

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF  
TARRANT REGIONAL WATER DISTRICT  
HELD ON THE 20<sup>th</sup> DAY OF MAY 2025 AT 9:00 A.M.

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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, Jacob Asay, Airin Barnett, Darrell Beason, Lisa Cabrera, Steve Christian, Ellie Garcia, Jason Gehrig, Zach Hatton, Zachary Huff, Rachel Ickert, Laramie LaRue, Mick Maguire, Sandy Newby, Mark Olson, Stephen Tatum, Kirk Thomas, 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.

3.

Director Hill moved to approve the minutes from the meeting held on April 15, 2025. Director Kelleher 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.

Director Motheral moved to approve a contract amendment in an amount not-to-

exceed \$4,787,638 with AECOM Technical Services, Inc. for program wide services including initial site surveys and preliminary geotechnical sampling, testing, analyses, and local permitting to support engineering design of Integrated Pipeline Project Phase 4. The current contract value is \$10,597,516.10. The total amount of this amendment brings the revised contract value to the not-to-exceed amount of \$15,385,154.10. In addition, the General Manager or his designee is granted authority to execute all documents associated with the contract amendment. Funding for this item is included in the Bond Fund. Director Team seconded the motion, and the votes were 5 in favor, 0 against.

5.

With the recommendation of management, Director Hill moved to approve a contract in an amount not-to-exceed \$132,500,000 with McKee Utility Contractors, LLC. for the Cedar Creek Section 2 Pipeline Replacement Phase 1B Construction. Funding for this item is included in the Bond Fund. Director Kelleher seconded the motion, and the votes were 5 in favor, 0 against.

6.

With the recommendation of management, Director Motheral moved to approve a contract in an amount not-to-exceed \$487,325 with ETTL Engineers and Consultants for materials testing for Cedar Creek Section 2 Pipeline Replacement Phase 1B. Since the construction contractor is proposing to use multiple crews concurrently, the District has elected to contract both ETTL Engineers and Consultants and Kleinfelder, Inc. for providing materials testing services. Funding for this item is included in the Bond Fund. 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 an amount not-to-exceed \$198,730 with Kleinfelder, Inc. for materials testing for Cedar Creek Section 2 Pipeline Replacement Phase 1B. Since the construction contractor is proposing to use multiple crews concurrently, the District has elected to contract both Kleinfelder, Inc. and Ettl Engineers and Consultants for providing materials testing services. Funding for this item is included in the Bond Fund. Director Motheral seconded the motion, and the votes were 5 in favor, 0 against.

8.

With the recommendation of management, Director Kelleher moved to approve a contract amendment in an amount not-to-exceed \$320,315 with CP&Y, Inc. dba STV Engineering for additional engineering services for the design of chemical building structural improvements at the Cedar Creek Lake Pump Station. The current contract value is \$5,346,528. The total amount of this amendment brings the revised contract value to \$5,666,843. Funding for this item is included in the Bond Fund. Director Hill seconded the motion, and the votes were 5 in favor, 0 against.

9.

With the recommendation of management, Director Motheral moved to approve a contract amendment in an amount not-to-exceed \$295,390 with CDM Smith for engineering design of six electro-hydraulic actuators at the Cedar Creek Lake Pump Station and to relocate input/output points for the existing Alerton cooling controls system to the programmable logic controller system being upgraded at the Richland-Chambers and Cedar Creek Lake Pump Stations. The current contract value is \$5,947,925. The total

amount of this amendment brings the revised contract value to \$6,243,315. Funding for this item is included in the Bond Fund. Director Kelleher seconded the motion, and the votes were 5 in favor, 0 against.

10.

With the recommendation of management, Director Motheral moved to approve a contract amendment in an amount not-to-exceed \$17,446.00 with Schnabel Engineering, LLC for additional services to replace piezometer concrete surface pads. The current contract value is \$142,021.25. The total amount of this amendment brings the revised contract value to \$159,467.25. Funding for this item is included in the Fiscal Year 2025 Revenue Fund Budget. Director Kelleher seconded the motion, and the votes were 5 in favor, 0 against.

11.

With the recommendation of management, Director Team moved to approve a contract amendment in an amount not-to-exceed \$276,000 with Freese and Nichols, Inc. for additional professional services required to complete the Eagle Mountain Dam - Original Services Spillway Evaluation (Phase II). The current contract value is \$174,687. The total amount of this amendment brings the revised contract value to \$450,687. Funding for this item is included in the FY2025 General Fund Budget and the proposed Fiscal Year 2026 General Fund Budget. Director Motheral seconded the motion, and the votes were 5 in favor, 0 against.

12.

With the recommendation of management, Director Team moved to approve a contract in an amount not-to-exceed \$190,900 with Kimley-Horn and Associates, Inc. for trail safety signage and striping design and construction services. 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.

The Board of Directors recessed for a break from 9:30 a.m. to 9:32 a.m.

13.

The Board next held an Executive Session commencing at 9:32 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; and Section 551.072 of the Texas Government Code to Deliberate the Purchase, Exchange, Lease or Value of Real Property.

Upon completion of the executive session at 9:36 a.m., the President reopened the meeting.

14

With the recommendation of management, Director Hill moved to accept a donation of a permanent easement across a 0.0932-acre tract of land located in the Felix Mulliken Survey, Abstract No. 1045, Tarrant County, Texas to be used for public purposes. Section 49.229 of the Texas Water Code authorizes TRWD to accept grants and gifts upon such terms as the Board considers appropriate. In addition, the General Manager, or his designee, is granted authority to execute all documents necessary to complete this transaction and to pay reasonable and necessary expenses relating to same. Funding for this item is included in the Fiscal Year 2025 Special Projects/Contingency Fund. Director Kelleher seconded the motion, and the votes were 5 in favor, 0 against.

## LEGAL DESCRIPTION

**BEING** a 0.0932 acre (4,062 square foot) tract of land situated in the Felix Mulliken Survey, Abstract No. 1045, Tarrant County, Texas, and being a portion of Commerce Street, a 70-foot right-of-way, and a portion of Block 44, North Fort Worth Addition, 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 more particularly described as follows:

**COMMENCING** at a point in the east line of a called 11.897 acre tract of land described in the Deed without Warranty to Tarrant Regional Water District, recorded in Instrument No. D209336857, Official Public Records, Tarrant County, Texas, and being in the north line of said Block 44, and being in the south right-of-way line of 10th Street, a 60-foot right-of-way, and being at the northwest corner of a called 0.286 acre tract of land described in the Warranty Deed with Vendor's Lien to Keith M. Jensen, recorded in Instrument No. D205284705, said Official Public Records, from which a 3/8-inch iron rod found bears North 04°05'33" East, a distance of 0.31 feet;

**THENCE** South 04°05'34" West, along said east line, a distance of 299.26 feet to a 5/8-inch iron rod found (disturbed) at the intersection of the westerly line of a called 1.303 acre tract of land described in the Special Warranty Deed to Transform 1012 N. Main Street, recorded in Instrument No. D222007048 and the east right-of-way line of Main Street, a 100-foot right-of-way;

**THENCE** South 30°07'24" East, along the said east right-of-way line and west line of said 1.303 acre tract, a distance of 202.67 feet to the southwest corner of Lot 4, said Block 44;

**THENCE** North 59°52'36" East, departing said east right-of-way line and along the south line of said Lot 4, a distance of 42.46 feet to the **POINT OF BEGINNING**;

**THENCE** North 50°18'32" East, departing said south line, a distance of 119.96 feet to a point for corner;

**THENCE** North 33°27'16" East, a distance of 53.80 feet to a point for corner;

**THENCE** North 29°16'50" East, a distance of 30.29 feet to a point for corner, from which a 2-inch iron pipe found at the southeast corner of Lot 15, Block 43, said North Fort Worth Addition bears North 14°11'23" East, a distance of 336.40 feet;

**THENCE** South 30°07'24" East, a distance of 59.30 feet to a point for corner;

**THENCE** South 59°52'36" West, passing at a distance of 35.00 feet the southeast corner of Lot 21, said Block 44, and continuing along the south line of said Lot 21 for a total distance of 192.54 feet to the **POINT OF BEGINNING** and containing 4,062 square feet or 0.0932 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.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract.

## EASEMENT

FELIX MULLIKEN SURVEY  
ABSTRACT NO. 1045  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

**PRELIMINARY**

THIS DOCUMENT SHALL  
NOT BE RECORDED FOR  
ANY PURPOSE AND  
SHALL NOT BE USED OR  
VIEWED OR RELIED  
UPON AS A FINAL  
SURVEY DOCUMENT

JOSHUA D. WARGO  
REGISTERED PROFESSIONAL  
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801 Cherry Street, Unit 11  
Fort Worth, Texas 76102

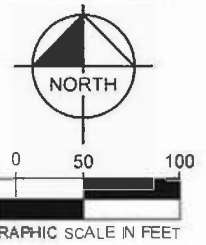
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FIRM # 10194040

Tel No ( 817 ) 335-6511  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SB	JDW	12/19/2024	061059016	1 OF 2

# LEGEND

P.O.C. = POINT OF COMMENCING  
P.O.B. = POINT OF BEGINNING  
IRF = IRON ROD FOUND  
IPF = IRON PIPE FOUND



P.O.C.

3/8" IRF BEARS  
N4°05'33"E -0.31'

CALL 11.897 ACRES  
TARRANT REGIONAL  
WATER DISTRICT  
INST. NO. D269336857

S4°05'34"W 299.26'

LOTS 10, 13-15,  
BLOCK 44  
NORTH FORT  
WORTH ADDITION  
VOL. 63, PG. 149

KEITH M. JENSEN  
INST. NO. D205284705

LOTS 4-9 & 16-21, BLOCK 44  
NORTH FORT  
WORTH ADDITION  
VOL. 63, PG. 149

TRANSFORM 1012 N. MAIN STREET  
INST. NO. D222007048

5/8" IRF  
(DISTURBED)

## LINE TABLE

NO.	BEARING	LENGTH
L1	S30°07'24"E	202.67'
L2	N59°52'36"E	42.46'
L3	N50°18'32"E	119.96'
L4	N33°27'16"E	53.80'
L5	N29°16'50"E	30.29'
L6	S30°07'24"E	59.30'
L7	S59°52'36"W	192.54'

## NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). Coordinates have been scaled to surface values using a surface adjustment factor of 1.000137529. A metes and bounds description of even survey date herewith accompanies this survey plat.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this survey plat accurately sets out the metes and bounds of the easement tract.

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THIS DOCUMENT SHALL  
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ANY PURPOSE AND  
SHALL NOT BE USED OR  
VIEWED OR RELIED  
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EASEMENT  
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ABSTRACT NO. 1045  
CITY OF FORT WORTH  
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**Kimley»Horn**

801 Cherry Street, Unit 11 #1300  
Fort Worth, Texas 76102 FIRM# 10194040

Te: No (817) 335-6511  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1"=100'	SB	JDW	12/19/2024	061059016	2 OF 2

15.

President King motioned to approve submission of a written request by June 1, 2025, to the Chief Appraiser of the Tarrant Appraisal District (TAD) for TRWD to participate in the process to appoint members to the Board of Directors of TAD, and to participate in other TAD matters as allowed by the Texas Tax Code. Director Hill seconded the motion, and the votes were 5 in favor, 0 against.

16.

President King presented Vice President James Hill and Secretary Mary Kelleher with gifts of appreciation in recognition of their eight years of service on the TRWD Board of Directors.

17.

Vice President Hill administered the Oath of Office to Leah King. President King administered the Oath of Office to Skylar O'Neal and Johnathan Killebrew, and they assumed their duties as Directors immediately. Vice President Hill and Secretary Kelleher, whose terms expired and whose seats were filled by the election of Directors O'Neal and Killebrew, officially stepped down from the Board.

18.

#### Presentations

- Water Resources presented by Rachel Ickert, Chief Engineering Officer
- Legislative Update presented by Stephen Tatum, General Counsel

19.

There were no future agenda items approved.

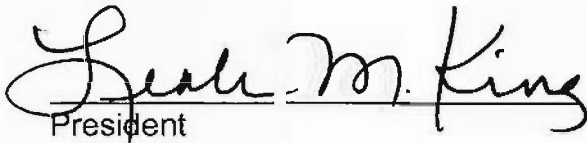


20.

The next board meeting was scheduled for June 17, 2025.

21.

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

  
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President

  
\_\_\_\_\_  
Secretary