

TYRONE WATER & WASTEWATER ASSOCIATION
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DRAFT MINUTES SPECIAL MEETING
WORKSHOP TO DISCUSS FINANCIAL MATTERS
MONDAY JANUARY 26, 2026 6:30 P.M.
TYRONE WATER & WASTEWATER ASSOCIATION
50 MALACHITE AVENUE TYRONE, NEW MEXICO 88065-0570

The special meeting was called to order at 6:35 pm by President Alan Berg

A quorum of two members; Doug Gorthy and Alan Berg were present. Berg declared a quorum was present.

Berg entertained a motion to approve the draft minutes of the December 17, 2025 Board meeting. Doug Gorthy made a motion to accept the minutes, seconded by Alan Berg. Berg asked if there was any discussion on the draft minutes; hearing none; called for the question and the motion was approved unanimously by a voice vote.

Berg observed that there were over 20 participants on Zoom as well as 22 persons in attendance in person at the special meeting.

Doug Gorthy and Alan Berg reported on projects since the inception of TWWA. Berg prefaced the discussion of the TWWA projects with a short history of how we got here. One major issue that resulted in the formation of the TWWA was the collapse of the first lift station which was constructed in 2012. The lift station and piping to Silver City replaced the four wastewater settlement ponds constructed in 1969 at 81 McKinney Road.

Berg noted that the Tyrone Property Owners Association (TPOA) managed the Tyrone townsite (townsite) for many years and was able to get a loan/grant from the United States Department of Agriculture/Rural Development (USDA/RD) for the abandonment of the four settlement ponds and the construction of the first lift station, as other public grant opportunities were usually not available to a private homeowners association. The TPOA portion of the \$3,000,000 lift station project was financed as a 40-year loan for \$661,000 which was being paid back at the rate of \$2,420 per month since March 2013. This loan was paid off in 2025 with a loan from the Public Project Revolving Fund program through loan PPRF-6659.

Doug Gorthy presented project information on an easel, and the information was transmitted to those on Zoom as well as homeowners in the audience. He began with CIF-6443 which is the waterline replacement project. He described the value of the project as \$5,697,115. Doug stated that the lowest bid received by TWWA on January 15, 2026, was \$1,101,203 more than the engineer's estimate.

A TWWA member asked a question regarding what is the next step. Alan Berg informed the audience that we sent a letter to the Colonias Infrastructure Board requesting an additional \$1,101,203 funding to complete the project. A budget analyst with the New Mexico Finance Administration called Berg on February 26, 2026 at 400 pm to request our recent financial data. Berg asked him if the funds would be a 80/20 grant loan? He did not know at this time as he was only tasked to look at our financials as they related to the CIF-6443 contract with TWWA. Berg stated that we, the Board, believe that the community has reached the maximum amount of debt that can be paid off and we needed to find a way to get 100% funding for the additional project costs.

Doug and Alan also broke down the cost for the water tower rehabilitation, Project CIF-6444. The project estimate is \$848,958. Our share is \$169,791 which will be paid back monthly for 20 years.

Doug questioned whether the water tower bids will come in higher than the engineer's estimate. An audience member asked about the condition of the Town of Silver City's water mains. Eddie Mendoza, our water operator, stated that a portion of the lines were ductile iron and other parts are steel pipes.

Considerable discussion was held on affordability of the projects and several homeowners stated that they would pay additional assessment charges if it resulted in maintaining our water and wastewater system.

Berg distributed a table of projects and project schedules. (Attached). Berg reported that he had a conversation with Jake Baker with the New Mexico Finance Administration this afternoon and Mr. Baker informed Berg that the Colonias Infrastructure Board would be provided financial information regarding TWWA's ability to incur more debt for the CIF-6443 project.

Berg informed those participating in the meeting that he believed that we would receive additional information regarding our request for more funds for the water system project within the next two weeks. It was agreed that a special meeting would be held after we received the information.

Berg entertained a motion to adjourn the meeting. Doug Gorthy made the motion to adjourn the meeting, seconded by Alan Berg. A voice vote was taken and the motion to adjourn was passed at 745 pm.

TYRONE WATER & WASTEWATER ASSOCIATION PROJECTS AND COST PER MONTH									
	Projects	Total Value	Grant	Loan	Monthly Payment	Loan Repayment Starts in	All loans per property per month		
1	CIF-5799 Design of water system replacement project	\$ 382,320.00	\$ 305,856.00	\$ 76,464.00	\$ 318.60	FY 2026			
2	CIF-6443 Waterline replacement project	\$ 6,978,318.00	\$ 5,582,654.40	\$1,395,663.60	\$ 5,815.27	July in FY 2028			
3	CIF-6444 Rehabilitation of water tower	\$ 848,958.00	\$ 679,166.40	\$ 169,791.60	\$ 707.47	July in FY 2027			
4	CIF-6739 Design of new wastewater lines in townsite	\$ 503,124.00	\$ 402,499.20	\$ 100,624.80	\$ 419.27	December in FY 2026			
5	PPRF-6659 NMFA Loan to replace USDA/RD loan	\$ 574,539.00		\$ 574,539.00	\$ 3,285.94	FY 2026			
6	New wastewater lines in townsite 80% grant	\$ 11,161,362.00	\$ 8,929,089.60	\$2,232,272.40	\$ 9,301.14	FY 2029			
7	RIP00056 Technical Report on videos of wastewater lines in the townsite	\$ 50,000.00	\$ 50,000.00						
8	Freeport Foundation Grant to investigate water tower condition and develop scope of work for repairs	\$ 212,000.00	\$ 212,000.00						
9	Lift Station Grant State Board of Finance. SWNNMCOG Fiscal Agent	\$ 1,910,000.00	\$ 1,910,000.00						
10	Monthly Loan Payments in FY 2026 Line items 1, 4, and 5				\$ 4,023.81		\$	12.34	
11	Monthly Loan Payments in FY 2027 Line items 1, 3, 4, and 5				\$ 4,731.28		\$	14.51	
12	Monthly Loan Payments in FY 2028 Line items 1, 2, 3, 4, and 5				\$ 10,546.54		\$	32.35	
13	Monthly Loan Payments in FY 2029 Line items 1, 2, 3, 4, 5, and 6				\$ 19,847.68		\$	60.88	
	Updated on: 1/26/2026 after talking with Jake Adams Credit Analyst with New Mexico Finance Authority								