



# TEXAS REBUILD

*transforming communities through  
turnkey infrastructure modernization  
projects*

[www.texasrebuild.com](http://www.texasrebuild.com)



trends



Below average  
water rates



Revenue  
trending down



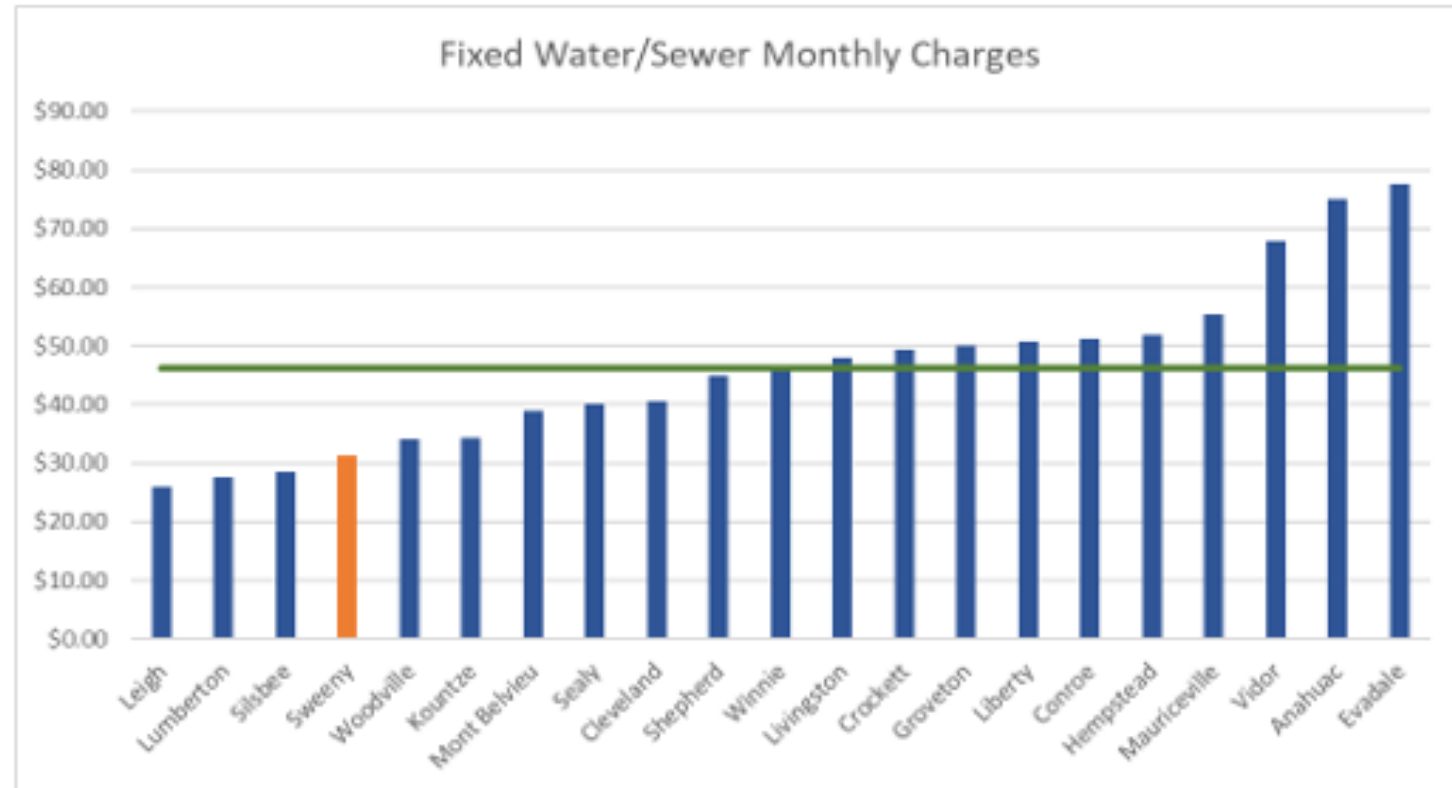
RG3 metering  
system at end of life



# trends : water rates

No difference in residential and commercial base charges, fee schedule is broken down into "inside city limits" and "outside city limits"

| City           | Water   | Sewer   | Total          |
|----------------|---------|---------|----------------|
| Leigh          | \$18.00 | \$8.00  | \$26.00        |
| Lumberton      | \$14.00 | \$13.50 | \$27.50        |
| Silsbee        | \$14.25 | \$14.25 | \$28.50        |
| Sweeny         | \$15.67 | \$15.67 | \$31.34        |
| Woodville      | \$17.00 | \$17.00 | \$34.00        |
| Kountze        | \$17.11 | \$17.11 | \$34.22        |
| Mont Belvieu   | \$22.24 | \$16.68 | \$38.92        |
| Sealy          | \$18.00 | \$22.00 | \$40.00        |
| Cleveland      | \$20.00 | \$20.50 | \$40.50        |
| Shepherd       | \$28.40 | \$16.47 | \$44.87        |
| Winnie         | \$36.00 | \$10.00 | \$46.00        |
| Livingston     | \$26.50 | \$21.50 | \$48.00        |
| Crockett       | \$24.67 | \$24.67 | \$49.34        |
| Groveton       | \$34.00 | \$16.00 | \$50.00        |
| Liberty        | \$24.84 | \$25.92 | \$50.76        |
| Conroe         | \$12.48 | \$38.83 | \$51.31        |
| Hempstead      | \$24.36 | \$27.62 | \$51.98        |
| Mauriceville   | \$26.12 | \$29.35 | \$55.47        |
| Vidor          | \$32.77 | \$35.15 | \$67.92        |
| Anahuac        | \$45.00 | \$30.00 | \$75.00        |
| Evadale        | \$37.50 | \$40.00 | \$77.50        |
| <b>Average</b> |         |         | <b>\$46.15</b> |





## trends : industry averages

- Average residential house uses 7,200 gallons of water per month
- Sweeny 1389 connections x 5,000 gallons of water = \$1.375M in water & sewer revenue
- Sweeny current revenue is \$1.3M
- \$75k annual delta

*Excludes usage from Hospital, Schools, and 9 restaurants*



# trends: revenue

City of Sweeny 2019 / 2020  
Budget  
FINAL DRAFT

| ENTERPRISE FUND -- FUNCTION 00 REVENUE |                                    | 19/20                 |
|--|------------------------------------|-----------------------|
| <b>5400</b>                            | <b>CHARGES FOR SERVICES</b>        |                       |
| 5450                                   | Turn on / Reconnect Fee            | \$12,750.00           |
| 5460                                   | Penalty - Late Payment             | \$33,000.00           |
| 5470                                   | Charged off Accounts Collected     | \$1,500.00            |
|  | <b>TOTAL</b>                       | <b>\$47,250.00</b>    |
| <b>5600</b>                            | <b>OTHER REVENUES</b>              |                       |
| 5621                                   | Infrastructure Donations           | \$1,440.00            |
|  | <b>TOTAL</b>                       | <b>\$1,440.00</b>     |
| <b>5800</b>                            | <b>CHARGES FOR WATER AND SEWER</b> |                       |
| 5810                                   | Water Sales                        | \$825,000.00          |
| 5820                                   | Water Taps                         | \$800.00              |
| 5830                                   | Sewer Revenue                      | \$661,250.00          |
| 5840                                   | Sewer Taps                         | \$800.00              |
|  | <b>TOTAL</b>                       | <b>\$1,487,850.00</b> |

Missing \$179,750 of annual revenue between 2019/2020 and 2022/2023

Missing revenue, meter lease payment and in-house expense = \$15 a meter per month

| ENTERPRISE FUND -- FUNCTION 00 REVENUE |           |             |   | FY 2022 Adopted        | FY 2022 Amend. 04/19/2022 | FY 2023 PROPOSED       |
|--|-----------|-------------|---|------------------------|---------------------------|------------------------|
| Fund Code                              | Func Code | Acct Code   | Description                               |                        |                           |                        |
| 40                                     | 00        | <b>5400</b> | <b>CHARGES FOR SERVICES</b>               |                        |                           |                        |
| 40                                     | 00        | 5450        | Turn on / Reconnect Fee [CONNECTION FEES] | \$ 11,000.00           | \$ 11,000.00              | \$ 11,000.00           |
| 40                                     | 00        | 5460        | Penalty - Late Payment                    | \$ 34,500.00           | \$ 34,500.00              | \$ 32,300.00           |
| 40                                     | 00        | 5470        | Charged off Accounts Collected            | \$ 750.00              | \$ 750.00                 | \$ 720.00              |
|  |           |             | <b>TOTAL</b>                              | <b>\$ 46,250.00</b>    | <b>\$ 46,250.00</b>       | <b>\$ 44,020.00</b>    |
|  |           | <b>5600</b> | <b>OTHER REVENUES</b>                     |                        |                           |                        |
| 40                                     | 00        | 5610        | Interest Earning on CD's                  | \$ 320.00              | \$ 320.00                 | \$ -                   |
|  |           |             | <b>TOTAL</b>                              | <b>\$ 320.00</b>       | <b>\$ 320.00</b>          | <b>\$ -</b>            |
|  |           | <b>5800</b> | <b>CHARGES FOR WATER AND SEWER</b>        |                        |                           |                        |
| 40                                     | 00        | 5810        | Water Sales                               | \$ 701,890.57          | \$ 701,890.57             | \$ 704,000.00          |
| 40                                     | 00        | 5816        | Infrastructure Donations                  | \$ -                   | \$ -                      | \$ -                   |
| 40                                     | 00        | 5820        | Water Taps                                | \$ 800.00              | \$ 800.00                 | \$ 800.00              |
| 40                                     | 00        | 5830        | Sewer Sales                               | \$ 602,140.25          | \$ 602,140.25             | \$ 602,500.00          |
| 40                                     | 00        | 5840        | Sewer Taps                                | \$ 800.00              | \$ 800.00                 | \$ 1,200.00            |
|  |           |             | <b>TOTAL</b>                              | <b>\$ 1,305,630.82</b> | <b>\$ 1,305,630.82</b>    | <b>\$ 1,308,500.00</b> |

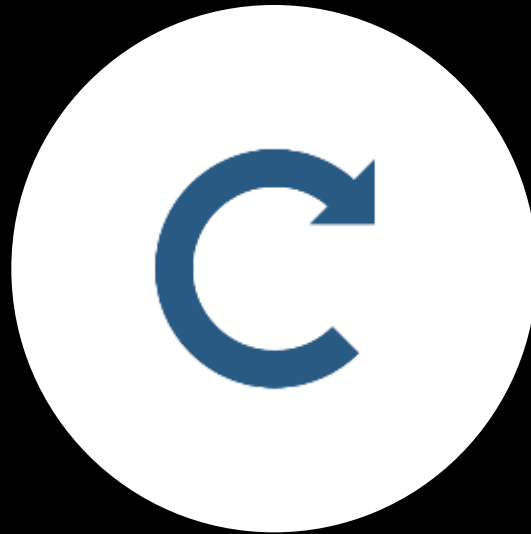
| Year       | Water Sales | Sewer Sales |
|------------|-------------|-------------|
| 2019/2020  | \$825,000   | \$661,250   |
| 2022/2023  | \$704,000   | \$602,500   |
| Difference | -\$121,000  | -\$58,750   |
| Total      | -\$179,750  |             |



## PERFORMANCE REBUILDING



Monetize future savings from owning & operating budgets to finance improvements today



Turnkey development & delivery



No upfront costs



# SCOPE



**Ultrasonic  
Metering  
System**



**Boxes & Lids**



**Right Sizing**



**Curb stops**



**Copper &  
Lead Study**



**Realtime  
Data**



**Portals**



# the solution



## INCREASED:

Water / Sewer Revenues

Accurate Readings

Visible Distribution

Customer Satisfaction

Resource Efficiency



City wide  
AMI System



## REDUCED:

Meter reading costs

Water meter maintenance costs

Billing costs

Billing errors

New Boxes & Lids

Customer Portal

Guaranteed meter  
accuracy for 20 years





# the solution

## Advanced Metering Infrastructure:

- Meters (Water)
- Communication (Utility & Residents)
- Software / Analytics
- Consistent Billing
- Reduced Unaccounted Water

## Distribution:

- Leak detection
- Pressure monitoring
- Remote disconnect
- Controls
- Reduced Latency
- Scalable



# Financials

| Project Cash Flow |            |                         |                 |                  |                        |                      |                    |              |                     |                       |                    |
|-------------------|------------|-------------------------|-----------------|------------------|------------------------|----------------------|--------------------|--------------|---------------------|-----------------------|--------------------|
| Year              | Rebate     | Increased Water Revenue | Utility Savings | O&M Savings      | Capital Cost Avoidance | Total Annual Funding | Payments           |              |                     |                       | Net Cash Flow \$   |
|                   |            |                         |                 |                  |                        |                      | Finance Payment    | M&V Services | Annual Service Cost | Total Annual Payments |                    |
| 1                 | \$0        | \$179,000               | \$0             | \$15,000         | \$40,000               | \$234,000            | \$125,245          | \$0          | \$16,800            | \$142,045             | \$91,955           |
| 2                 | \$0        | \$184,370               | \$0             | \$15,450         | \$40,000               | \$239,820            | \$125,245          | \$0          | \$17,304            | \$142,549             | \$97,271           |
| 3                 | \$0        | \$189,901               | \$0             | \$15,914         | \$40,000               | \$245,815            | \$125,245          | \$0          | \$17,823            | \$143,068             | \$102,747          |
| 4                 | \$0        | \$195,598               | \$0             | \$16,391         | \$40,000               | \$251,989            | \$125,245          | \$0          | \$18,358            | \$143,603             | \$108,386          |
| 5                 | \$0        | \$201,466               | \$0             | \$16,883         | \$40,000               | \$258,349            | \$125,245          | \$0          | \$18,909            | \$144,154             | \$114,195          |
| 6                 | \$0        | \$207,510               | \$0             | \$17,389         | \$40,000               | \$264,899            | \$125,245          | \$0          | \$19,476            | \$144,721             | \$120,178          |
| 7                 | \$0        | \$213,735               | \$0             | \$17,911         | \$40,000               | \$271,646            | \$125,245          | \$0          | \$20,060            | \$145,305             | \$126,341          |
| 8                 | \$0        | \$220,147               | \$0             | \$18,448         | \$40,000               | \$278,596            | \$125,245          | \$0          | \$20,662            | \$145,907             | \$132,689          |
| 9                 | \$0        | \$226,752               | \$0             | \$19,002         | \$40,000               | \$285,753            | \$125,245          | \$0          | \$21,282            | \$146,527             | \$139,227          |
| 10                | \$0        | \$233,554               | \$0             | \$19,572         | \$40,000               | \$293,126            | \$125,245          | \$0          | \$21,920            | \$147,165             | \$145,961          |
| 11                | \$0        | \$240,561               | \$0             | \$20,159         | \$40,000               | \$300,720            | \$125,245          | \$0          | \$22,578            | \$147,823             | \$152,897          |
| 12                | \$0        | \$247,778               | \$0             | \$20,764         | \$40,000               | \$308,541            | \$125,245          | \$0          | \$23,255            | \$148,500             | \$160,041          |
| 13                | \$0        | \$255,211               | \$0             | \$21,386         | \$40,000               | \$316,598            | \$125,245          | \$0          | \$23,953            | \$149,198             | \$167,400          |
| 14                | \$0        | \$262,868               | \$0             | \$22,028         | \$40,000               | \$324,896            | \$125,245          | \$0          | \$24,671            | \$149,916             | \$174,979          |
| 15                | \$0        | \$270,754               | \$0             | \$22,689         | \$40,000               | \$333,442            | \$125,245          | \$0          | \$25,412            | \$150,656             | \$182,786          |
| 16                | \$0        | \$278,876               | \$0             | \$23,370         | \$40,000               | \$342,246            | \$0                | \$0          | \$26,174            | \$26,174              | \$316,072          |
| 17                | \$0        | \$287,242               | \$0             | \$24,071         | \$40,000               | \$351,313            | \$0                | \$0          | \$26,959            | \$26,959              | \$324,354          |
| 18                | \$0        | \$295,860               | \$0             | \$24,793         | \$40,000               | \$360,652            | \$0                | \$0          | \$27,768            | \$27,768              | \$332,885          |
| 19                | \$0        | \$304,736               | \$0             | \$25,536         | \$40,000               | \$370,272            | \$0                | \$0          | \$28,601            | \$28,601              | \$341,671          |
| 20                | \$0        | \$313,878               | \$0             | \$26,303         | \$40,000               | \$380,180            | \$0                | \$0          | \$29,459            | \$29,459              | \$350,721          |
| <b>Total</b>      | <b>\$0</b> | <b>\$4,809,797</b>      | <b>\$0</b>      | <b>\$403,056</b> | <b>\$800,000</b>       | <b>\$6,012,853</b>   | <b>\$1,878,675</b> | <b>\$0</b>   | <b>\$451,422</b>    | <b>\$2,330,097</b>    | <b>\$3,682,756</b> |



# path forward



intro to  
council



psa



testing



council  
approval



begin  
project

