

## Board of Directors Meeting June 17, 2025





#### Pledge of Allegiance

I pledge allegiance to the flag of the United States of America, and to the republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

### Pledge of Allegiance to the Texas Flag

Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

# Agenda Item 2: Public Comment

# Agenda Item 3: Election of Officers for the TRWD Board of Directors

Leah King, Board President

## Agenda Item 4: Consider Approval of the Minutes from the Meetings Held on May 14, 2025 and May 20, 2025

Agenda Item 5: Consider Approval of Consent Agenda

- Consider Approval of Raw Water Contract with the City of Ennis
- Consider Approval of Raw Water Contract with the City of Waxahachie
- Consider Approval of Raw Water Contract with Freestone Power Generation
- Consider Approval of Raw Water Contract Third Amendment with Rockett Special Utility District
- Consider Approval of Raw Water Contract Second Amendment with East Cedar Creek Fresh Water Supply District
- Consider Approval of Raw Water Contract First Amendment with the City of Mabank
- Consider Approval of Raw Water Contract Renewal with the City of Weatherford
- Consider Approval of Authorization to Acquire Real Property Interests in the T. Hobbs Survey, Abstract Number 806, in the City of Fort Worth, Tarrant County, Texas

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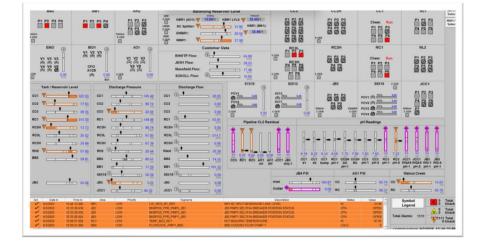
# Agenda Item 6: Consider Approval of Contact Amendment with CDM Smith, Inc. for Design of Joint Booster Pump Station Number 2 and Application Engineering Services of the Integrated Pipeline Project

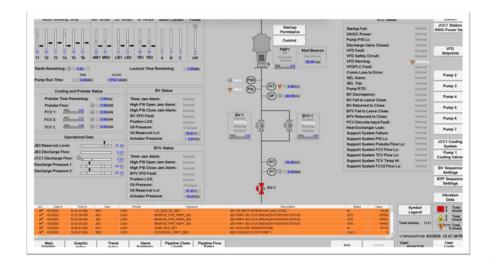
Ed Weaver, IPL Program Manager

### **Booster Pump Station 2 Design and Application Engineering Services**







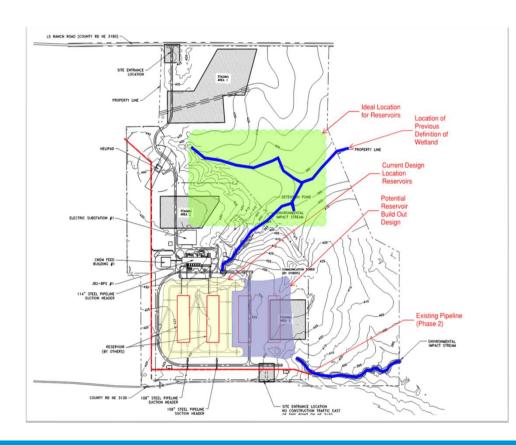


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Agenda Item 7: Consider Approval of Contract Amendment with Freese and Nichols, Inc. for Design of Joint Booster Pump Station Number 2 Reservoir Project and Program Management Services for Integrated Pipeline Project Phase 4 and 5

Ed Weaver, IPL Program Manager

#### Joint Booster Pump Station Number 2 Reservoir Project and Integrated Pipeline Project







# Agenda Item 8: Consider Approval of Contract Amendment with CH2M Hill Engineers Inc. for Pump Station Design for Richland-Chambers Lake Pump Station of the Integrated Pipeline Project

Ed Weaver, IPL Program Manager

## Initial and Revised Richland Chambers (JRC1) Pump Station







### **IPL Lake Pump Station Design and Delivery**





3-D model used to produce contract drawings reducing discipline and trade conflicts. The IPL lake pump stations are split into four each Construction and Owner Furnished Equipment contracts:

- Package 1 -- pump station wetwell, fish screens and intake channel (primarily civil).
- Package 2 pump station, piping, Owner Furnished Equipment install and chemical facilities (civil, mechanical, electrical, instrumentation, controls, communications, HVAC. Etc.)
- Owner Furnished Equipment Pumps Motors and Drives, Gate Valves, and Butterfly Valves

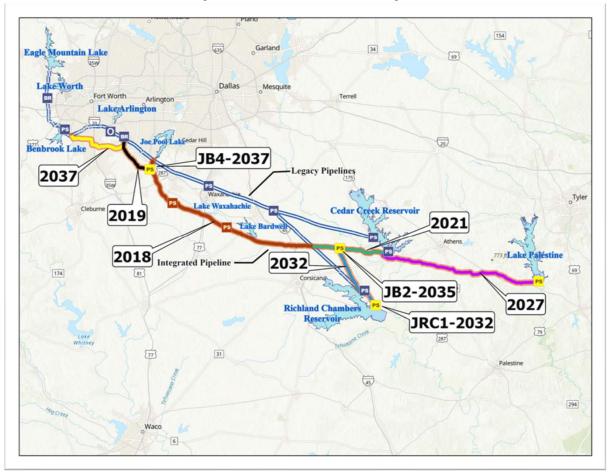
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High voltage electric sub-station

# Agenda Item 9: Consider Approval of Contract Amendment with Plus Six Engineering, LLC. for Program Wide Management Support Services for Phases 4 and 5 of the Integrated Pipeline Project

Ed Weaver, IPL Program Manager

#### Joint Richland Chambers Lake Pump Station Booster Pump Station 2 and Pipeline Section





Agenda Item 10: Consider Award of Contract to Termomeccanica Pompe (Trillium Flow Technologies) for Purchase of Procurement Package 13 - Pumps, Motors, and Drives for Lake Palestine Pump Station of the Integrated Pipeline Project

Ed Weaver, IPL Program Manager

## IPL Lake Palestine Lake Pump Station Pumps, Motors, and Drives for Lake Palestine Pump Station







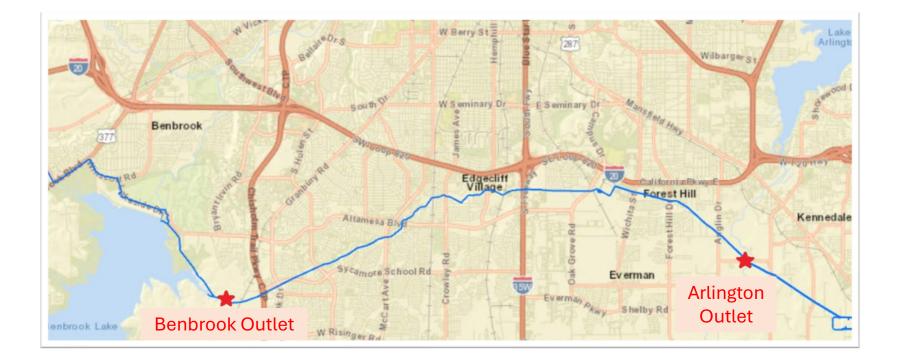




## Agenda Item 11: Consider Approval of Contract with C1S Group, Inc. for Dechlorination Improvements at Arlington and Benbrook Outlets

Jason Gehrig, Infrastructure Engineering Director

#### **Dechlorination Improvements: Arlington and Benbrook Construction**





## **Dechlorination Improvements: Arlington Outlet Construction**



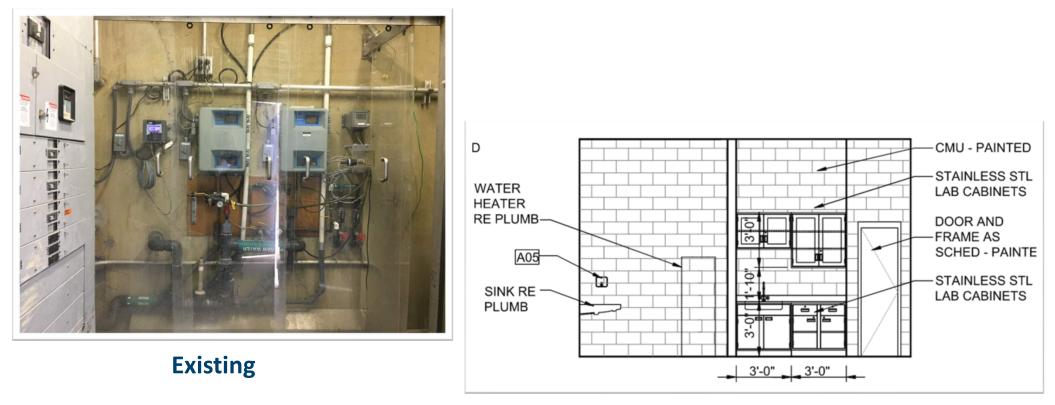


## **Dechlorination Improvements: Arlington Outlet Construction**





#### **Dechlorination Improvements: Arlington Outlet Construction**

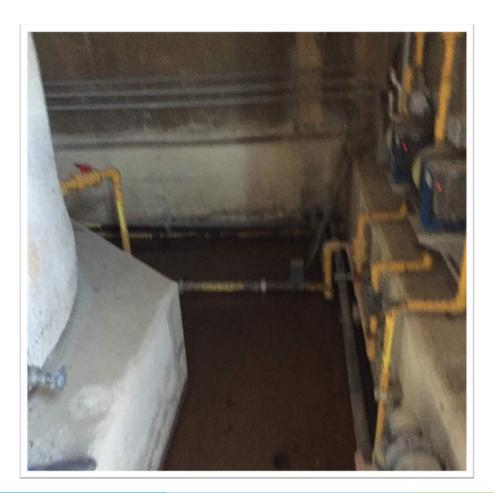


Proposed



### **Dechlorination Improvements: Benbrook Construction**







#### **Dechlorination Improvements: Benbrook Construction**



#### Existing

#### Proposed



#### **Dechlorination Improvements: Arlington and Benbrook Construction**



- 218 calendar days to Substantial Completion
- \$6,680,900



Agenda Item 12: Consider Approval of Contract Amendment with Quiddity Engineering, LLC for Engineering Services Related to the Construction Phase of Improvements to District Outlet Dechlorination Facilities at Lakes Arlington and Benbrook

Jason Gehrig, Infrastructure Engineering Director

Quiddity Engineering Services during Construction of Improvements to TRWD Outlet Dechlorination Facilities at Lakes Arlington and Benbrook



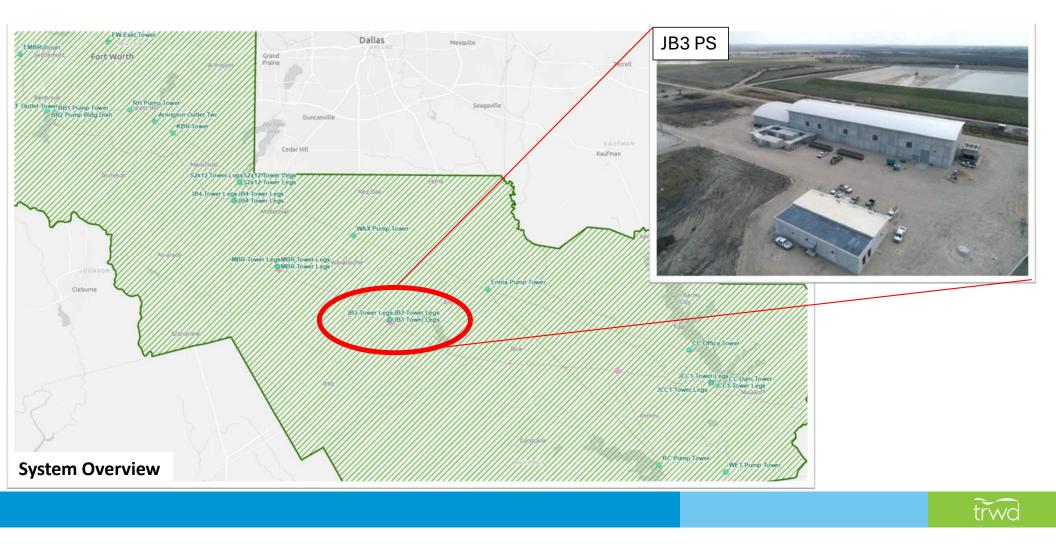




## Agenda Item 13: Consider Approval of Contract with DMI Corp. for Joint Booster Pump Station 3 Cooling Tower Improvements Construction

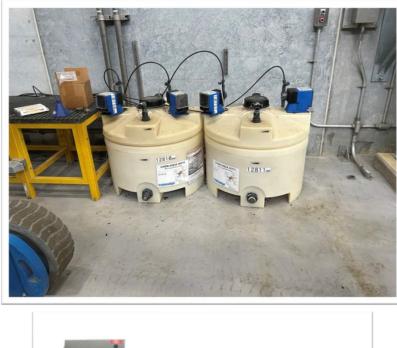
Jason Gehrig, Infrastructure Engineering Director

## JB3 Cooling Tower Improvements Project



## JB3 Cooling Tower Improvements Project





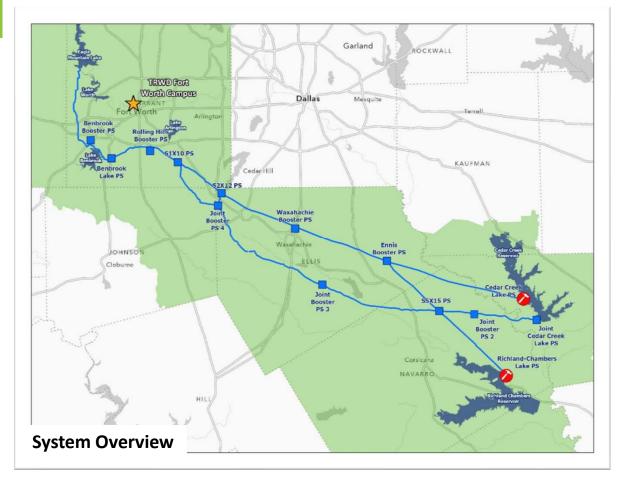




# Agenda Item 14: Consider Approval of Contract with Shermco, Inc. for Electric Motor Rehabilitation Services

Darrell Beason, Chief Operations Officer

### **Contract with Shermco for Electric Motor Rehabilitation Services**







### **Contract with Shermco for Electric Motor Rehabilitation Services**







# Agenda Item 15: Panther Island Canal and Bridge Construction Update

Susan Alanis, Program Director, Panther Island



#### Tarrant Regional Water Distric

# The Case for Phase 1 at Canal C

June 2025

# What land should be put out to market in an initial phase, and how much?

#### Putting all 35 acres on the market is not in the best interests of TRWD

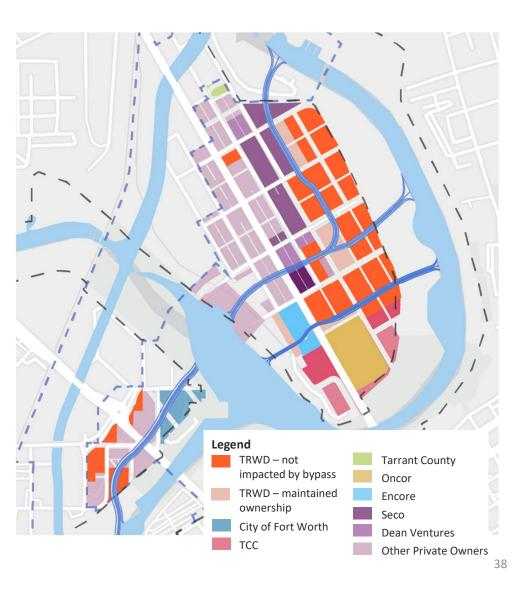
- Will encourage land banking by developers
- Will not command the highest land price
- Creates likelihood of competition between developers
- Doesn't convey TRWD's own point of view about where the heart of Panther Island should be, even though Vision 2.0 identifies it

#### - Similarly, putting a couple of acres on the market is also not in TRWD's best interests

- Doesn't give developers enough space to create a destination or brand, or to create a destination anchor use
- Doesn't give developers enough land control; developers will want options on future parcels so that they themselves benefit from the investments they make in the first phase

# Currently Developable Acreage

Property Owner	Approx. Developable Acreage	
TRWD	36	
Not impacted by bypass channel	28	
TRWD maintained ownership	6	
North Panther Island	33	
South Panther Island	3	
City of Fort Worth	3	
Tarrant County College	8	
Tarrant County	0.4	
Oncor	8	
Total Private Property Owners	49	
Seco	11	
Dean Ventures	3	
Encore	3	
Total Acres	105	
Total North Panther Island	92	
Total South Panther Island	13	



# What Real Estate Principles Should Guide our Choices?

## Place creation and branding require density

- Aim to avoid initial development spread across the island.
- Density supports retail, food & beverage, and greater walkability.
- Low density models will not draw enough population
- Mixed-density models introduced in Vision 2.0 can create mixed-use over time, and are consistent with other product in adjacent neighborhoods



Low Density: Mud Island, Memphis



Mixed Density: Vision 2.0 Lake Flato

# What Real Estate Principles Should Guide our Choices?

# Leverage one of Panther Island's best assets: water

- Access to the Trinity Trail network is vital
- Must have access to at least a portion of one completed canal (including landscaping, sidewalks, public art, street furniture, and temporary activations) to demonstrate the Panther Island vision

# Ideally new development would gesture towards Seco

 Proximity to Seco's first residential site would benefit TRWD <u>and</u> benefit Seco



Trinity Trail, Panther Island



Indianapolis, IN

# Canal Development Phasing Options

#### Canal B / Canal C

- Potential areas for focus of Phase 1 can center Canal B or Canal C
- Development on both canals can leverage the canal experience and help to activate Main Street



# **Canal B Option**

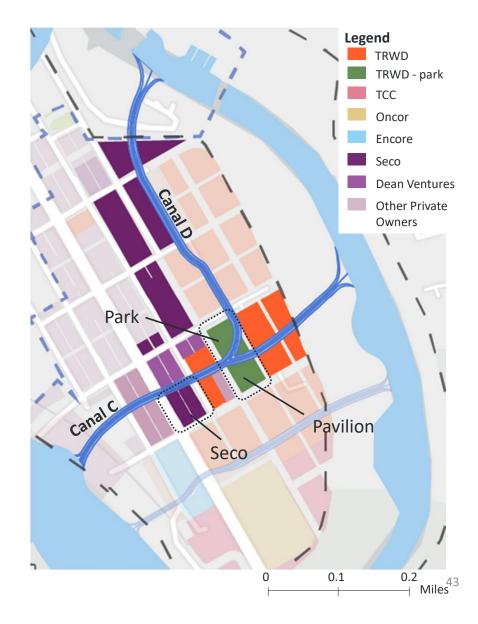
- Encore does not act as a site catalyst.
  - No ground floor activation
  - Poor canal activation
- Oncor substation is a visual blight that will hinder residential and commercial development along Canal B in the near term.
- Funding for the Main Street bridge improvements is expected in 2028.



**Oncor** Substation

# **Canal C Option**

- Phase 1 development along Canal C leverages proximity to Seco's first phase of residential development.
- Development along Canal C honors Vision 2.0 by including the park at the intersection of Canals C & D.
- When programmed and activated, the park will serve as a neighborhood-scale catalyst.
  - Park will incorporate existing Pavilion, which can be more heavily activated/programmed with cultural/entertainment/ food events, combined with better lighting, landscaping, signage, and branding.
- At minimum, Canal C would be constructed from Main Street to the east edge of the Park, fully incorporating TRWD's vision for an activated paseo and water-based activities.



# **Canal C Option**

The intersection of the canals, with proximity to the Pavilion, can create a rich, engaged environment.



Potential Canal Intersection <u> </u> Programming



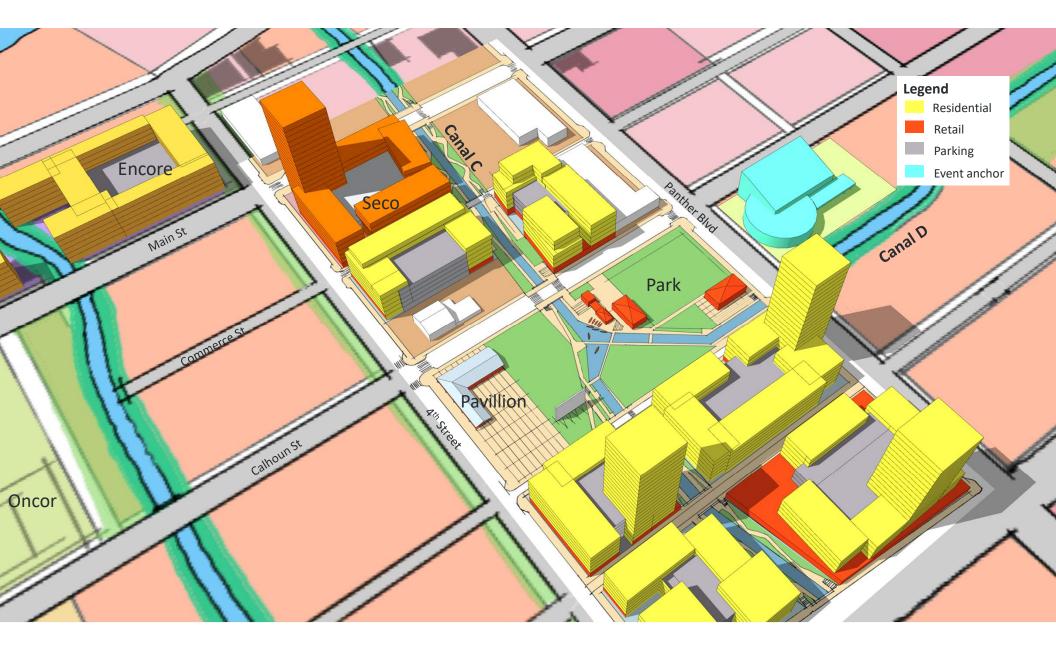


# Canal C Option

# Phase 1 program: mixed-use development along Canal C.

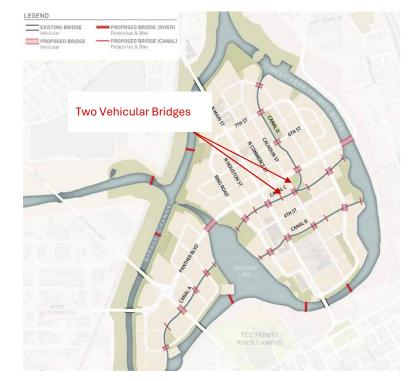
TRWD Land Only		
Site	255,000 sf	
Residential	1,227,840 sf	1,445 DU <i>850 sf/DU</i>
Retail	117,300 sf	
Parking	550,800 sf	2,287 spaces 1.5 spaces/DU
Total w/o Parking	1,345,140 sf	
FAR w/o Parking	5.28	
FAR w/ Parking	7.44	





## Canal and Bridge Funding Canal C & D/Calhoun and Commerce Bridges

NCTCOG – Regional Toll Revenue Construction	\$1.6m
<u>City of Fort Worth</u> match + design + gap	\$1m+
<u>Tarrant County</u> (tentative) Excavation for canals	In-kind
<u>TRWD</u> canal segment, swale, partial paseo	\$50m+ TBD





## Canal and Bridge Construction Next Steps

Date (tentative)	Action
June 17, 2025	Status update to TRWD Board
June 30, 2025	<ul> <li>Finalize drainage calculations for potential canal sections</li> <li>Execute administrative MOU with City of Fort Worth regarding schedules and funding recommendations to respective governing bodies</li> </ul>
July 31, 2025	Finalize cost analysis and recommended project boundaries
August 2025	<ul> <li>City Council consideration of City bridge funding</li> <li>Board consideration of TRWD canal funding in FY2026 budget</li> </ul>
September 2025	Board consideration of Seco Development Agreement
December 2025	Canal design complete
March 2026	<ul> <li>TRWD Board consideration of <b>construction contract</b> for canal segment</li> <li>City completion of utility relocations</li> </ul>
June 2026 (one year)	TRWD canal construction begins
November 30, 2026	Deadline for City commencement of bridge construction with RTR funds
January 31,2027	Deadline for City staff recommendation to City Council for <b>substitute funding</b> if RTR funds to received

Concurrent work with City: Capital plan to address near-term street needs for Phase 1 and longer-term planning for bridge and road construction.

Agenda Item 16: Consider Approval of Amendment to the Master Resolution to Authorize the Issuance and Payment of up to \$400,000,000 Aggregate Principal Amount of the Water Revenue Bonds

Sandy Newby, Chief Financial Officer

#### Agenda Item 17:

Consider Approval of Resolution Authorizing the Issuance, Sale, and Delivery of Tarrant Regional Water District, a Water Control and Improvement District, Water Revenue ECP Series A Refunding Bonds, Pledging Revenues for the Payment of the Bonds, Approving an Official Statement, and Authorizing Other Instruments and Procedures Relating Thereto

Sandy Newby, Chief Financial Officer

### Agenda Item 18: Consider Approval of Request for Property Tax Exemption Under Texas Property Tax Code Section 11.1825 From Owner of a Rent-Restricted Apartment Complex

Stephen Tatum, General Counsel

## Agenda Item 19: Consider Board Appointments for Tax Increment Financing Districts

Stephen Tatum, General Counsel

## Agenda Item 20: Consider Approval of Annual Insurance Renewal for Property, Casualty, and Workers' Compensation Insurance Lines of Coverage with Texas Water Association Risk Management Fund

Jennifer Mitchell, Director of Risk Management and Internal Audit

## 2025 Texas Water Association Risk Management Fund (TWARMF) Renewal



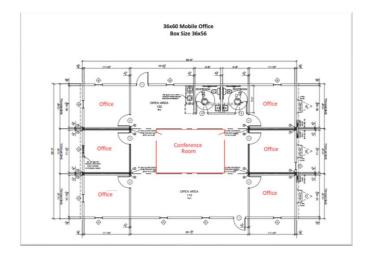
### Agenda Item 21: Consider Approval of Contract with Satellite Shelters, Inc for Lease of Temporary Office Buildings in the Operations Compound

Mick Maguire, Chief Administrative Officer

#### Satellite Shelters, Inc for Lease of Temporary Office Buildings in the Operations Compound









### Agenda Item 22: Consider Approval of Contract with Guidehouse Inc. for Workday Adaptive Planning Deployment

Mick Maguire, Chief Administrative Officer

#### PRESENTATION

Integrated Water Supply Plan

Rachel Ickert, Chief Engineering Officer

TEXAS BOARD OF WATER ENGINEERS

Durwood Manford, Chairman R. M. Dixon, Member O. F. Dent, Member

#### A PLAN FOR MEETING THE 1980 WATER REQUIREMENTS OF TEXAS

Prepared under the direction of John J. Vandertulip, Chief Engineer

> For Submittal to the Fifty-Seventh Legislature

> > May 1961

2022 State Water Plan

## WATER FOR TEXAS

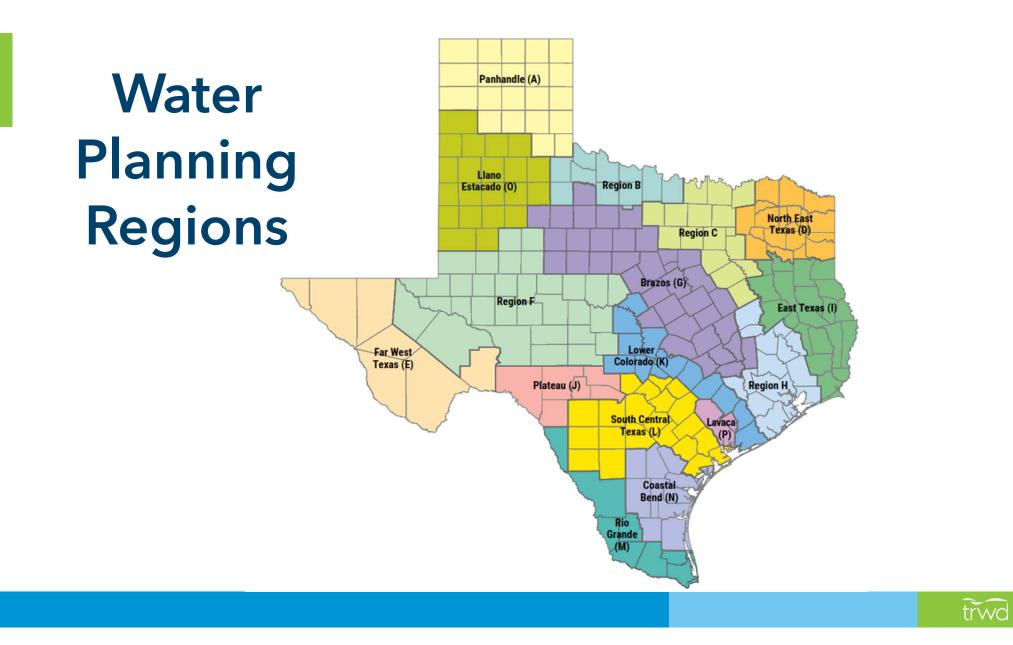


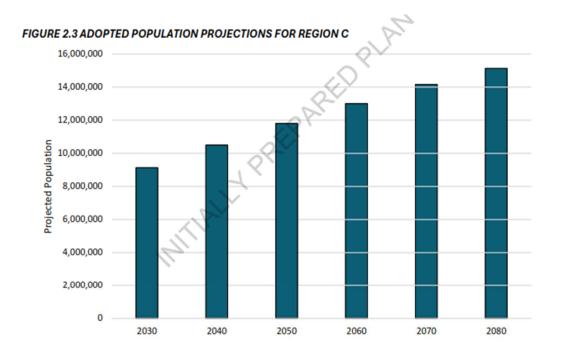












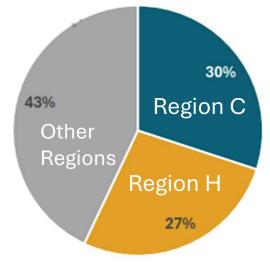
Region C's population is increasing by more than 300 people per day.

2026 Region C Regional Water Plan 2-5

DULVE FRIENDLY- THE TEXAS W

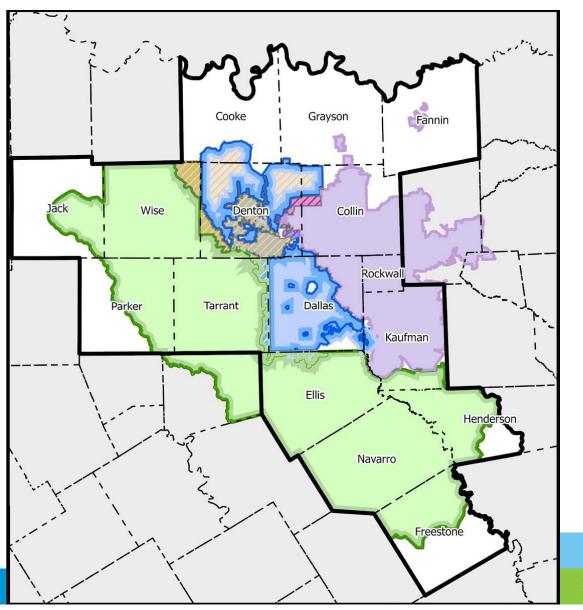
Region C at a Glance
2021 Population: 7.7 Million
26% of State's Population
30% of State's Economy
10% of State's Water Use

**Texas Economy (GDP)** 

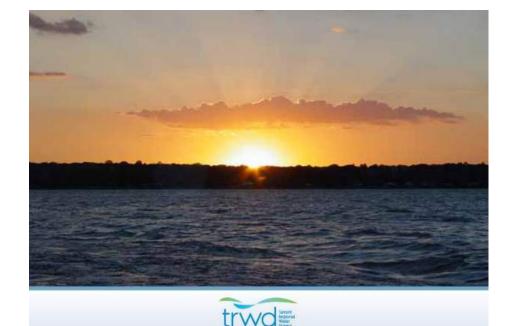


DRAFT

# Region C Large Water Suppliers



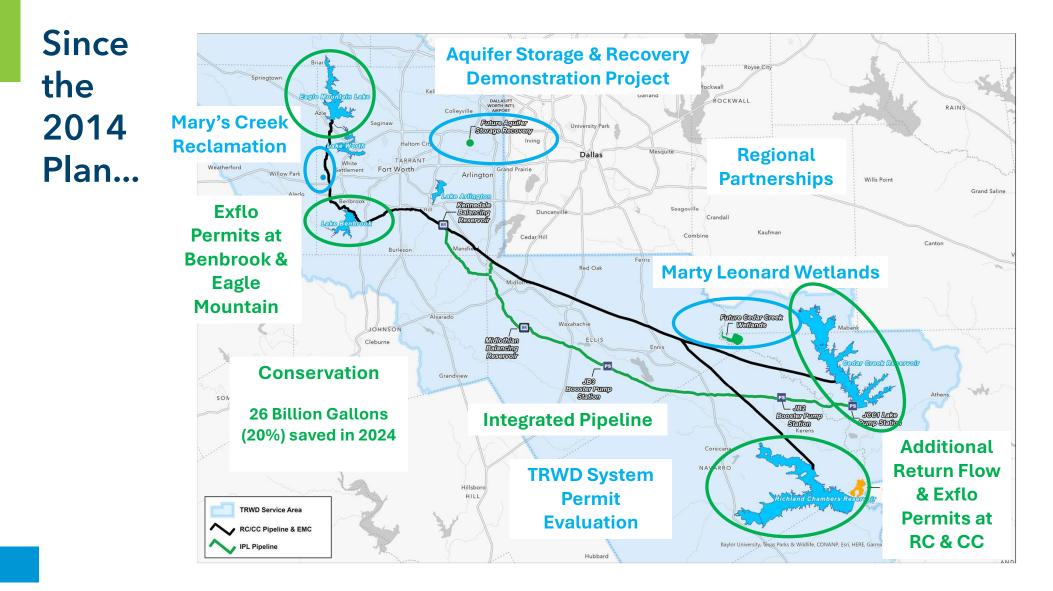
# 2014 Integrated Water Supply Plan



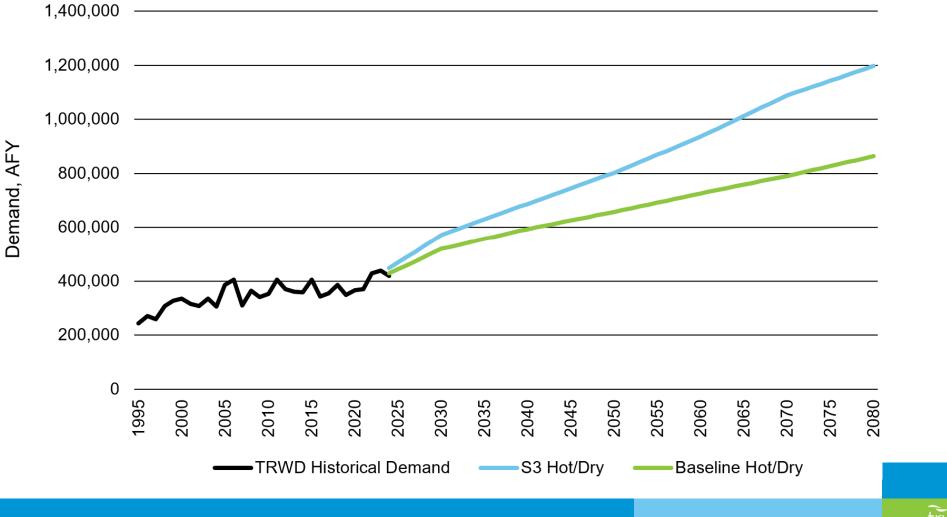


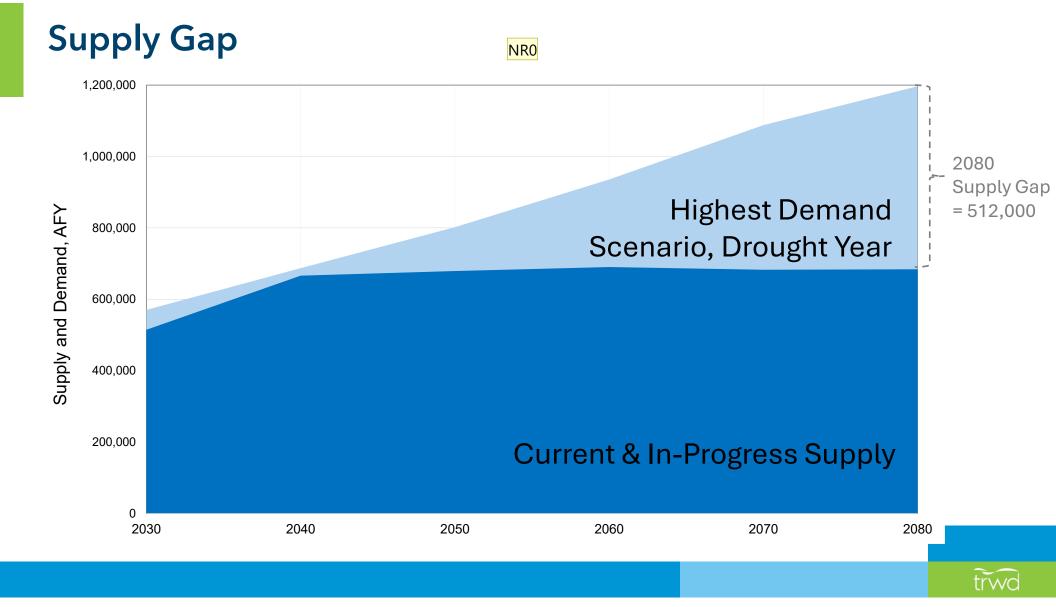


Buhman Associates, LLC



#### **Historical & Projected Demands**





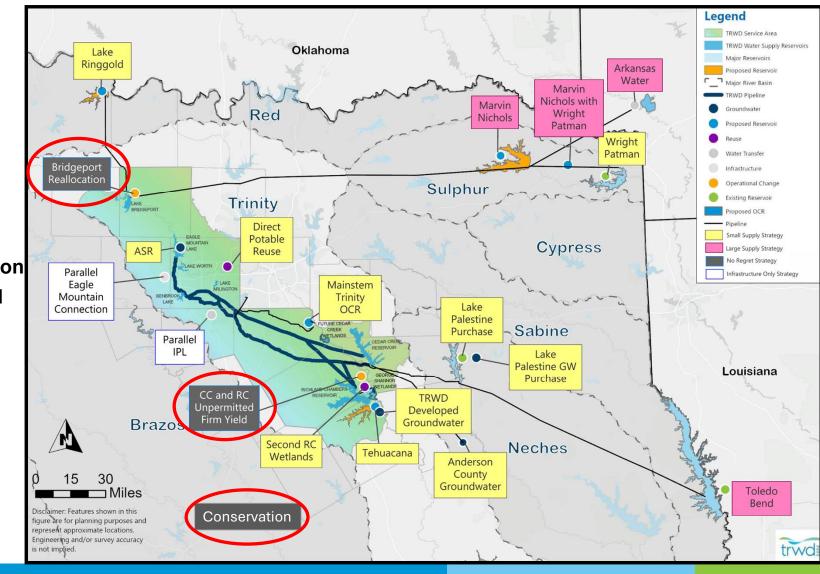
**NRO** Need to define current system (explain what we assumed to be online). Please put this in the notes on this slide. Nicole Rutigliano, 2025-06-02T12:43:53.017

# Strategies



#### "No Regrets"

- Conservation
- Bridgeport Reallocation
- CC and RC Firm Yield
- **Reclaimed Water**
- Groundwater
- **Existing Reservoir**
- Proposed Reservoir
- Out-of-State

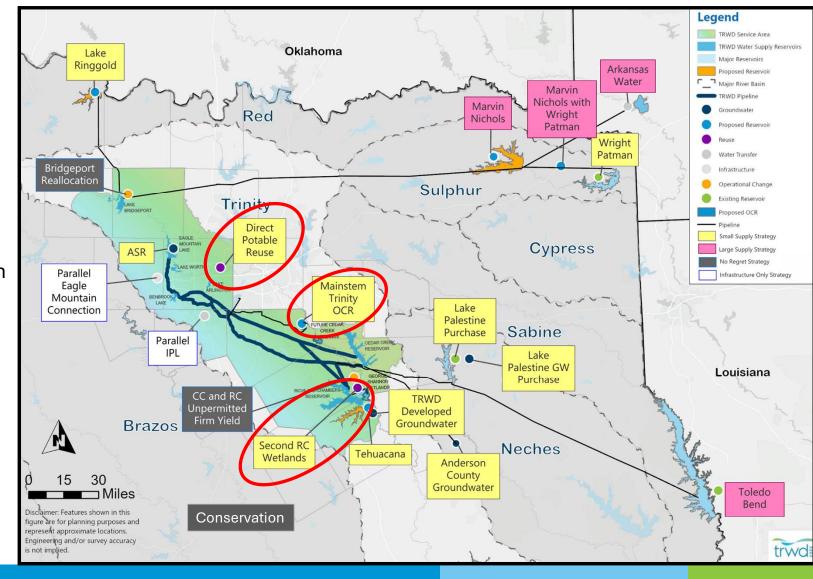


#### "No Regrets"

- Conservation
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- CC and RC Firm Yield

#### **Reclaimed Water**

- Groundwater
- **Existing Reservoir**
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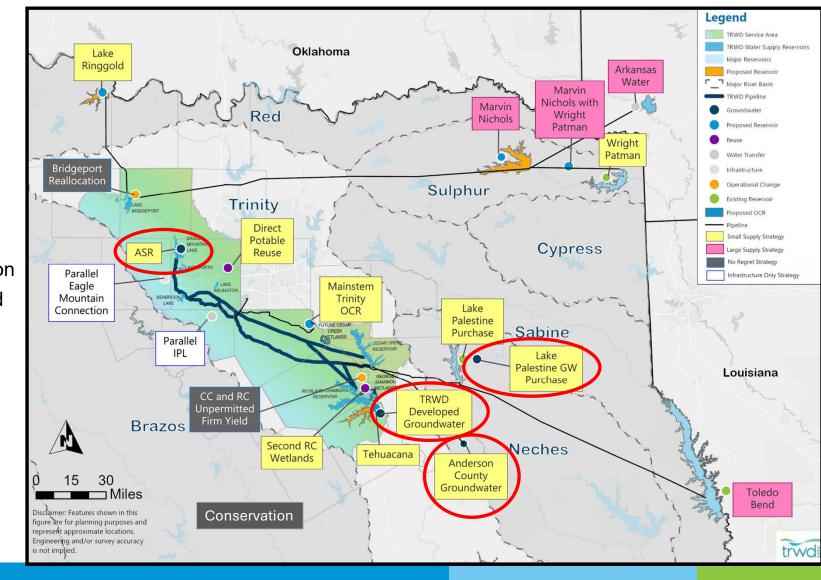


"No Regrets"

- Conservation
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- **Reclaimed Water**

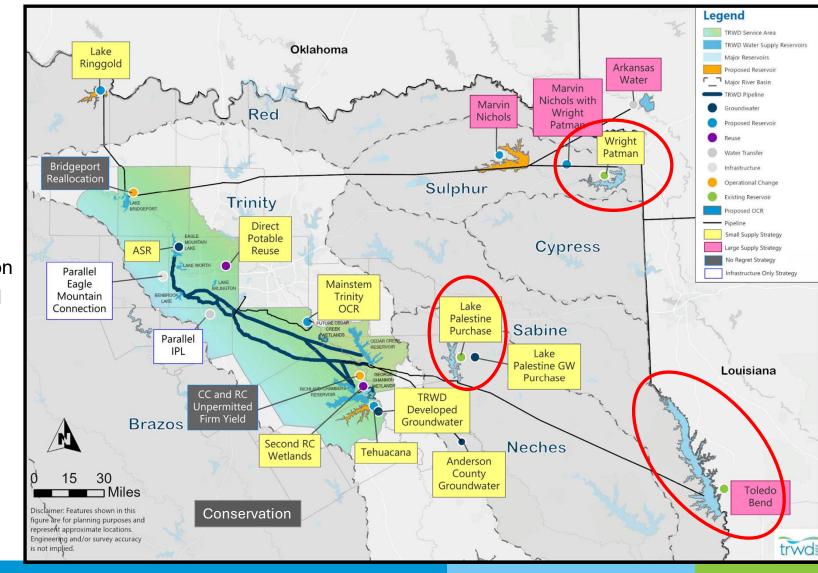
#### Groundwater

- **Existing Reservoir**
- **Proposed Reservoir**
- Out-of-State



"No Regrets"

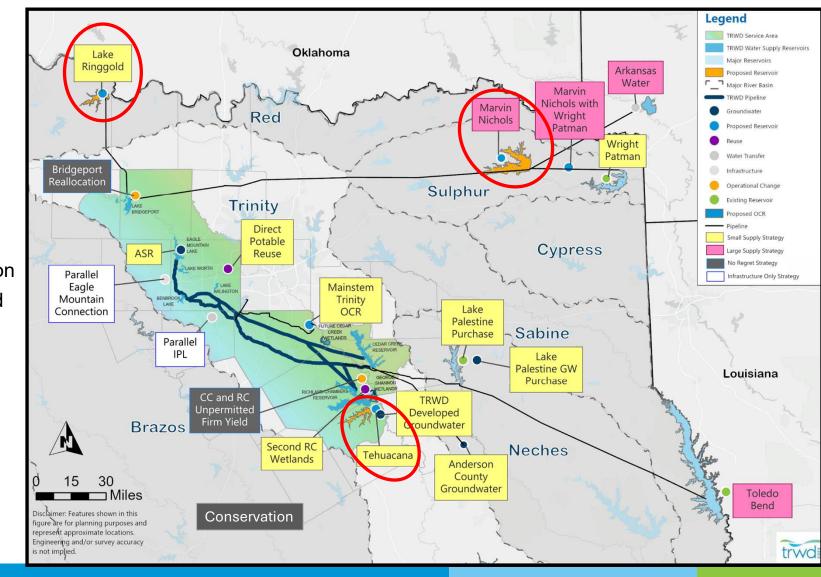
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## Strategies Identified for Evaluation

"No Regrets"

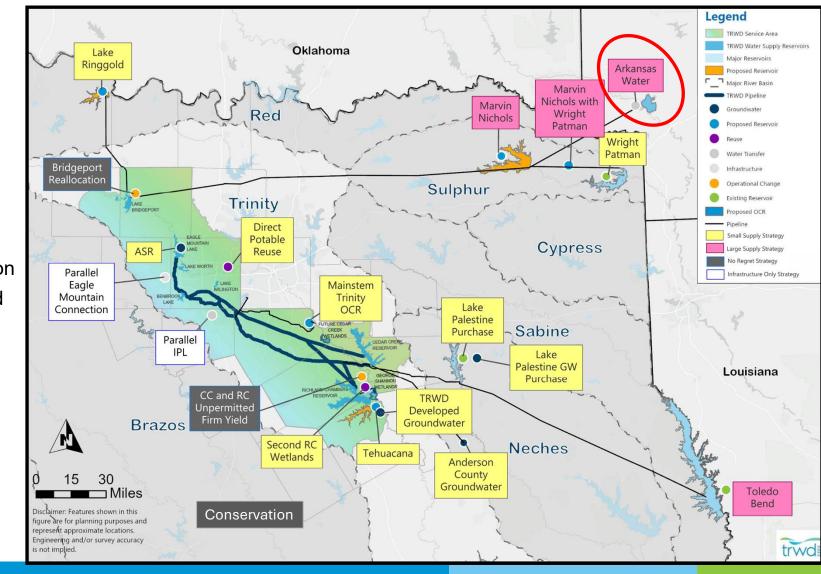
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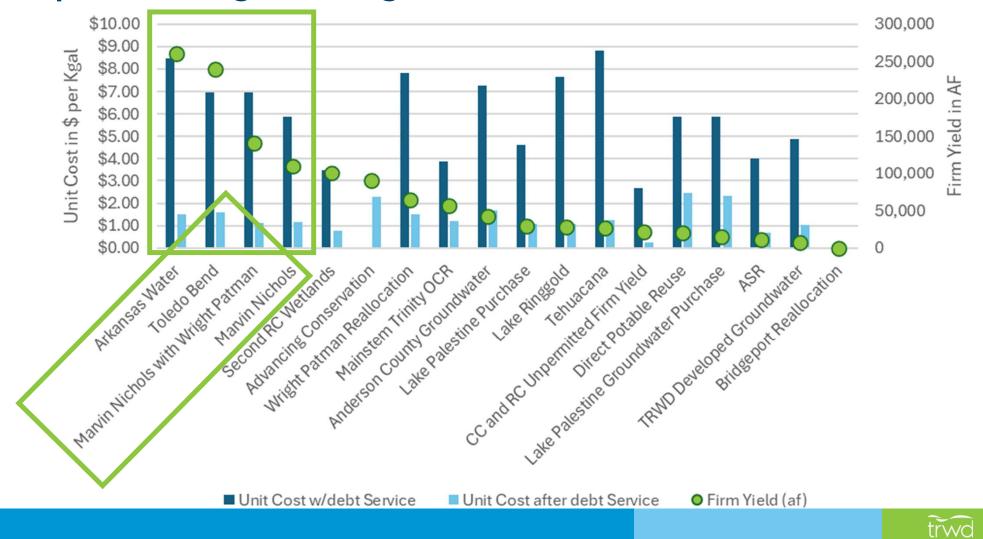
## Strategies Identified for Evaluation

"No Regrets"

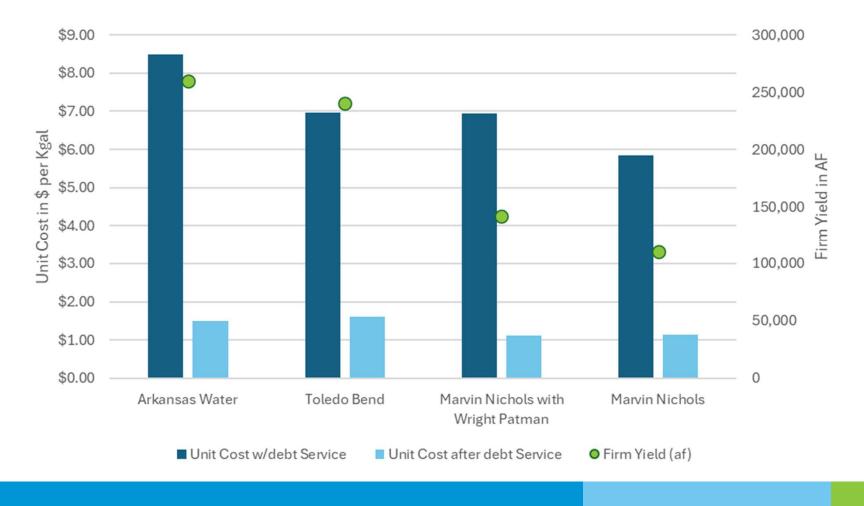
- Conservation
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- Out-of-State



#### **Compare Strategies - Largest to Smallest Yield**



#### **Compare Strategies - Largest Yield Projects**

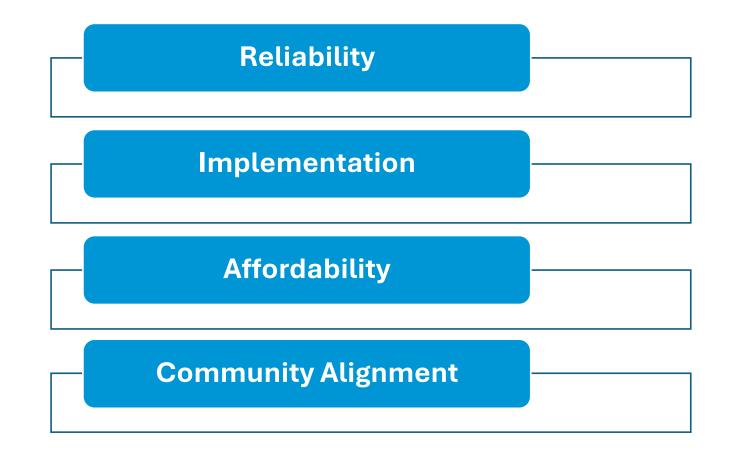


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# Portfolios

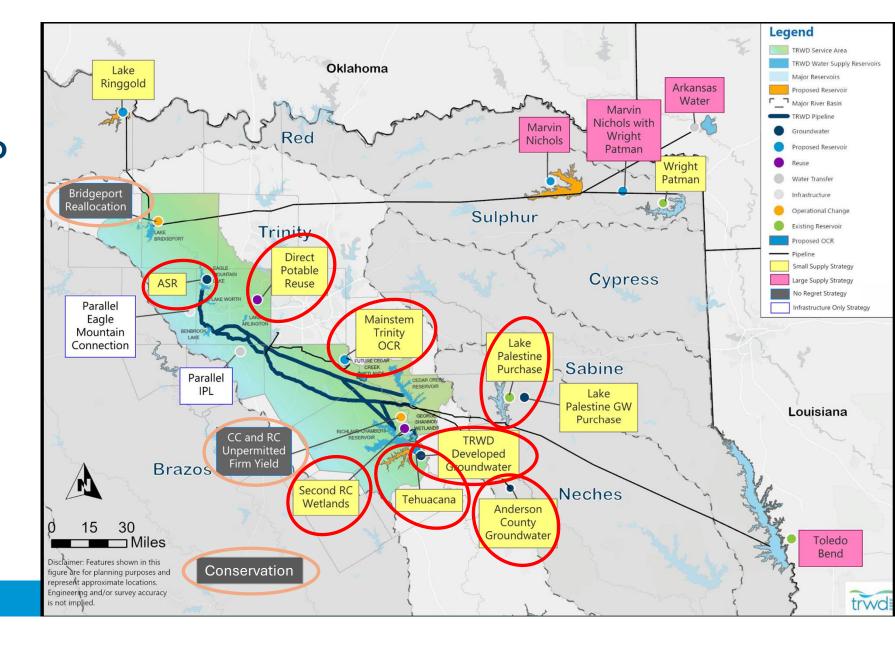


#### **Portfolio Development**

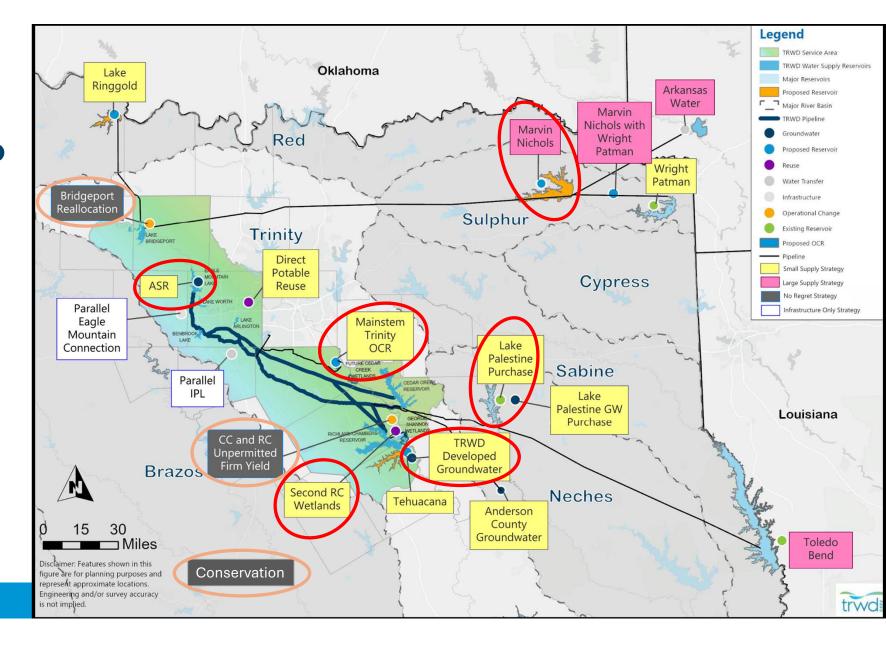




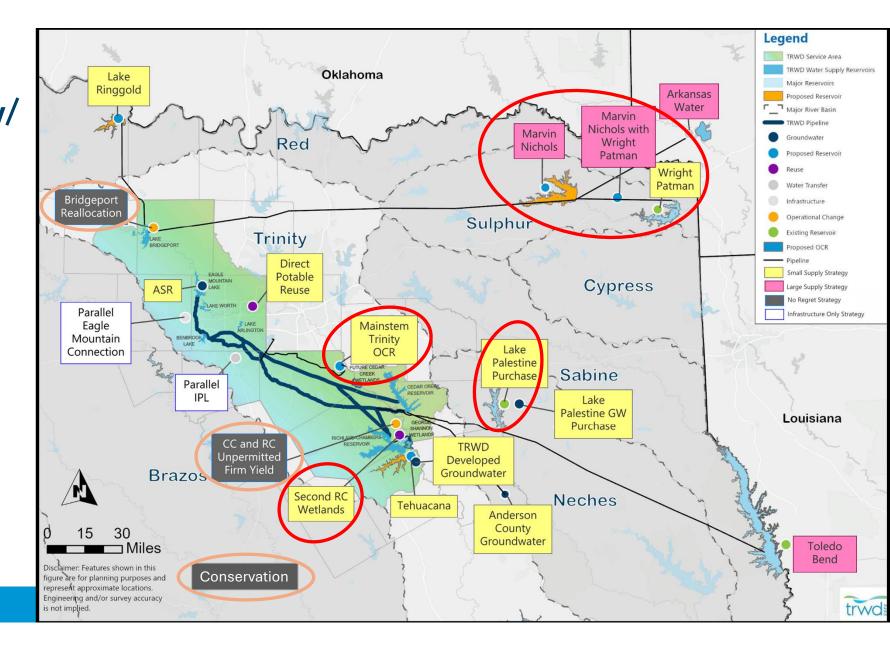
## Mix of Small Portfolio



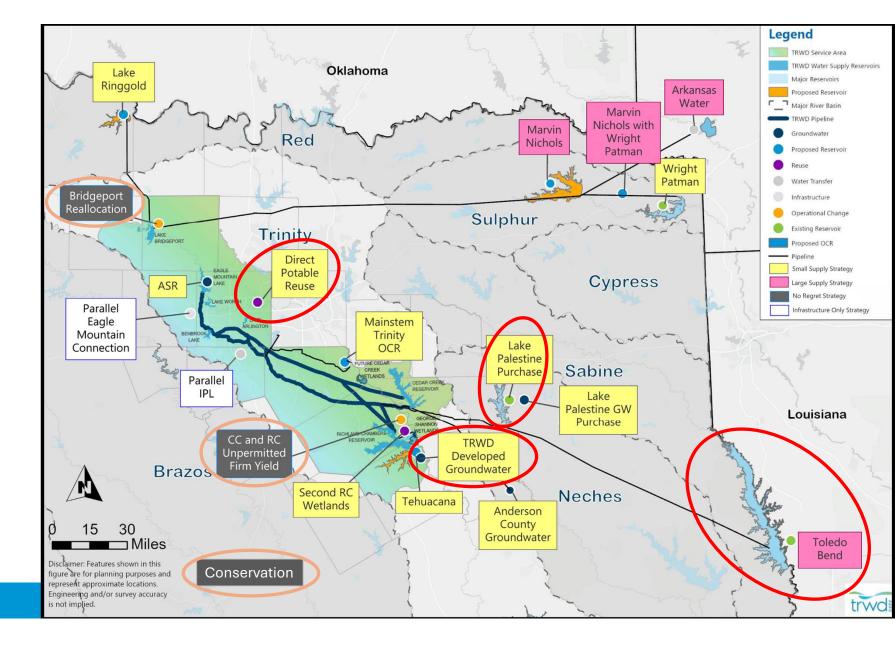
## Marvin Nichols Portfolio



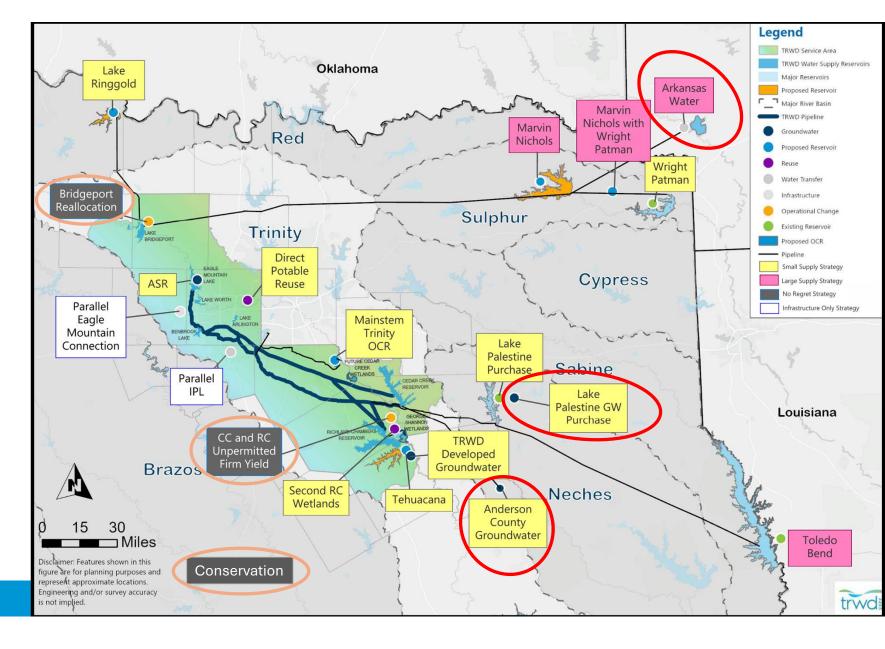
Marvin Nichols w/ Wright Patman Portfolio



## Toledo Bend Portfolio

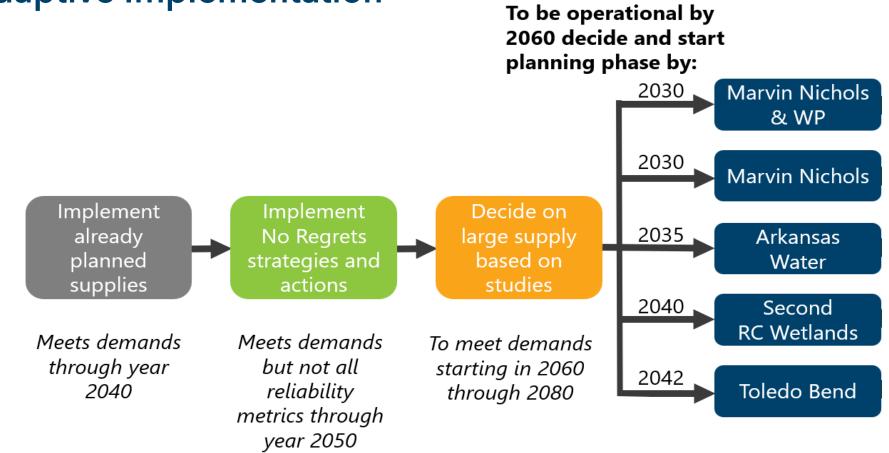


## Arkansas Portfolio



## **Recommended Path Forward**





#### **Adaptive Implementation**

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### PRESENTATION

**Conservation Update** 

Jennifer Owens, Environmental Services Director

#### Water Conservation Regional Campaign

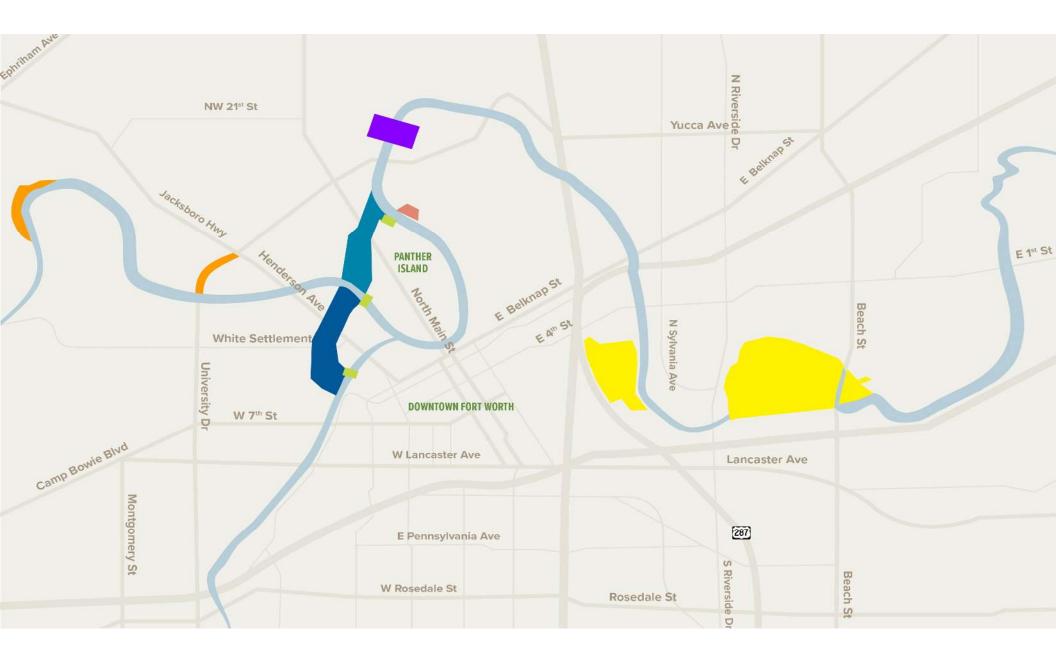


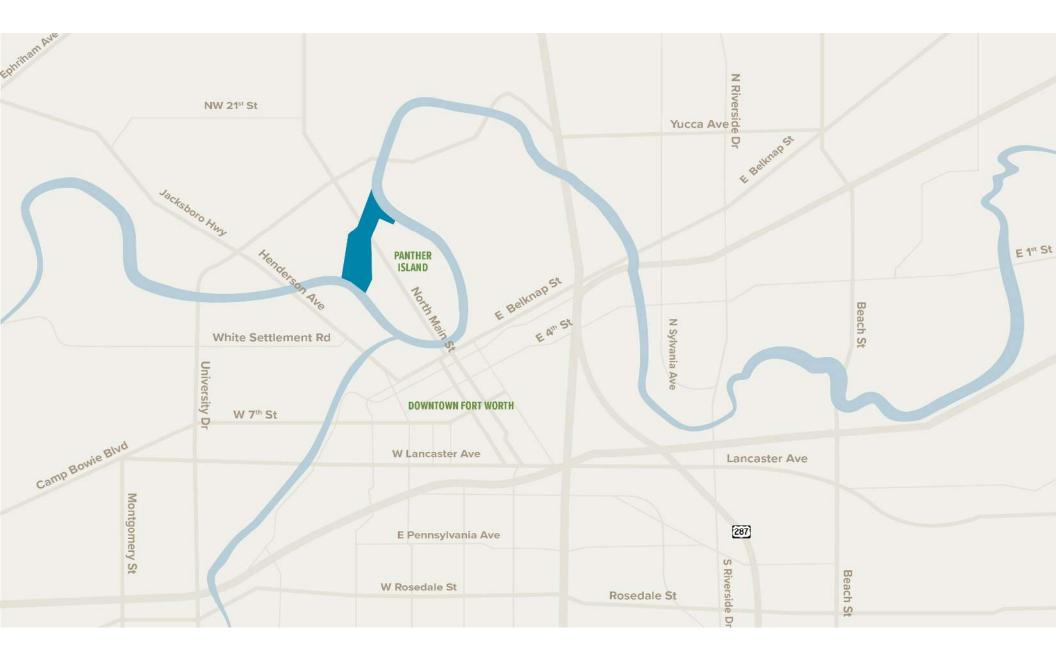
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#### PRESENTATION

Central City USACE Construction Contractor Selection and Timing

Kate Beck, Central City Flood Control Program Director





#### **USACE Contract Award Tasks**

North Bypass Channel	Late Summer 2025	Early Fall 2025	Late Fall 2025	Q1 2026
Proposal Evaluation & Award Process				
Contract Execution				
Pre-Construction Activity				
Construction*				

\*North Bypass Channel construction anticipated completion: late 2028-early 2029

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Agenda Item 24: Executive Session

Agenda Item 25: Future Agenda Items

#### Agenda Item 26: Schedule Next Board Meeting

Special Called Meeting & Monthly Meeting: July 10, 2025 at 9:00am & July 15, 2025 at 9:00am

Agenda Item 27 Adjourn

