiscal Services			
Bond Counsel	\$6,750.00	\$17,330.00	\$24,080.00
Financial Advisor	\$9,675.00	\$37,490.00	\$47,165.00
Fiscal/Legal	\$3,375.00	\$10,180.00	\$13,555.00
Issuance Costs	\$4,500.00	\$0.00	\$4,500.00
Loan Origination Fee	\$15,720.00	\$93,649.00	\$109,369.00
Subtotal for Fiscal Services	\$40,020.00	\$158,649.00	\$198,669.00
Other			
Administration	\$15,000.00	\$0.00	\$15,000.00
Asset Management Plan	\$75,000.00	\$0.00	\$75,000.00
Subtotal for Other	\$90,000.00	\$0.00	\$90,000.00
Contingency			
Contingency	\$0.00	\$643,770.00	\$643,770.00
Subtotal for Contingency	\$0.00	\$643,770.00	\$643,770.00
Total	\$814,495.00	\$5,823,069.00	\$6,637,564.00

A RESOLUTION OF THE TEXAS WATER DEVELOPMENT BOARD
APPROVING AN APPLICATION FOR FINANCIAL ASSISTANCE IN THE AMOUNT OF
\$5,823,069 TO THE CITY OF MOUNT VERNON
FROM THE CLEAN WATER STATE REVOLVING FUND
THROUGH THE PROPOSED PURCHASE OF
\$5,445,000 CITY OF MOUNT VERNON, TEXAS COMBINATION TAX AND SURPLUS
REVENUE CERTIFICATES OF OBLIGATION,
PROPOSED SERIES 2026
AND
\$378,069 IN PRINCIPAL FORGIVENESS

(26 -)

Recitals:

The City of Mount Vernon (City), located in Franklin County, filed an application for financial assistance in the amount of \$5,823,069 from the Clean Water State Revolving Fund (CWSRF) to finance the construction of wastewater system improvements identified as Project No. 73982.

The City seeks financial assistance from the Texas Water Development Board (TWDB) through the TWDB's proposed purchase of \$5,445,000 City of Mount Vernon, Texas Combination Tax and Surplus Revenue Certificates of Obligation, Proposed Series 2026 (Obligations) (together with all authorizing documents), and the execution of a Principal Forgiveness Agreement in the amount of \$378,069, 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 surplus revenues as sufficient security for the repayment of the Obligations.

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 Federal Water Pollution Control Act, 33 U.S.C. §§ 1251--1389, 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 City has considered cost-effective, innovative, and nonconventional methods of treatment, in accordance with Texas Water Code § 15.007.
6. The TWDB has made a timely and concerted effort to solicit projects that address green infrastructure, water, or energy efficiency improvements and other environmentally innovative activities and has determined that the entire Project, or a portion of the Project, satisfies the EPA's criteria for Green Projects, and is eligible for principal forgiveness in the amount of \$378,069.

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

A commitment is made by the TWDB to the City of Mount Vernon for financial assistance in the amount of \$5,823,069 from the Clean Water State Revolving Fund through the TWDB's proposed purchase of \$5,445,000 City of Mount Vernon, Texas Combination Tax and Surplus Revenue Certificates of Obligation, Proposed Series 2026 and the execution of a Principal Forgiveness Agreement in the amount of \$378,069. This commitment will expire on September 30, 2026.

The commitment is conditioned as follows.

Standard Conditions:

1. The 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. The 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 are 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. The commitment is contingent upon the City's compliance with all applicable requirements contained in 31 TAC Chapter 375.
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, at a minimum and regardless of the amount of the Obligations, must agree 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, 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.

7. The Obligations must require 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 require the City to use any proceeds from the Obligations that are determined to be remaining unused funds for enhancements to the original project that are 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. Remaining unused funds are those funds unspent after the original approved project is completed.
9. The Obligations must require the City to use any proceeds from the Obligations that are 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 provide 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 require 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 except for an EC project to address PFAs or any contaminant listed on EPA's Contaminant Candidate Lists. The Obligations must provide that 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 must submit documentation evidencing the adoption and implementation of sufficient system rates and charges or the levy of an interest and sinking tax rate sufficient for the repayment of all system debt service requirements.

14. Before closing, and if not previously provided with the application, the City must 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 must 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 Obligations must provide that the City must comply with all applicable federal laws and TWDB laws and rules related to the use of the financial assistance.
18. 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.
19. The Obligations must require the City to maintain insurance coverage sufficient to protect the TWDB's interest in the project.
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 must submit annually an audit prepared by a certified public accountant in accordance with generally accepted auditing standards.
22. Before closing, the City shall submit to the escrow agent a closing memo signed by the Executive Administrator.

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 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 prohibit the City from using the 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 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 that are 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 deposited 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 require the City to 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, including 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 this 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 those proceeds;
 - b. calculate the Rebate Amount, as defined in the Code and Regulations, with respect to this 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 related rulings. The City must 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 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 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 after including payment to the United States of any interest and any penalty required by the Regulations.
28. The Obligations must prohibit 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 provide 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. Before closing, the City must 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.

State Revolving Fund Conditions:

35. The City must submit outlay reports on a quarterly or monthly basis with sufficient documentation on costs in accordance with TWDB outlay report guidelines.
36. The Obligations must provide that all laborers and mechanics employed by contractors and subcontractors for projects 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 must 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 as provided must insert in full in any contract in excess of \$2,000 the contract clauses as provided by the TWDB.
37. The Obligations must provide 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 must provide that all proceeds of this financial assistance will be timely and expeditiously used, as required by 40 CFR § 35.3135(d), and must provide that the City will adhere to the approved project schedule.
39. The Obligations and Principal Forgiveness Agreement must provide 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 § 375.3, 33 U.S.C. § 1388, and related State Revolving Fund Policy Guidelines.
40. The Obligations and Principal Forgiveness Agreement must provide that the City will abide by all applicable requirements related to the Build America, Buy America Act, Public Law 117-58.
41. The Obligations must provide that the City must comply with the requirements set forth in 33 U.S.C. § 1382 *et seq.* related to maintaining project accounts containing financial assistance for planning, design, acquisition, or construction in accordance with generally accepted accounting principles (GAAP). These standards and principles also apply to the reporting of underlying infrastructure assets.
42. The Obligations and Principal Forgiveness Agreement must provide that the City shall abide by the prohibition on certain telecommunications and video surveillance services or equipment as required by 2 CFR § 200.216.

Clean Water State Revolving Fund Conditions:

43. The City must pay at closing an origination fee approved by the Executive Administrator of the TWDB pursuant 31 TAC Chapter 375.

44. Before 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.
45. Before release of funds for professional services related to architecture or engineering, including but not limited to contracts for program management, construction management, feasibility studies, preliminary engineering, design, engineering, surveying, mapping, or other architectural and engineering services as defined in 40 U.S.C. § 1102(2)(A)–(C), the City must provide documentation that it has met all applicable federal procurement requirements as more specifically set forth in 40 U.S.C. § 1101 *et seq* and 33 U.S.C. § 1382(b)(14).

Pledge Conditions:

46. the Obligations must provide 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 require that the City transfer and deposit into 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 require 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 require 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:

47. Before closing, the City must execute a Principal Forgiveness Agreement in a form and substance acceptable to the Executive Administrator.
48. The Principal Forgiveness Agreement must state that the City shall return any principal forgiveness funds that are determined to be surplus funds in a manner determined by the Executive Administrator.

APPROVED and ordered of record this 31st day of March 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:

Apparent Loss GCD

Real Loss GCD

Threshold Type:

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 benchmarking 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.



Mount Vernon Franklin County

