

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF  
TARRANT REGIONAL WATER DISTRICT  
HELD ON THE 15<sup>TH</sup> DAY OF MAY 2012 AT 9:30 A.M.

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The call of the roll disclosed the presence of the Directors as follows:

Present  
Victor W. Henderson  
Hal S. Sparks III  
Jack R. Stevens  
Marty V. Leonard  
Jim Lane

Also present were Jim Oliver, Alan Thomas, Darrel Andrews, Darrell Beason, Kathy Berek, Ken Brummett, JL Cabrera, Rick Carroll, Steve Christian, Linda Christie, Wesley Cleveland, Woody Frossard, David Geary, J. D. Granger, Nancy King, Angel Luna, David Marshall, Sandy Newby, Kirk Thomas, Louis Verreault and Ed Weaver.

Also in attendance were George Christie, General Counsel for Tarrant Regional Water District (Water District); Lee Christie and Ethel Steele of Pope, Hardwicke, Christie, Schell, Kelly, & Ray LLP; Gary Savanyu of Beta; Don Funderlich of CDM-Smith; Cristina Criado of Criado; Robbie Thompson of Foster CM Group; John Rutledge, Jessica Andrews and Wendy Shabay of Freese and Nichols, Inc.; Dick Fish of Lake Country Property Owners Association; Bob Johnson of MWH; David Harkins of RPS Espey; Bill Marshall of Save Eagle Mountain Lake, Inc.; Christine Jacoby of Shaw; Bill Paxton of TEC; and Earl Alexander.

President Henderson convened the meeting with the assurance from management that all requirements of the "open meetings" laws had been met.

1.

All present were given the opportunity to join in reciting the Pledge of Allegiance.

2.

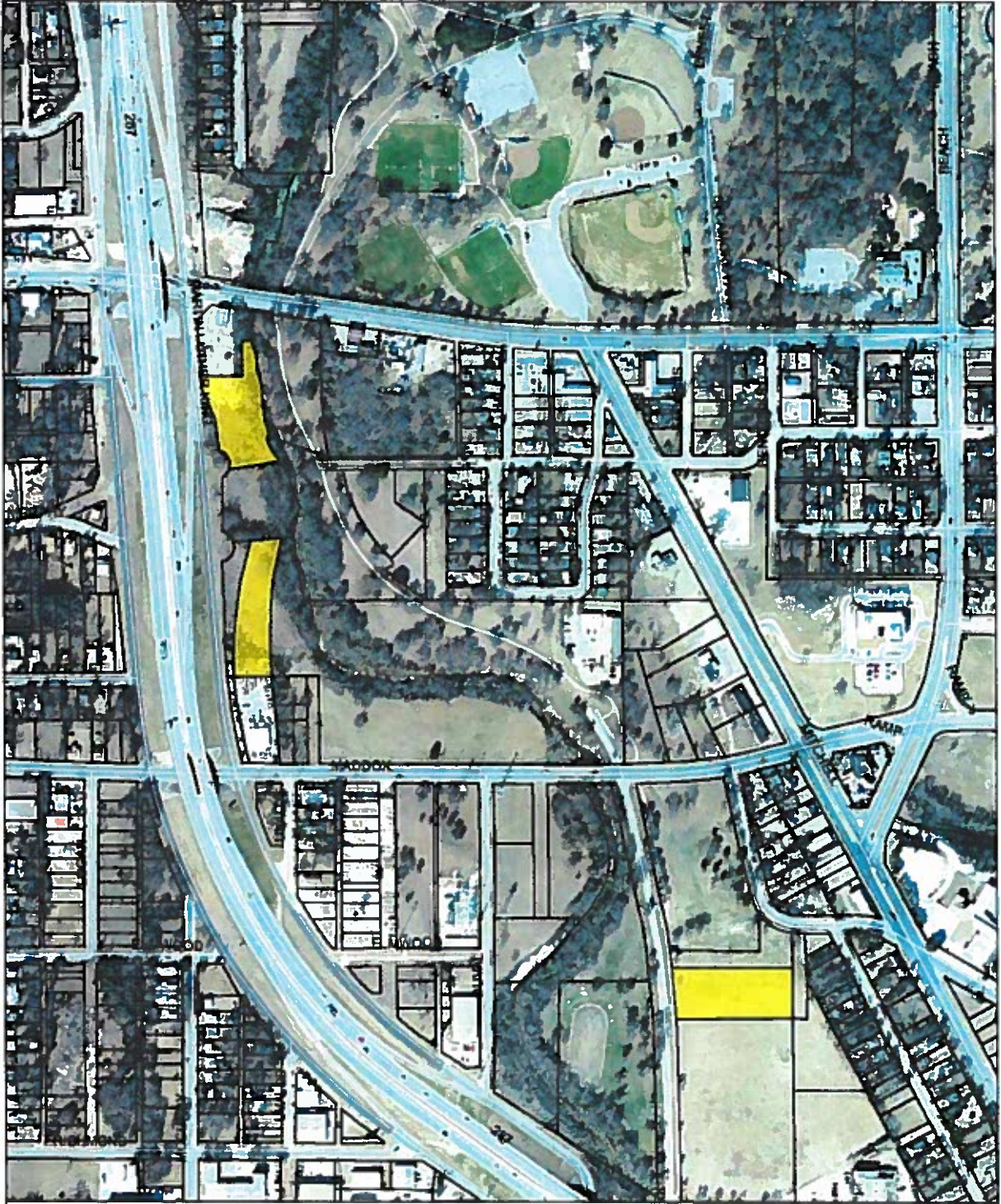
On a motion made by Director Leonard and seconded by Director Sparks, the Directors unanimously voted to approve the minutes from the meeting held April 17, 2012. It was accordingly ordered that these minutes be placed in the permanent files of Tarrant Regional Water District.

3.

There were no persons of the general public requesting the opportunity to address the Board of Directors.

4.

With the recommendation of management and the Oil and Gas Committee, Director Lane moved to amend the Maddox Oil and Gas Lease with current owner Chesapeake Exploration, L.L.C. to include three additional tracts of land containing 4.167 acres inadvertently not included in the original lease with Dale Resources, L.L.C. Chesapeake has agreed to pay the Water District a bonus amount of \$2,500 per net mineral acre ( $\$2,500 \times 4.167 \text{ acres} = \$8,334$ ) for the lease amendment and place all of the acreage covered by the lease into existing units and pay royalty from the date of first production.



 TRWD Mineral Ownership

Disclaimer: This map is an approximation of mineral ownership and does not constitute a title deed or other legal instrument. It is based on public records and is subject to change without notice. It is not intended to be used for legal purposes. For more information, please contact the Tarrant Regional Water District. The Tarrant Regional Water District is not responsible for any errors or omissions on this map or any information derived therefrom.



In addition, Ken Brummett is granted authority to execute the amendment and all other documents necessary to complete this transaction. Director Sparks seconded the motion and the vote in favor was unanimous.

5.

With the recommendation of management and the Construction and Operations Committee, Director Leonard moved to approve a contract with Northstar Construction Inc. for Twin Points Phase 2A improvements providing for the infrastructure required to operate the boat ramp portion of the facility for the lowest and best bid of \$959,000. Funding for this contract is included in the FY 2012 General Fund Budget. Director Lane seconded the motion and the vote in favor was unanimous.

6.

With the recommendation of management and the Construction and Operations Committee, Director Sparks moved to approve a contract with Malcolm Pirnie for professional engineering design and bid phase and construction phase services related to the medium voltage electrical system current and voltage issues at Richland-Chambers Pump Station (RC1) Harmonic Mitigation Project-Part 2 in the not to exceed amount of \$86,106. Funding for this contract is unbudgeted. Director Stevens seconded the motion and the vote in favor was unanimous.

7.

With the recommendation of management and the Construction and Operations Committee, Director Sparks moved to approve a contract with Leonard Rice Engineers Inc. for engineering services for Cedar Creek Constructed Wetlands for preliminary design of a River Bank Filtration system as a pretreatment step to improve the water

quality of diversions from the Trinity River for use in the Cedar Creek Wetlands Water Supply Project at a cost not to exceed \$1,354,400. Funding for this contract is included in the Bond Fund. Director Leonard seconded the motion and the vote in favor was unanimous.

8.

With the recommendation of management and the Construction and Operations Committee, Director Lane moved to approve a contract with CH2M Hill for engineering services for design of a river intake, river intake pump station and a re-lift pump station to the 30% level for the proposed Cedar Creek Constructed Wetlands for the amount of \$970,025. Funding for this contract is included in the Bond Fund. Director Sparks seconded the motion and the vote in favor was unanimous.

9.

With the recommendation of management and the Construction and Operations Committee, Director Stevens moved to approve a contract with Freese and Nichols, Inc. to begin Cedar Creek Comprehensive Evaluation Phase 3 – Design and Improvements for the design of multiple improvements to the dam and spillway; the construction phase services for some of the smaller improvements and the automation of data collection in real-time at a cost of \$988,400. Funding for this contract is included in the Bond Fund. Director Lane seconded the motion and the vote in favor was unanimous.

10.

With the recommendation of management and the Environmental Committee, Director Leonard moved to approve a contract in the amount up to \$68,500 with W.I.S.E. Guys – Vepo, L.L.C. to perform landscape irrigation evaluations among Water

District customer cities. Funding for this contract is included in the FY 2012 Revenue Fund Budget. Director Sparks seconded the motion and the vote in favor was unanimous with Director Lane being absent for this vote.

11.

#### STAFF UPDATES

- Update on system status
- Update regarding the TRWD iPhone app
- Video(s) highlighting Water District activities
- Discussion of Water District activities

12.

The Board of Directors recessed for a break from 10:59 a.m. to 11:16 a.m.

13.

The presiding officer next called an executive session at 11:16 a.m. under V.T.C.A., Government Code, Section 551.071 to consult with legal counsel on a matter in which the duty of counsel under the Texas Disciplinary Rules of Professional Conduct clearly conflicts with Chapter 551, Texas Government Code and to conduct a private consultation with attorneys regarding pending or contemplated litigation; and under Section 551.072 to deliberate the purchase, exchange, lease or value of real property.

14.

Upon completion of the executive session at 11:28 a.m., the President reopened the meeting.

15.

With the recommendation of management and the Environmental Committee, Director Sparks moved to approve a contract in the amount of \$300,545 with RPS Espey for the evaluation of impacts from in-stream flow requirements on four potential

water supply alternatives. Funding for this contract is included in the FY 2012 Revenue Fund Budget. Director Lane seconded the motion and the vote in favor was unanimous.

16.

With the recommendation of management and the Real Property Committee, Director Lane moved to approve a contract with Lemley Consulting, Inc. for consulting services related to the Integrated Pipeline Project land acquisition at a cost not to exceed \$976,129. Funding for this contract is included in the Bond Fund. Director Leonard seconded the motion and the vote in favor was unanimous.

17.

With the recommendation of management and the Real Property Committee, Director Leonard moved to approve the sale of the following described surplus land necessary for the construction of a rail spur to Keystone Equity Partners, LLC for the appraised value of \$40,000.

The surface estate only of a 50 foot corridor being approximately 0.5398 acres or 23,514 square feet out of the J. T. Hobbs Survey, Abstract No. A-806, Tarrant County, Fort Worth, Texas, said 50 foot corridor being a portion of a larger tract conveyed to TRWD by deed recorded as Instrument No. D155034267 in the Official Public Records of Tarrant County, Texas

EXHIBIT "A"

Being a tract of land situated in the J. T. Hobbs Survey, Abstract No. 806, Tarrant County, Texas and being a portion of that certain tract of land as described in deed to 'TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT' No. 1 as recorded in Volume 2866, page 190 of the Deed Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at the most northerly northwest corner of said Tarrant County Water Control tract and also being the most northerly northeast corner of that certain tract of land as described in deed to Keystone Equity Partners, L.L.C. as recorded in Volume 15441, Page 37 of the Deed Records of Tarrant County, Texas and also being on the southeasterly right-of-way line of Northwest Loop 820 (a variable width right-of-way);

THENCE South 18 degrees 12 minutes 09 seconds West, departing the southeasterly right-of-way line of said Northwest Loop 820 and along the common line of said Tarrant County Water Control tract and said Keystone Equity Partners tract, a distance of 720.93 feet to a 5/8 inch iron pipe found;

THENCE South 37 degrees 07 minutes 55 seconds East, continuing along the common line of said Tarrant County Water Control tract and said Keystone Equity Partners tract, a distance of 116.37 feet to the POINT OF BEGINNING;

THENCE North 46 degrees 42 minutes 35 seconds East, a distance of 11.04 feet to the beginning of a curve to the left, having a central angle of 22 degrees 15 minutes 00 seconds, a radius of 578.80 feet and being subtended by a 223.36 foot chord which bears North 35 degrees 35 minutes 05 seconds East;

THENCE, along said curve to the left in a northeasterly direction, an arc distance of 224.77 feet to the end of said curve;

THENCE North 24 degrees 27 minutes 35 seconds East, a distance of 140.50 feet to an angle point;

THENCE North 18 degrees 06 minutes 00 seconds East, a distance of 78.78 feet to a point for corner;

THENCE South 71 degrees 54 minutes 00 seconds East, a distance of 50.00 feet to a point for corner;

THENCE South 18 degrees 06 minutes 00 seconds West, a distance of 81.56 feet to a point for corner;

THENCE South 24 degrees 27 minutes 35 seconds West, a distance of 143.28 feet to the beginning of a curve to the right, having a central angle of 22 degrees 15 minutes 00 seconds, a radius of 628.80 feet and being subtended by a 242.65 foot chord which bears South 35 degrees 35 minutes 05 seconds West;

THENCE, along said curve to the right in a southwesterly direction, an arc distance of 244.19 feet to the end of said curve;

THENCE South 46 degrees 42 minutes 35 seconds West, a distance of 16.44 feet to a point on the aforementioned common line of said Tarrant County Water Control tract and said Keystone Equity Partners tract, from which an 18 inch dead Hackberry tree for a corner bears South 37 degrees 07 minutes 55 seconds East, 1336.64 feet;

THENCE North 37 degrees 07 minutes 55 seconds West, a distance of 50.29 feet to the POINT OF BEGINNING and containing 23,514 square feet or 0.5398 of an acre of land, more or less.

  
Mark A. Nace  
Registered Professional Land Surveyor  
Texas Registration No. 5539



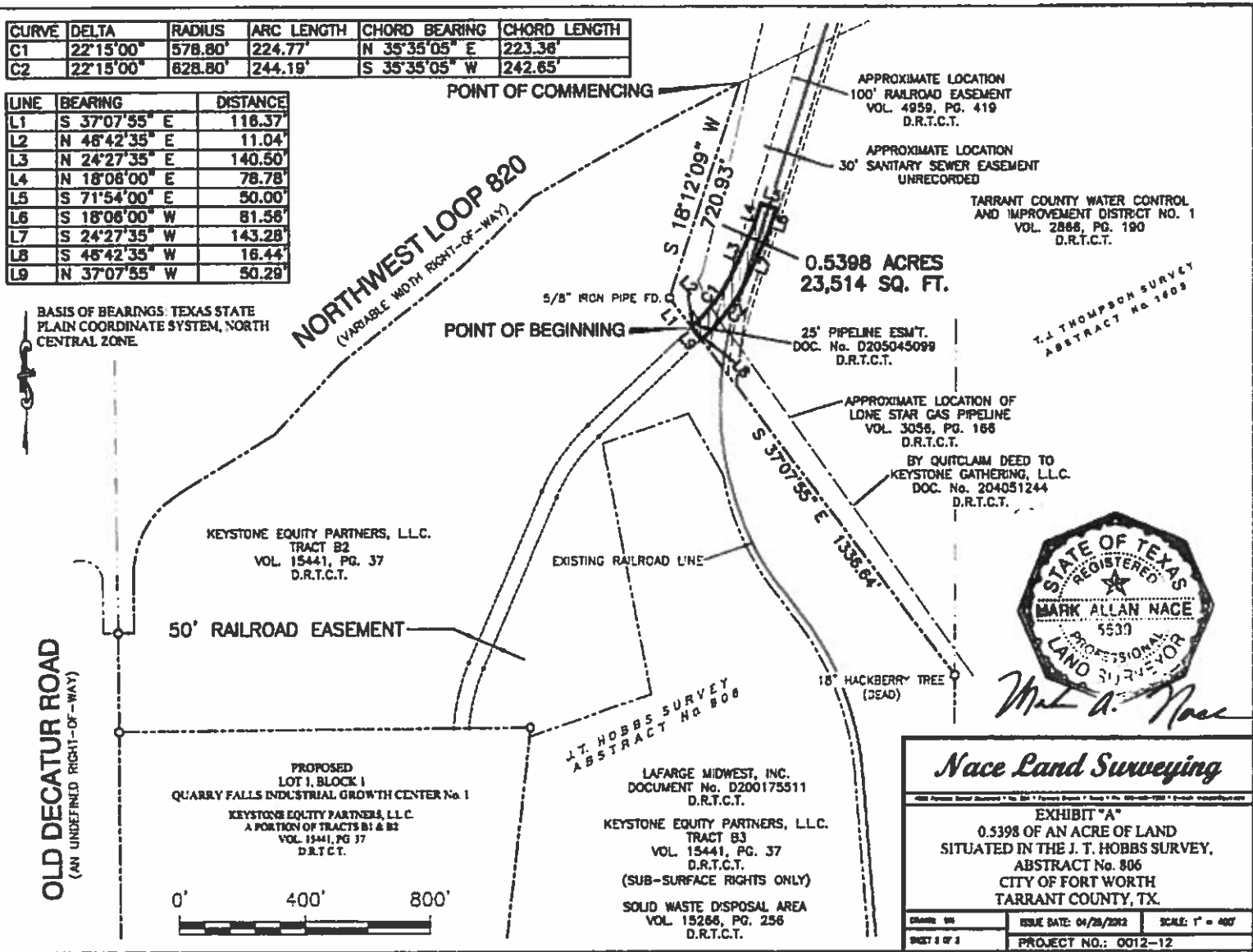
Date: April 26, 2012



CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	22°15'00"	578.80'	224.77'	N 35°35'05" E	223.38'
C2	22°15'00"	828.80'	244.19'	S 35°35'05" W	242.65'

LINE	BEARING	DISTANCE
L1	S 37°07'55" E	116.37'
L2	N 46°42'35" E	11.04'
L3	N 24°27'35" E	140.50'
L4	N 18°06'00" E	78.78'
L5	S 71°54'00" E	50.00'
L6	S 18°06'00" W	81.58'
L7	S 24°27'35" W	143.28'
L8	S 46°42'35" W	18.44'
L9	N 37°07'55" W	50.29'

BASIS OF BEARINGS: TEXAS STATE  
PLAIN COORDINATE SYSTEM, NORTH  
CENTRAL ZONE.



**Nace Land Surveying**

EXHIBIT "A"  
0.5398 OF AN ACRE OF LAND  
SITUATED IN THE J. T. HOBBS SURVEY,  
ABSTRACT No. 806  
CITY OF FORT WORTH  
TARRANT COUNTY, TX.

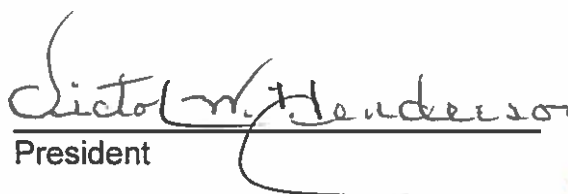
ISSUE DATE: 04/28/2012 SCALE: 1" = 400'

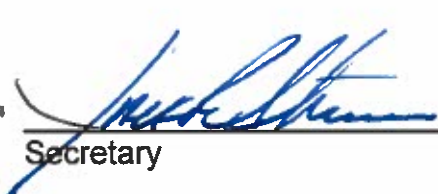
PROJECT NO.: 0012-12

In addition, R. Steve Christian is granted authority to execute all documents necessary to complete this transaction. Director Lane seconded the motion and the vote in favor was unanimous.

18.

There being no further business before the Board of Directors, the meeting was adjourned.

  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
Secretary