

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF
TARRANT REGIONAL WATER DISTRICT
HELD ON THE 25th DAY OF MARCH 2025 AT 9:00 A.M.

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

Present
Leah King
James Hill
Mary Kelleher
C.B. Team
Paxton Motheral

Also present were Dan Buhman, Chris Akers, Susan Alanis, Airin Barnett, Darrell Beason, Kate Beck, Steve Chrisitan, Dustan Compton, Ellie Garcia, Rachel Ickert, Laramie LaRue, Sandy Newby, Stephen Tatum and Ed Weaver of the Tarrant Regional Water District (District or TRWD).

1.

All present were given the opportunity to join in reciting the Pledges of Allegiance to the U.S. and Texas flags.

2.

Public comment was received from Eric Crile, who spoke regarding Tarrant Appraisal District presentation.

3.

Director Hill moved to approve the minutes from the meeting held on February 18, 2025. Director Team seconded the motion, and the votes were 5 in favor, 0 against. It was accordingly ordered that these minutes be placed in the permanent files of the District.

4.

With the recommendation of management, Director Motheral moved to approve a contract in the amount of \$12,435,850 with Lambda Construction, Ltd. for construction of the Integrated Pipeline Lake Palestine Pump Station - High Voltage Substation Project. In addition, the General Manager or his designee is granted authority to execute all documents associated with this contract. Funding for this item is included in the Dallas Bond Fund. Director Kelleher seconded the motion, and the votes were 5 in favor, 0 against.

5.

With the recommendation of management, Director Team moved to approve a contract in the amount of \$39,978 with Crossroads Audio, Inc to provide sound and lighting for Fort Worth's Fourth. This contract is for one (1) year with four (4) additional one-year renewal options, for a potential total spend of \$199,890. Funding for this item is included in the Fiscal Year 2025 General Fund Budget. Director Motheral seconded the motion, and the votes were 5 in favor, 0 against.

6.

With the recommendation of management, Director Team moved to approve a contract in the amount of \$45,726 with Taylor's Rental Equipment, Co. to provide tents, tables and miscellaneous rentals for Fort Worth's Fourth. This contract is for one (1) year with four (4) additional one-year renewal options, for a potential total spend of \$228,630. Funding for this item is included in the Fiscal Year 2025 General Fund Budget. Director Kelleher seconded the motion, and the votes were 5 in favor, 0 against.

7.

With the recommendation of management, Director Team moved to approve a contract in the amount of \$228,821.20 with Tarrant County Elections Administrator's Office for election services to fill three (3) seats on the District's Board of Directors at the May 3, 2025, election. The contract is made pursuant to Texas Election Code Sections 31.092 and 271.002. Funding for this item is included in the Fiscal Year 2025 General Fund Budget. Director Motheral seconded the motion, and the votes were 5 in favor, 0 against.

8.

With the recommendation of management, Director Team moved to authorize the General Manager to sign the Participation Agreement to Pay Assessments associated with the Public Improvement District (PID) for Panther Island by the City of Fort Worth. Payments, at an approximate amount of \$150,000 per year, would begin in Fiscal Year 2026. On December 17, 2024, the Board authorized the General Manager to sign the landowners' petition requesting establishment of the Operating PID for Panther Island. At that time, the City of Fort Worth advised that the District was able to sign the creation petition as a tax-exempt entity that agreed to self-assess and contribute to the PID. Since that time, the City determined that it is legally prudent to create the PID without the District counting towards the minimum property owner threshold. As a result, this action authorizes the General Manager to sign the Participation Agreement while relying on private property owners to petition for the PID. Funding for this item is included in the General Fund Budget. Director Motheral seconded the motion, and the votes were 5 in favor, 0 against.

9.

Presentations

- Water Resources presented by Rachel Ickert, Chief Engineering Officer
- Tarrant Appraisal District Appointment presented by Stephen Tatum, General Counsel

The Board of Directors recessed for a break from 9:37 a.m. to 9:42 a.m.

10.

The Board next held an Executive Session commencing at 9:42 a.m. under Section 551.071 of the Texas Government Code 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, Regarding a Draft Development Agreement on Panther Island; and Section 551.072 of the Texas Government Code to Deliberate the Purchase, Exchange, Lease or Value of Real Property on Panther Island.

Upon completion of the executive session at 10:42 a.m., the President reopened the meeting.

11.

With the recommendation of management, Director King moved to approve authorization to acquire interests in the following described land, which is necessary for the public use and purpose of construction and operation of the Panther Island Canals Project, whether by eminent domain or by purchase.

Fee-simple title to the surface estate only, together with a waiver of all surface rights and all buildings and improvements located on a 10,000 square foot (0.2296 acre) tract of land situated in the Adolphe Gouhenant Survey, Abstract No. 582,

City of Fort Worth, Tarrant County, Texas, and being all of Lots 14, 15, 34, and 35, Block 10, North Fort Worth, an addition to the City of Fort Worth according to the plat recorded in Volume 63, Page 149, Plat Records, Tarrant County, Texas, and being part of a tract of land described as Tract 1 in General Warranty Deed to Dean Ventures, LLC recorded in Instrument No. D221170297, Official Public Records, Tarrant County, Texas, and being more particularly described in the accompanying resolution and by metes and bounds on the survey attached thereto.

Fee-simple title to the surface estate only, together with a waiver of all surface rights and all buildings and improvements located on a 26,666 square foot (0.6122 acre) tract of land situated in the Adolphe Gouhenant Survey, Abstract No. 582, City of Fort Worth, Tarrant County, Texas, and being all of Lots 13, 14, 15, 16, 17, 32, 33, 34, 35, and 36, and a portion of Lots 18 and 31, Block 9, North Fort Worth, an addition to the City of Fort Worth according to the plat recorded in Volume 63, Page 149, Plat Records, Tarrant County, Texas, and being all of a called 0.61 acre tract of land described in Special Warranty Deed to Miller International Inc. recorded in Instrument No. D222076350, Official Public Records, Tarrant County, Texas, and being more particularly described in the accompanying resolution and by metes and bounds on the survey attached thereto.

LEGAL DESCRIPTION

BEING a 10,000 square foot (0.2296 acre) tract of land situated in the Adolphe Gouenant Survey, Abstract No. 582, City of Fort Worth, Tarrant County, Texas, and being all of Lots 14, 15, 34, and 35, Block 10, North Fort Worth, an addition to the City of Fort Worth according to the plat recorded in Volume 63, Page 149, Plat Records, Tarrant County, Texas, and being part of a tract of land described as Tract 1 in General Warranty Deed to Dean Ventures, LLC recorded in Instrument No. D221170297, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "GORRONDONA" found at the southwest corner of said Lot 14, and being in the east right-of-way line of North Main Street, from which a 1/2-inch iron rod found bears South 21°13'07" West, a distance of 0.83 feet, and from which an "+" cut found at the southwest corner of said Block 10 bears South 30°01'08" East, a distance of 325.00 feet;

THENCE North 30°01'08" West, along the said east right-of-way line, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner, being the northwest corner of said Lot 15;

THENCE North 59°58'52" East, departing the said east right-of-way line, a distance of 200.00 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner, being the northeast corner of said Lot 34, and being in the west right-of-way line North Commerce Street, a 70-foot right-of-way line;

THENCE South 30°01'08" East, along the said west right-of-way line, a distance of 50.00 feet to a point for corner, being the southeast corner of said Lot 35, from which a 1/2-inch iron rod found bears North 30°01'08" West, a distance of 0.22 feet, and from which a 1/2-inch iron rod found at the southeast corner of said Block 10 bears South 30°01'08" East, a distance of 325.00 feet;

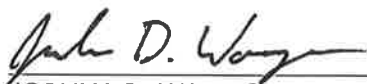
THENCE South 59°58'52" West, departing the said west right-of-way line, a distance of 200.00 feet to the **POINT OF BEGINNING** and containing 10,000 square feet or 0.2296 acres of land, more or less.

NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes and bounds description.

I hereby certify that this survey substantially complies with the current Texas Society of Professional Land Surveyors Standards and Specifications for a Category 1A Condition II Survey.

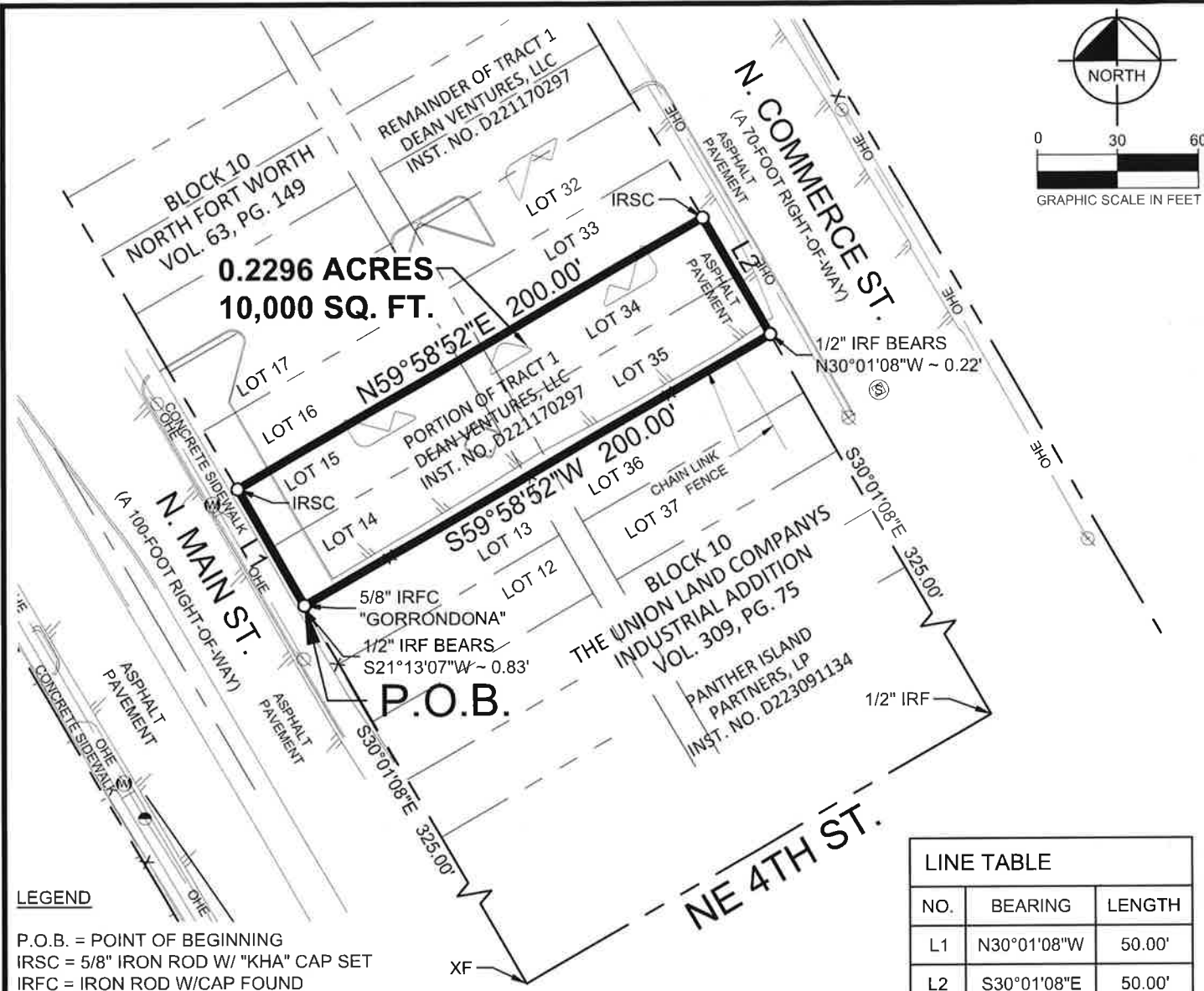
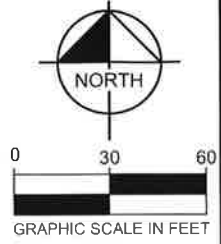
LAND TITLE SURVEY
0.2296 ACRES
ADOLPHE GOUENANT SURVEY
ABSTRACT NO. 582
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS


JOSHUA D. WARGO
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6391
801 CHERRY STREET,
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
PH. 817-335-6511
josh.wargo@kimley-horn.com



Kimley»Horn
801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DMD	JDW	10/24/2024	061059016	1 OF 2



LINE TABLE		
NO.	BEARING	LENGTH
L1	N30°01'08\"W	50.00'
L2	S30°01'08\"E	50.00'

LEGEND

P.O.B. = POINT OF BEGINNING
 IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
 IRFC = IRON ROD W/CAP FOUND
 IRF = IRON ROD FOUND
 XF = "+" CUT FOUND

NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A metes and bounds description of even survey date herewith accompanies this survey plat.

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Scale 1" = 60'	Drawn by DMD	Checked by JDW	Date 10/24/2024	Project No. 061059016	Sheet No. 2 OF 2
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LEGAL DESCRIPTION

BEING a 26,666 square foot (0.6122 acre) tract of land situated in the Adolphe Gouhenant Survey, Abstract No. 582, City of Fort Worth, Tarrant County, Texas, and being all of Lots 13, 14, 15, 16, 17, 32, 33, 34, 35, and 36, and a portion of Lots 18 and 31, Block 9, North Fort Worth, an addition to the City of Fort Worth according to the plat recorded in Volume 63, Page 149, Plat Records, Tarrant County, Texas, and being all of a called 0.61 acre tract of land described in Special Warranty Deed to Miller International Inc. recorded in Instrument No. D222076350, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap found at the southeast corner of the said called 0.61 acre tract, and being at the southeast corner of said Lot 13, and being in the west right-of-way line of North Main Street, a 100-foot right-of-way;

THENCE South 59°58'52" West, along the south line of the said called 0.61 acre tract, a distance of 200.00 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner, being the southwest corner of the said called 0.61 acre tract, and being the southwest corner of said Lot 36, and being in the east right-of-way line of Houston Street, a 70-foot right-of-way, from which a 1/2-inch iron rod found bears South 36°49'30" West, a distance of 0.39 feet, and from which a 3/8-inch iron rod found for the southwest corner of Lot 44, said Block 9 bears South 30°01'08" East, a distance of 200.00 feet;

THENCE North 30°01'08" West, along the west line of the said called 0.61 acre tract, and along the said east right-of-way line, a distance of 133.33 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner, being the northwest corner of the said called 0.61 acre tract;

THENCE North 59°58'52" East, departing the said east right-of-way line, and along the north line of the said called 0.61 acre tract, a distance of 200.00 feet to a 5/8-inch iron rod found for corner, being the northeast corner of the said called 0.61 acre tract, and being in the aforementioned west right-of-way line of North Main Street;

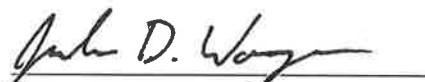
THENCE South 30°01'08" East, along the east line of the said called 0.61 acre tract, and along the said west right-of-way line, a distance of 133.33 feet to the **POINT OF BEGINNING** and containing 26,666 square feet or 0.6122 acres of land, more or less.

NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes and bounds description.

I hereby certify that this survey substantially complies with the current Texas Society of Professional Land Surveyors Standards and Specifications for a Category 1A Condition II Survey.

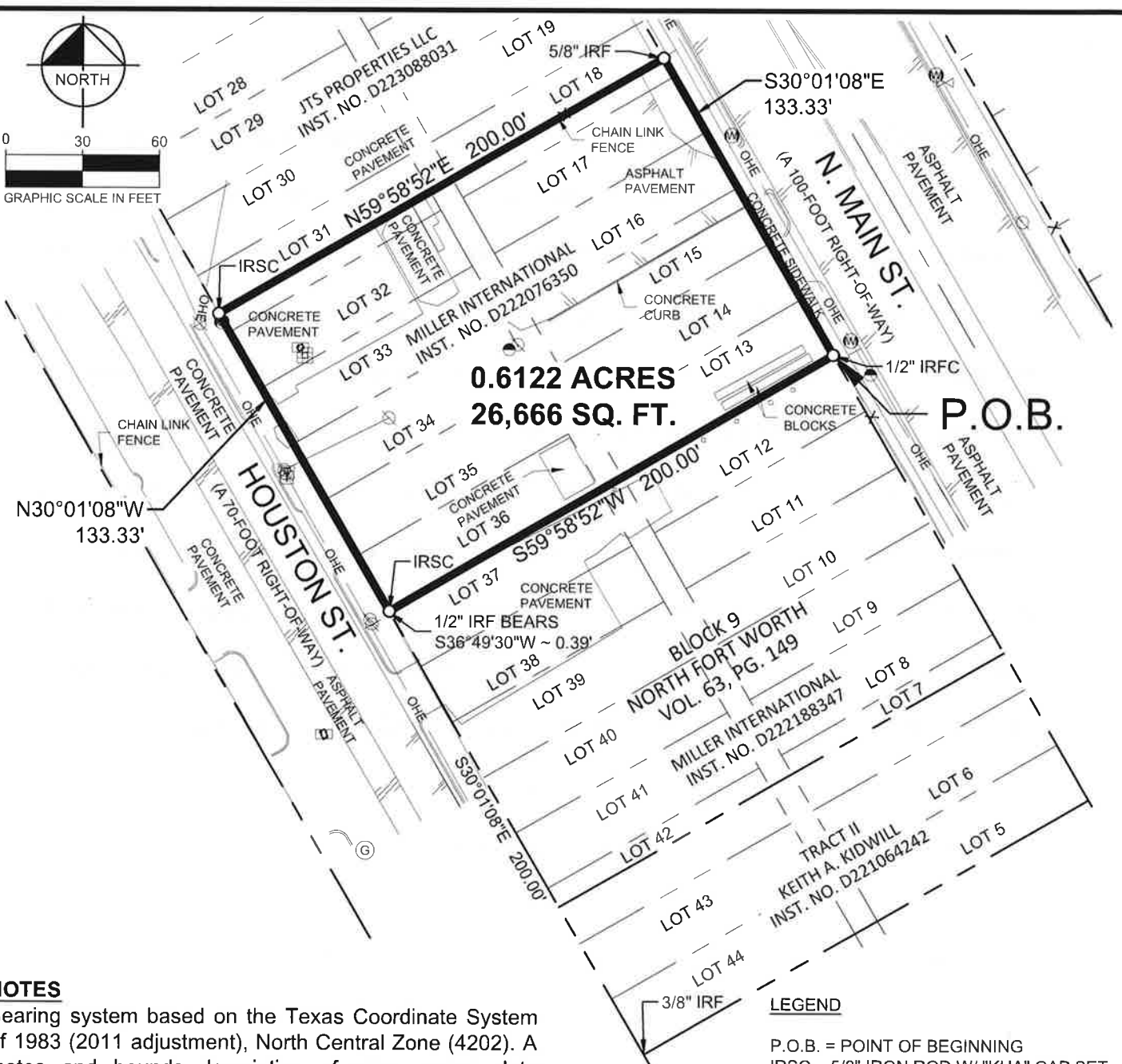
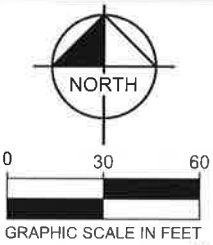
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In addition, the General Manager of TRWD or his designees is authorized to take all steps as may be reasonable and necessary to facilitate the acquisition of the above-described properties for the Panther Island Canals Project, with title to be held in the name of TRWD, by purchase for the value set forth in a written appraisal from a certified appraiser or through the commencement and prosecution of eminent domain proceedings, with title to be held in the name of TRWD, and in connection therewith to pay all reasonable and necessary costs incurred in connection with such acquisition, to deposit the amount of any special commissioners' award into the registry of the court in an eminent domain proceeding, and to institute and prosecute an appeal of any such award. Funding for this item is included in the Fiscal Year 2025 Contingency Fund. Director Team seconded the motion, and the votes were 5 in favor, 0 against.

12.

There were no future agenda items approved.

13.

The next board meeting was scheduled for April 15, 2025.

14.

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



President



Secretary