

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF  
TARRANT REGIONAL WATER DISTRICT  
HELD ON THE 17<sup>th</sup> DAY OF JUNE 2025 AT 9:00 A.M.

---

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

Present  
Leah King  
Paxton Motheral  
C.B. Team  
Skylar O'Neal  
Johnathan Killebrew

Also present were Dan Buhman, Alan Thomas, Susan Alanis, Darrell Beason, Kate Beck, Lisa Cabrera, Dustan Compton, Ellie Garcia, Zach Hatton, Zachary Huff, Rachel Ickert, Laramie LaRue, Jennifer Mitchell, Sandy Newby, Jennifer Owens, Kathleen Ray, 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 Andrew Brinker, who spoke regarding congratulating the new Board members and thanking the Board for support on collaborative efforts. Public comment was received from Eric Crile, who spoke regarding the Tarrant Appraisal District process.

3.

Director O'Neal assumed chairmanship of the meeting for agenda item number 3 to preside over the election of officers process per Board Governance Policy 3.6. Director Team nominated Leah King for President. Director O'Neal nominated Paxton Motheral

for Vice President. Director Motheral nominated C.B. Team for Secretary. Director O'Neal, hearing only one nomination for each office, declared all officers elected. The votes were 5 in favor, 0 against. President King then resumed chairmanship of the meeting.

4.

Director Motheral moved to approve the minutes from the meetings held on May14, 2025 and May 20, 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.

5.

With the recommendation of management, Director Team moved to approve the consent agenda. Consent agenda items include:

- 1) Raw Water Contract with the City of Ennis. This contract establishes a direct contractual relationship between TRWD and the City of Ennis, rather than this water being contracted through Trinity River Authority (TRA). The contract has an updated term of 30 years, and the remainder of the material terms are unchanged. There is no buy-in associated with this contract as the City of Ennis paid a buy-in through TRA on the 2002 Contract.
- 2) Raw Water Contract with the City of Waxahachie. This contract has a 30-year term and, beginning October 1, 2025, a minimum take-or-pay volume of 1.47 MGD. The contract volume remains the same. There is no buy-in associated with this contract, as Waxahachie paid a buy-in as a party to the Ellis County Contracts.

- 3) Raw Water Contract with Freestone Power Generation. This contract establishes a direct contractual relationship between TRWD and Freestone, rather than this water being contracted through Trinity River Authority. The contract term is 20 years with the option for up to two (2) five-year extensions if the District is notified two years in advance of the expiration. Additionally, this contract lowers Freestone's contract minimum take-or-pay from 6.001 MGD to 4.5 MGD.
- 4) Raw Water Contract Third Amendment with Rockett Special Utility District (Rockett SUD). This amendment increases Rockett SUD's annual not-to-exceed volume by 0.271 MGD (from 12.025 to 12.296 MGD) to serve the City of Palmer. There is no buy-in premium associated with this increase as the buy-in was paid by the City of Palmer as a party to the Ellis County contracts. This amendment increases Rockett SUD's minimum volume requirement by 1.19 MGD (from 2.5 MGD to 3.69 MGD). The remainder of the terms of the 2015 contract (as amended) remain unchanged.
- 5) Raw Water Contract Second Amendment with East Cedar Creek Fresh Water Supply District (ECCFWSD). This amendment incorporates and clarifies an agreement between ECCFWSD and the City of Trinidad which allows ECCFWSD to use up to 750 AFY of the City of Trinidad's pre-existing water right in Cedar Creek, a tributary of the Trinity River which feeds Cedar Creek Reservoir, with no charge from TRWD. In addition, "Section 7-Purpose and Place of Use" is updated with new standard language. The remainder of the terms remain unchanged.

- 6) Raw Water Contract First Amendment with the City of Mabank. This amendment increases the maximum diversion rate to 7,200 gpm, which will be the final Mabank Water Treatment Plant and Pump Station capacity when all proposed improvements are completed. The remainder of the contract terms remain unchanged.
- 7) Raw Water Contract Renewal with the City of Weatherford. This contract renewal has a 30-year term, expiring in 2055. This renewal removes reference to Parker County Utility District No.1 and Parker County Special Utility District, who are no longer parties to the contract. There is no buy-in associated with this contract, as the City of Weatherford bought in for this volume with the 2001 contract.
- 8) Acquire Real Property Interests. The following described tract is necessary for the public use and purpose of construction and operation of the future operations site: A permanent drainage easement interest across a 3,081 square foot (0.071 acre) tract of land situated in the J.T. Hobbs Survey, Abstract Number 806, City of Fort Worth, Tarrant County, Texas and being a portion of the remainder of a called 63.863-acre tract of land situated in said Hobbs Survey, conveyed to Meacham Capital Partners, LLC by the Special Warranty Deed recorded in Instrument Number D218275695, Official Public Records, Tarrant County, Texas. The General Manager of TRWD or his designee is authorized to take all steps which may be reasonably necessary to complete the acquisition of the real property, including, but not limited to, the authority to pay all customary, reasonable and necessary closing and related

costs. Funding for this item is included in the Fiscal Year 2025 Revenue Fund.

**REAL PROPERTY DESCRIPTION**  
**OF A**  
**3,081 SQUARE FOOT (0.071 ACRE) PARCEL OF LAND**  
**OUT OF THE REMAINDER OF A CALLED 63.863 ACRE TRACT OF LAND**  
**SITUATED IN THE J.T. HOBBS SURVEY, A-806**  
**CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

**BEING** a 3,081 square foot (0.071 acre) tract of land situated in the J.T. Hobbs Survey, Abstract Number 806, City of Fort Worth, Tarrant County, Texas and being a portion of the remainder of a called 63.863 acre tract of land situated in said Hobbs Survey, conveyed to Meacham Capital Partners, LLC by the Special Warranty Deed recorded in Instrument Number D218275695, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with a yellow cap stamped 'Dunaway Assoc.' set (all of the following iron rods set being so capped and stamped) in the Southwesterly interior line of said Meacham Remainder Tract and the North most Northeasterly line of a called 23.84 acre tract of land situated in said Hobbs Survey, conveyed to the Tarrant Regional Water District (henceforth referred to as 'TRWD Tract') by the Special Warranty Deed recorded in Instrument Number D221379636, said Official Public Records, from which a 1/2-inch iron rod with a cap stamped 'RLS 5664' found for an ell corner of said Meacham Remainder Tract and the Northeast corner of said TRWD Tract bears South 39 degrees, 39 minutes, 49 seconds East, a distance of 13.96 feet; Said **POINT OF BEGINNING** having coordinates of N: 6,986,441.179, E: 2,314,146.301, Grid;

**THENCE:** North 39 degrees, 39 minutes, 49 seconds West, with the Southwesterly interior line of said Meacham Tract and the North most Northeasterly line of said TRWD Tract, a distance of 30.16 feet to a 5/8-inch iron rod set, from which a 1/2-inch iron rod with a cap stamped 'RLS 5664' found for an ell corner of said Meacham Tract and the East most Northwest corner of said TRWD Tract bears North 39 degrees, 39 minutes, 49 seconds West, a distance of 152.14 feet;

**THENCE:** North 44 degrees, 39 minutes, 49 seconds East, departing the North most Northeasterly line of said TRWD Tract, over and across said Meacham Tract, a distance of 101.16 feet to a 5/8-inch iron rod set;

**THENCE:** South 45 degrees, 28 minutes, 51 seconds East, continuing over and across said Meacham Tract, a distance of 30.00 feet to a 5/8-inch iron rod set;

**THENCE:** South 44 degrees, 39 minutes, 49 seconds West, continuing over and across said Meacham Tract, a distance of 104.21 feet to the **POINT OF BEGINNING** and containing 3,081 square feet (0.071 acres) of land, more or less.

**REAL PROPERTY DESCRIPTION**  
**OF A**  
**3,081 SQUARE FOOT (0.071 ACRE) PARCEL OF LAND**  
**OUT OF THE REMAINDER OF A CALLED 63.863 ACRE TRACT OF LAND**  
**SITUATED IN THE J.T. HOBBS SURVEY, A-806**  
**CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

This description is accompanied by a Map of Survey of even date.

Surveyed on the ground May, 2025

Bearings are based on Global Positioning Satellite (GPS) system observations using an RTK Network. Horizontal Data is on the North American Datum 1983 (NAD 83) (2011 Adjustment), Texas State Plane Coordinate System, North Central Zone (4202). All distances adjusted to surface by a project combined scale factor of 1.00012.



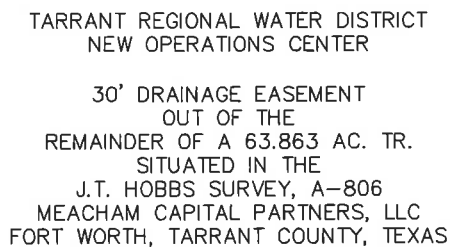
S. Kevin Wendell  
Registered Professional Land Surveyor  
Texas Registration No. 5500

05/09/25

Date

Dunaway Associates  
TBPLS Firm Registration No. 10098100  
3030 Lyndon B. Johnson Fwy, Suite 600  
Dallas, Texas 75234  
(972) 392-9092  
kwendell@criadoassociates.com

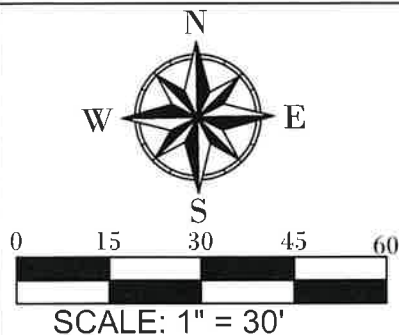




30' DRAINAGE EASEMENT  
OUT OF THE  
REMAINDER OF A  
CALLED 63.863 AC. TR.  
J.T. HOBBS SURVEY, A-806  
FORT WORTH,  
TARRANT COUNTY, TEXAS

DRAWN BY: KW                      CHECKED: AA  
LOCATION: FORT WORTH, TARRANT COUNTY, TX  
PROJECT # C015175.001  
DATE: 04/28/25





TARRANT REGIONAL WATER DISTRICT  
NEW OPERATIONS CENTER

30' DRAINAGE EASEMENT  
OUT OF THE  
REMAINDER OF A 63.863 AC. TR.  
SITUATED IN THE  
J.T. HOBBS SURVEY, A-806  
MEACHAM CAPITAL PARTNERS, LLC  
FORT WORTH, TARRANT COUNTY, TEXAS

NOTES:

1. ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD '83). ALL DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.00012. UNITS ARE US SURVEY FEET.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THE SURVEYOR DID NOT RESEARCH THE SUBJECT PROPERTY TITLE INFORMATION AND/OR ENCROACHMENTS. THERE MAY BE EASEMENT AND OR RESTRICTIVE COVENANTS OF RECORD AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN HEREON.
3. THIS MAP OF SURVEY IS ACCOMPANIED BY A SEPARATE REAL PROPERTY DESCRIPTION OF EVEN DATE.
4. A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'DUNAWAY ASSOC.' SET AT ALL EASMENT CORNERS.
5. SURVEYED ON THE GROUND MAY, 2025



LEGEND	
○	MONUMENT FOUND (AS NOTED)
●	5/8" IRS W/YELLOW CAP STAMPED 'DUNAWAY ASSOC.'
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING

THIS IS TO CERTIFY THAT THIS MAP OF SURVEY WAS  
PREPARED FROM AN ACCURATE SURVEY  
CONDUCTED ON THE GROUND UNDER MY DIRECT  
SUPERVISION MAY, 2025

*S. Kevin Wendell*  
KEVIN WENDELL  
REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS  
REGISTRATION NO. 5500

DATE: 05/09/25



30' DRAINAGE EASEMENT  
OUT OF THE  
REMAINDER OF A  
CALLED 63.863 AC. TR.  
J.T. HOBBS SURVEY, A-806  
FORT WORTH,  
TARRANT COUNTY, TEXAS

MAP OF SURVEY

DRAWN BY: KW CHECKED: AA

LOCATION: FORT WORTH, TARRANT COUNTY, TX

PROJECT # C015175.001

DATE: 04/28/25

Director Killebrew 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 amendment in an amount not-to-exceed \$3,669,842 with CDM Smith, Inc. to perform design services for Joint Booster Pump Station Number 2 and application engineering services for the Lake Palestine Pump Station. The current contract amount is \$21,587,672.86 and the revised not-to-exceed contract amount including this proposed amendment is \$25,257,514.86. In addition, the General Manager or his designee is granted authority to execute all documents associated with the contract amendment. Phase 5 of the IPL Joint Booster Pump Station Number 2 is jointly funded by the District and the City of Dallas. Funding for this item is included in the Bond Fund. Director Motheral 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 amendment in an amount not-to-exceed \$4,820,940 with Freese and Nichols, Inc. for design of the Joint Booster Pump Station Number 2 Reservoir Project (\$2,827,948.00) and program management services for Integrated Pipeline Project Phase 4 and 5 (\$1,992,992.00). The current contract amount is \$37,422,115.95 and the revised not-to-exceed contract amount including this proposed amendment is \$42,243,055.95. In addition, the General Manager or his designee is granted authority to execute all documents associated with the contract amendment. Phase 5 of the IPL Joint Booster Pump Station Number 2 is jointly funded by the District and the City of Dallas. Funding for this item is included in the Bond Fund. Director O'Neal seconded the motion,

and the votes were 5 in favor, 0 against.

8.

With the recommendation of management, Director Killebrew moved to approve a contract amendment in an amount not-to-exceed \$10,746,500 with CH2M Hill Engineers Inc., now a part of Jacobs Engineering Group Inc., to perform design services for the Joint Richland-Chambers Lake Pump Station. The current contract amount is \$36,079,363.37 and the revised not-to-exceed contract amount including this amendment is \$46,825,863.37. 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.

9.

With the recommendation of management, Director Team moved to approve a contract amendment in an amount not-to-exceed \$2,968,000 with Plus Six Engineering, LLC. to perform program management support services for Phases 4 and 5 of the Integrated Pipeline Project. The current contract amount is \$25,997,314.50 and the revised not-to-exceed contract amount including this amendment is \$28,965,314.50. 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 Motheral seconded the motion, and the votes were 5 in favor, 0 against.

10.

With the recommendation of management, Director Team moved to approve a

contract in an amount not-to-exceed \$16,758,790.86 with Termomeccanica Pompe (Trillium Flow Technologies) to purchase five pumping units to be installed at the Lake Palestine Pump Station of the Integrated Pipeline Project. In addition, the General Manager or his designee is granted authority to execute all documents associated with the contract. Funding for this item is included in the Dallas Bond Fund. Director O'Neal seconded the motion, and the votes were 5 in favor, 0 against.

11.

With the recommendation of management, Director Killebrew moved to approve a contract in an amount not-to-exceed \$6,680,900 with C1S Group, Inc for the Dechlorination Improvements at Arlington and Benbrook Outlets project. Funding for this item is included in the Bond Fund. Director Team seconded the motion, and the votes were 5 in favor, 0 against.

12.

With the recommendation of management, Director Killebrew moved to approve a contract amendment in an amount not-to-exceed \$456,113 with Quiddity Engineering, LLC for engineering services related to the construction phase services for improvements to District Outlet Dechlorination Facilities at Lakes Arlington and Benbrook. Funding for this item is included in the Bond Fund. Director Motheral seconded the motion, and the votes were 5 in favor, 0 against.

13.

With the recommendation of management, Director Killebrew moved to approve a contract in an amount not-to-exceed \$351,171 with DMI Corp. for the Joint Booster Pump Station #3 cooling tower improvements construction. Funding for this item is included in

the Fiscal Year 2025 Revenue Fund Budget and proposed Fiscal Year 2026 Revenue Budget. Director Team seconded the motion, and the votes were 5 in favor, 0 against.

14.

With the recommendation of management, Director Team moved to approve a contract in an amount not-to-exceed \$800,000 with Shermco, Inc. for electric motor rehabilitation services. Funding for this item is included in the proposed Fiscal Year 2026 Revenue Fund Budget. Director O'Neal seconded the motion, and the votes were 5 in favor, 0 against.

15.

The Board of Directors heard a presentation from Susan Alanis, Panther Island Program Director, and Todd Stern, Managing Director, U3 Advisors, on Panther Island Canal and Bridge Construction. Future Board action with the proposed Fiscal Year 2026 Budget and construction contracts related to the canal system was reviewed.

16.

With the recommendation of management, the District's financial advisors and bond counsel, Director Motheral moved to amend the master resolution that established the Tarrant Regional Water District, a Water Control and Improvement District, Extendable Commercial Paper Mode to authorize from \$150,000,000 to up \$400,000,000 aggregate principal amount of the ECP Bonds. Director O'Neal seconded the motion, and the votes were 5 in favor, 0 against.

17.

With the recommendation of management, Director Motheral moved to approve a resolution authorizing the issuance, sale, and delivery of the 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. Director Team seconded the motion, and the votes were 5 in favor, 0 against.

18.

With the recommendation of management, President King moved to approve a request for property tax exemption under Texas Property Tax Code Section 11.1825 from the owner of a rent-restricted apartment complex, but not consider any further requests until the Board of Directors has had the opportunity to create and approve a governance policy for such requests. Director Team seconded the motion, and the votes were 5 in favor, 0 against.

19.

With the recommendation of management, Director Motheral moved to approve the following Tax Increment Financing District (TIF) appointments:

<b><u>TIF District</u></b>	<b><u>Appointee(s)</u></b>	<b><u>Term Expires</u></b>
3 Downtown	Leah King	Dec. 31, 2026
8 Lancaster	Leah King	Dec. 31, 2027
9 Trinity River Vision	C.B. Team	Dec. 31, 2027
12 East Berry Renaissance	Johnathan Killebrew	Dec. 31, 2026
13 Woodhaven	Skylar O'Neal	Dec. 31, 2026
14 Trinity Lakes	Paxton Motheral	Dec. 31, 2026
15 Stockyards	Johnathan Killebrew	Dec. 31, 2026

Approval by this Board shall serve as a notification to the City Council of Fort Worth for the District's appointments to the governing body of the TIFs referenced above. Director O'Neal seconded the motion, and the votes were 5 in favor, 0 against.

20.

With the recommendation of management, Director Team moved to approve insurance renewal for a one-year period in the amount of \$1,570,000 for property lines of coverage (\$1,010,000), casualty lines of coverage (\$360,000), and workers compensation coverage (\$200,000) with Sedgwick as the selected vendor of the Texas Water Association Risk Management Fund. The cost of workers compensation coverage will be based on actual salaries times job classification rates and the District experience modifier. Funding for this item is included in the proposed Fiscal Year 2026 General Fund Budget. Director Motheral seconded the motion, and the votes were 5 in favor, 0 against.

21.

With the recommendation of management, Director Team moved to approve a contract in an amount not-to-exceed \$340,858 with Satellite Shelters, Inc. for the provision of one triple-wide and one quadruple-wide office building for a period of 24 months. Funding for this item is included in the Fiscal Year 2025 Special Projects/Contingency Fund Budget and the proposed Fiscal Year 2026 Special Projects/Contingency Fund Budget. Director Killebrew seconded the motion, and the votes were 5 in favor, 0 against.

22.

With the recommendation of management, President King moved to approve a contract in an amount not-to-exceed \$207,075 with Guidehouse Inc. for implementation services of the Workday Adaptive Planning platform. Funding for this item is included in the Fiscal Year 2025 General Fund Budget and the proposed Fiscal Year 2026 General Fund Budget. Director Team seconded the motion, and the votes were 5 in favor, 0

against.

23.

#### Presentations

- Integrated Water Supply Plan presented by Rachel Ickert, Chief Engineering Officer
- Conservation Update presented by Jennifer Owens, Environmental Services Director
- Central City USACE Construction Contractor Selection and Timing presented by Kate Beck, Central City Flood Control Program Director

The Board of Directors recessed for a break from 10:52 a.m. to 10:53 a.m.

24.

The Board next held an Executive Session commencing at 10:53 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; and Section 551.074 of the Texas Government Code Regarding Personnel Matters.

Upon completion of the executive session at 11:04 a.m., the President reopened the meeting.

25.

There were no future agenda items approved.

26.

The next board meetings were scheduled for July 10, 2025 and July 15, 2025.



27.

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

  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
Secretary