

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF
TARRANT REGIONAL WATER DISTRICT
HELD ON THE 29th DAY OF JULY 2021 AT 9:00 A.M.

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

Present
Leah King
James Hill
Jim Lane
Marty Leonard
Mary Kelleher

Also present were Dan Buhman, Alan Thomas, Steve Christian, Linda Christie, Dustan Compton, Samantha Drumm, Woody Frossard, Ellie Garcia, Rachel Ickert, Laramie LaRue, Mick Maguire, Boyd Miller, Sandy Newby, and Rick Odom of the Tarrant Regional Water District (District or TRWD).

Also in attendance were Lee F. Christie and Ethel Steele of Pope, Hardwicke, Christie, Schell, Kelly & Taplett, L.L.P., General Counsel for the District; Kathryn Long and Carlos Lopez of Thompson & Horton LLP; Molly Carson of McCall Parkhurst & Horton LLP; Russell Gibson of Freese & Nichols; Mark Mazzanti; Greg Goldstein of Acclaim; Emily Brindley of Fort Worth Star-Telegram; Jessica Priest and Cristian ArguetaSoto of Fort Worth Report; Opal Lee; Lon Burnam of Tarrant Coalition for Environmental Awareness; Jackee Cox; Doreen Geiger; Nora Donovan; Lee A. Henderson; and Joyce Baker.

President King convened the meeting with 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 Pledges of Allegiance to the U.S. and Texas flags.

2.

Public comment was received from Lee Henderson regarding development on Eagle Mountain Lake.

3.

The Board recognized Opal Lee on her commitment to improving the Fort Worth Community and her efforts to make Juneteenth a federally recognized holiday.

4.

Director Hill motioned to elect Director Lane as Secretary of the Board. Director Kelleher seconded the motion with Directors King, Hill, Leonard and Kelleher voting in favor. Director Lane was absent for the vote.

5.

Director Kelleher motioned to approve the minutes from the Board meetings held on June 15, 2021 and June 29, 2021. Director Hill seconded the motion with Directors King, Hill, Leonard and Kelleher voting in favor. Director Lane was absent for the vote. It was accordingly ordered that these minutes be placed in the permanent files of the District.

6.

With the recommendation of management, Director Hill moved to approve the Broker List for Fiscal Year 2021. Director Kelleher seconded the motion with Directors King, Hill, Leonard and Kelleher voting in favor. Director Lane was absent for the vote.

7.

With the recommendation of management, Director Hill moved to approve a resolution regarding the District's Investment Policy and Strategies. Director Kelleher seconded the motion with Directors King, Hill, Leonard and Kelleher voting in favor.

Director Lane was absent for the vote.

8.

With the recommendation of management, Director Hill moved to approve a 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. Director Kelleher seconded the motion with Directors King, Hill, Leonard and Kelleher voting in favor. Director Lane was absent for the vote.

9.

With the recommendation of management, Director Lane moved to approve release of retainage in the amount of \$85,105.67 and contract closeout with G.L. Morris Enterprises DBA Sunbelt Industrial Services for Response Action Implementation Plan for the Central City Flood Control Project. Director Hill seconded the motion and the vote in favor was unanimous. President King requested a staff update on the District's environmental cleanup projects in the Panther Island Central City area.

10.

With the recommendation of management, Director Lane moved to approve a contract in an amount not-to-exceed \$123,000 with Brothers Roofing for roof replacements at Arlington Outlet Valve Building and Richland-Chambers High Capacity Waxahachie Pump Station. Funding for this item is included in the Fiscal Year 2021 Revenue Fund Budget. Director Kelleher seconded the motion and the vote in favor was unanimous.

11.

With the recommendation of management, Director Lane moved to approve a contract in the amount of \$449,687 with Huffman Communications for the purchase and installation of microwave radio equipment to replace end-of-life radios and equipment at multiple district sites. Funding for this item is included in the Fiscal Year 2021 General Fund Budget. Director Hill seconded the motion and the vote in favor was unanimous.

12.

With the recommendation of management, Director Lane moved to approve reappointment of Roy C. Brooks, Carlos Flores and Bob Riley, and appointment of Dan Buhman, to the Board of Directors of the Trinity River Vision Authority. Director Kelleher seconded the motion and the vote in favor was unanimous.

13.

Trinity River Vision Authority (TRVA) Board Member James Hill presented an update regarding the TRVA Board.

14.

Staff Updates

- TRVA Update
- Water Resources Update
- Cybersecurity Update
- Water is Awesome Update

15.

The Board next held an Executive Session commencing at 10:21 a.m. under 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; Section 551.072 to Deliberate the Purchase, Exchange, Lease or Value of Real Property; and Section 551.074 to Deliberate Regarding Personnel Matters, including the recent retirement of Jim Oliver and the related legal inquiry and any potential dispute related to the recent retirement of Jim Oliver.

Upon completion of the executive session at 11:51 a.m., the President reopened the meeting.

16.

With the recommendation of management, Director Lane moved to grant authority to acquire, by purchase, an easement interest in the following described tract, which is necessary for the public use and purpose of construction and operation of the Integrated Pipeline Project.

**IPL Parcel 1036
(Bloomfield Homes)**

A permanent easement across 0.810-acre tract of land situated in the Charles Martin Survey, Abstract Number 1022, Tarrant County, Texas, and being more particularly that certain 149.364-acre tract conveyed in Instrument No. D206387272, Official Public Records, Tarrant County, Texas, and being further described in the accompanying resolution and in the survey plat attached thereto for the appraised value of \$1,800.

EXHIBIT "A"
Property Description

Being 0.810-acres (35,278 square feet) of land situated in the Charles Martin Survey, Abstract Number 1022, Tarrant County, Texas, and more particularly that certain 149.364 acre tract conveyed to B.N. Development Company, Inc. as recorded in Instrument #D206387272, Official Public Records, Tarrant County, Texas, (O.P.R.T.C.T.) and being further described as follows:

COMMENCING at a found 5/8 inch iron rod on the West line of said B.N. Development tract and on the East Right-of-Way line of F.M. Highway 731, a variable width right-of-way, as recorded in Volume 9959, Page 605, Deed Records, Tarrant County, Texas (D.R.T.C.T.);

THENCE N 52°36'58" E, along the West line of said B.N. Development tract and on the East Right-of-Way line of said F.M. Highway 731, a distance of 49.99 feet to a set 5/8 inch iron rod with Transystems cap at the Southwest corner of tract herein described and the **POINT OF BEGINNING** (N: 6,908,239.970, E: 2,322,695.475 Grid);

- (1) **THENCE** N 52°36'58" E, along the West line of said B.N. Development tract and on the East Right-of-Way line of said F.M. Highway 731, a distance of 63.38 feet to a set 5/8 inch iron rod with Transystems cap for the Northwest corner of tract herein described, also on the South line of West Risinger Road, a variable width Right-of-Way, No Deed of Record found;
- (2) **THENCE** N 89°34'33" E, along the North line of tract herein described, the North line of said B.N. Development tract and the South line of said West Risinger Road, a distance of 987.21 feet to a found 5/8 inch iron rod for the Northeast corner of tract herein described and the Northeast corner of said B.N. Development tract and the Northwest corner of a tract of land as described by deed to Crowley Independent School District, as recorded in Instrument #D206387276, O.P.R.T.C.T.;
- (3) **THENCE** S 21°08'03" W, along the East line of tract herein described, the East line of said B.N. Development tract and the West line of said Crowley ISD tract, a distance of 37.79 feet to a set 5/8 inch iron rod with Transystems cap for the Southeast corner of tract herein described;
- (4) **THENCE** S 89°35'21" W, along the South line of tract herein described, a distance of 635.45 feet to a set 5/8 inch iron rod with Transystems cap;
- (5) **THENCE** S 89°34'33" W, along the South line of tract herein described, a distance of 315.71 feet to a set 5/8 inch iron rod with Transystems cap;
- (6) **THENCE** S 87°07'52" W, long the South line of tract herein described, a distance of 72.88 feet to the **POINT OF BEGINNING**, containing 0.810-acres (35,278 square feet) of land, more or less.

NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83)(2007) with all distances adjusted to surface by project combined scale factor of 0.9998802448.

NOTE: Plat to accompany this legal description

I do certify on this 5th day of March, 2013, to Fidelity National Title Agency, Inc. and Tarrant Regional Water District, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition III Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements and other matters of record as listed in Schedule B of the Commitment for Title issued by Fidelity National Title Agency, Inc., with an effective date of January 16, 2013, issued date of January 31, 2013, GF # FT244122-4412201358 affecting the subject property and listed in Exhibit "A-1" attached hereto.

Except as shown on the survey: (i) there are no visible encroachments upon the subject property by visible improvements on adjacent property, (ii) there are no visible encroachments on adjacent property, streets or alleys by any visible improvements on the subject property, and (iii) there are no visible conflicts or discrepancies.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 2, Condition III Survey.

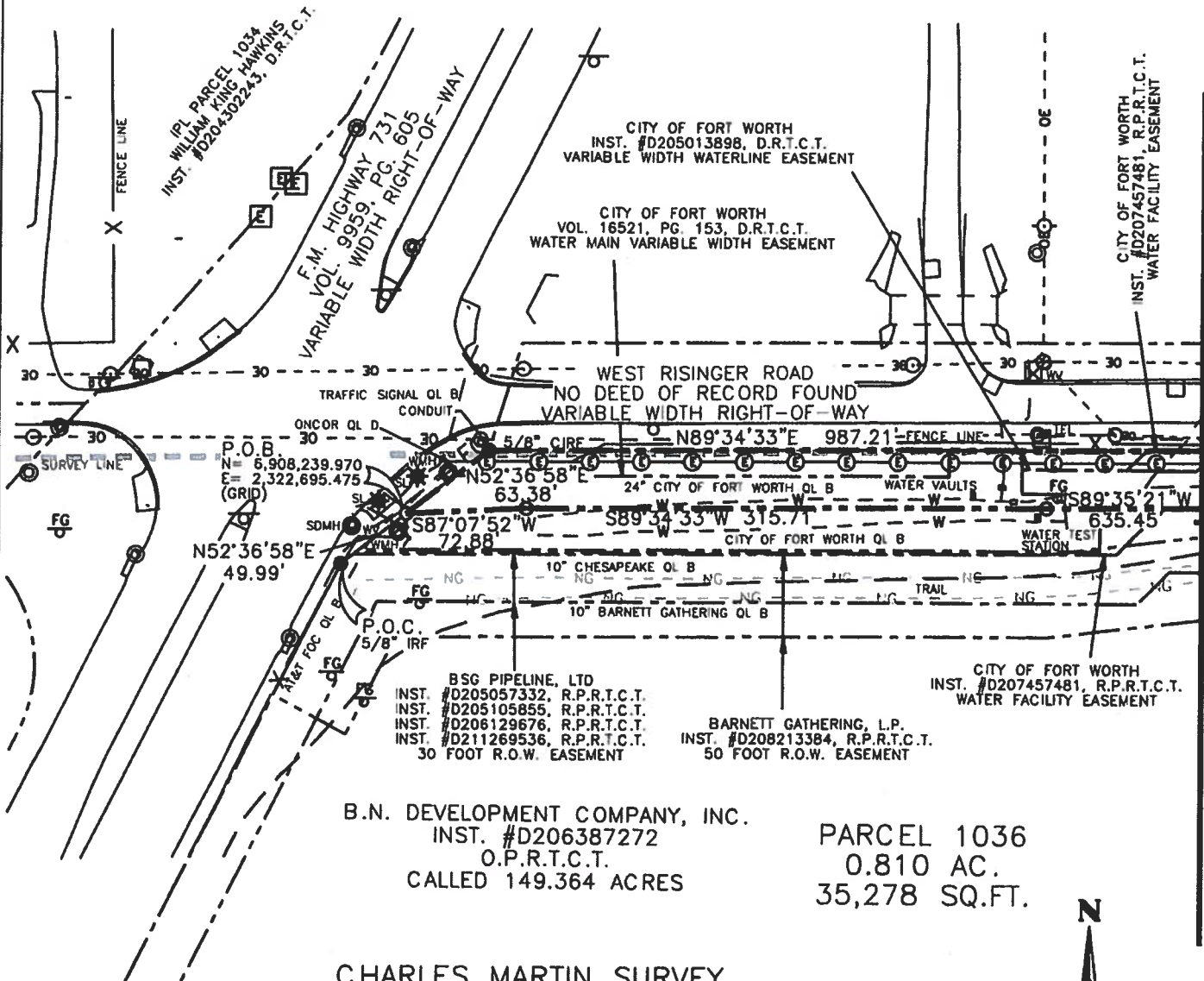


Timothy A. Frost
Registered Professional Land Surveyor
Texas Registration Number 5316

Dated: 3-5-2013



EXHIBIT "A"
PARCEL 1036

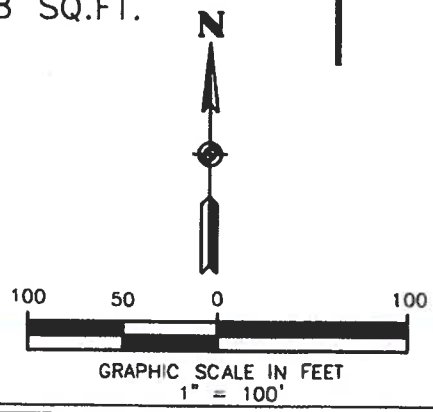


MATCHLINE SEE SHEET 4

LEGEND

- = MARKER FOUND AS NOTED
- = 5/8" CIRS STAMPED TRANSYSTEMS
- ⊙ = POWER POLE
- FG = UTILITY SIGN
- ⊕ = SIGN

NOTE: KNOWN UNDERGROUND UTILITIES SHOWN
ARE QUALITY LEVEL B AND D SUE- (02-21-2013)
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.



TranSystems

500 WEST SEVENTH STREET
SUITE 1100
FORT WORTH, TX 76102
(817) 339-8950 (TEL)
(817) 336-2247 (FAX)

PROJ NO: P202090330
SCALE: 1" = 100'
DATE: 03-05-2013
DRAWN BY: RLT
CHECKED BY: TAF
REVISED DATE: 04-02-2013

PRINTED BY
4/8/2013 9:11:28 AM

TIMOTHY A. PROBST
5376
PROFESSIONAL
LAND SURVEYOR

Timothy A. Probst
3-5-2013

SHEET TITLE

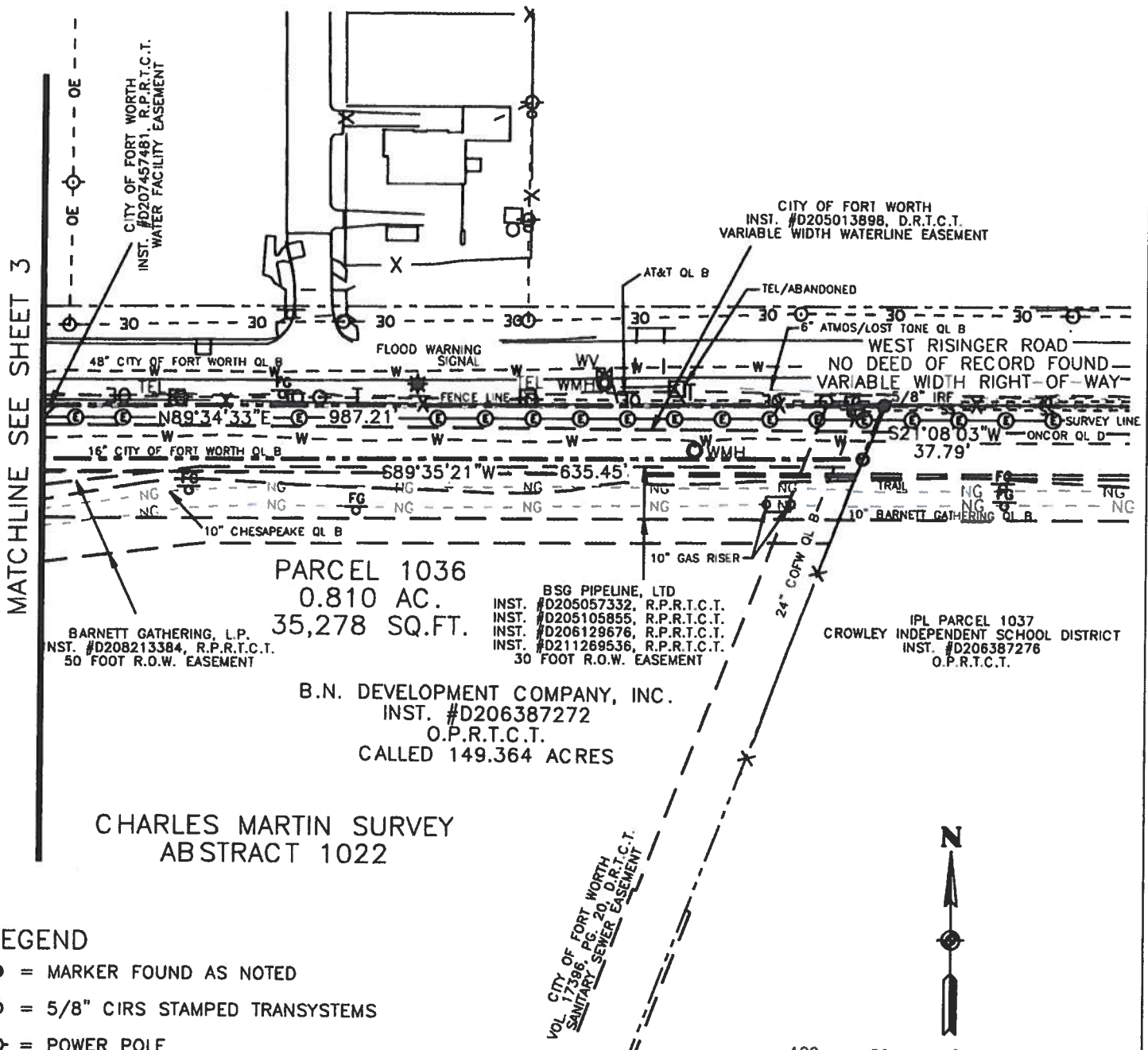
EXHIBIT "A"
SEGMENT 9, PARCEL 1036
B.N. DEVELOPMENT COMPANY, INC.

PROJECT

INTEGRATED PIPELINE PROJECT

BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9998802448

EXHIBIT "A"
PARCEL 1036



MATCHLINE SEE SHEET 3

PARCEL 1036
0.810 AC.
35,278 SQ.FT.

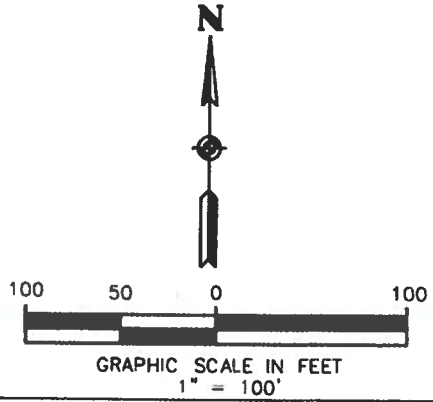
B.N. DEVELOPMENT COMPANY, INC.
INST. #D206387272
O.P.R.T.C.T.
CALLED 149.364 ACRES

CHARLES MARTIN SURVEY
ABSTRACT 1022

LEGEND

- = MARKER FOUND AS NOTED
- = 5/8" CIRS STAMPED TRANSYSTEMS
- ⊙ = POWER POLE
- fg = UTILITY SIGN

NOTE: KNOWN UNDERGROUND UTILITIES SHOWN
ARE QUALITY LEVEL B AND D SUE- (02-21-2013)
NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.



TranSystems

500 WEST SEVENTH STREET
SUITE 1100
FORT WORTH, TX 76102
(817) 339-8950 (TEL)
(817) 336-2247 (FAX)

PROJ. NO:	P202090330
SCALE:	1" = 100'
DATE:	03-05-2013
DRAWN BY:	RLT
CHECKED BY:	TAF
REVISED DATE:	04-02-2013

PRINTED ON:
4/3/2013

TIMOTHY A. FROST
5376
PROFESSIONAL LAND SURVEYOR

Timothy A. Frost
3-5-2013

SHEET TITLE	
EXHIBIT "A" SEGMENT 9, PARCEL 1036 B.N. DEVELOPMENT COMPANY, INC.	
PROJECT	
INTEGRATED PIPELINE PROJECT	
BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM (NAD83)(2007) WITH ALL DISTANCES ADJUSTED TO SURFACE BY PROJECT COMBINED SCALE FACTOR 0.9998802448	

In addition, the General Manager or his designee is granted authority to execute all documents necessary to complete this transaction and to pay all reasonable and necessary closing and related costs. Funding for this item is included in the Bond Fund. Director Kelleher seconded the motion with Directors King, Lane and Kelleher voting in favor. Directors Hill and Leonard were absent for the vote.

17.

With the recommendation of management, Director Lane moved to grant authority to acquire, by purchase, the fee simple interest in the following described tract, which is necessary for the public use and purpose of construction and operation of the Central City Project.

**Parcel 4
(Vreeland)**

Fee simple title to the surface estate only, including any improvements located thereon, of Lot 8R, Block 14, Evans-Pearson-Westwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 388-17, Page 531, Plat Records, Tarrant County, Texas, and being more particularly that tract conveyed in a deed to James Franklin Vreeland recorded in Volume 14079, Page 59, Deed Records, Tarrant County, Texas, and being further described in the accompanying resolution and in the survey plat attached thereto for the negotiated purchase price of \$985,000.

EXHIBIT "A"

PARCEL #4 LEGAL DESCRIPTION

- BEING** Lot 8R, Block 14, Evans-Pearson-Westwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 388-17, Page 531, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and further being described in a deed to James Franklin Vreeland, recorded in Volume 14079, Page 59, Deed Records, Tarrant County, Texas (D.R.T.C.T.), said tract being more particularly described by metes and bounds as follows:
- BEGINNING** at a 1/2 inch iron rod found (control monument) for the Northeast corner of Lot 8R, the Southeast corner of Lot 7, Block 14, Evans-Pearson-Westwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 310, Page 18, P.R.T.C.T., and being on the West right-of-way line of Arthur Avenue (a variable width right-of-way);
- THENCE** South 00 degrees 14 minutes 42 seconds West, along the East line of Lot 8R, same being the West line of Arthur Avenue, a distance of 199.69 feet to an "X" cut found for the Southeast corner of Lot 8R and the Northeast corner of Lot 12, of said addition;
- THENCE** North 89 degrees 50 minutes 20 seconds West, along the line common to Lot 8R and Lot 12, a distance of 120.00 feet to a 5/8 inch capped iron rod stamped "HANCOCK# 1326" found for the Southwest corner of Lot 8R, the Northwest corner of Lot 12 and being on the East line of a 10 foot alley;
- THENCE** North 00 degrees 14 minutes 42 seconds East, along the West line of Lot 8R and along the East line of said alley, a distance of 200.71 feet to a 1/2 inch iron rod found for the Northwest corner of Lot 8R and the Southwest corner of Lot 7;
- THENCE** South 89 degrees 21 minutes 20 seconds East, along the line common to Lot 8R and Lot 7, a distance of 120.00 feet to the POINT OF BEGINNING and containing 24,024 Square feet or 0.552 acre of land.

Note: Survey sketch to accompany this legal description.

Note: Basis of bearing = NAD 83 Texas North Central Zone (4202).

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116

I do hereby certify to Rattikin Title Company, Alliant National Title Insurance Company and Tarrant Regional Water District on this 20th day of September, 2013, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements located within five (5) feet of said boundaries, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements, and other matters of record as listed in Schedule B of the Commitment for Title issued by Alliant National Title Insurance Company, Dated July 7, 2013, issued July 23, 2013, GF# 13-02609 affecting the subject property, and the location of all curb cuts and driveways, if any.

Except as shown on the survey: (i) there are no visible encroachments upon the subject property by visible improvements on adjacent property, (ii) there are no visible encroachments on adjacent property, streets or alleys by any visible improvements on the subject property, and (iii) there are no visible conflicts or discrepancies.

The subject property abuts Arthur Avenue, a variable width right-of-way which provides apparent access to and from the subject property.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

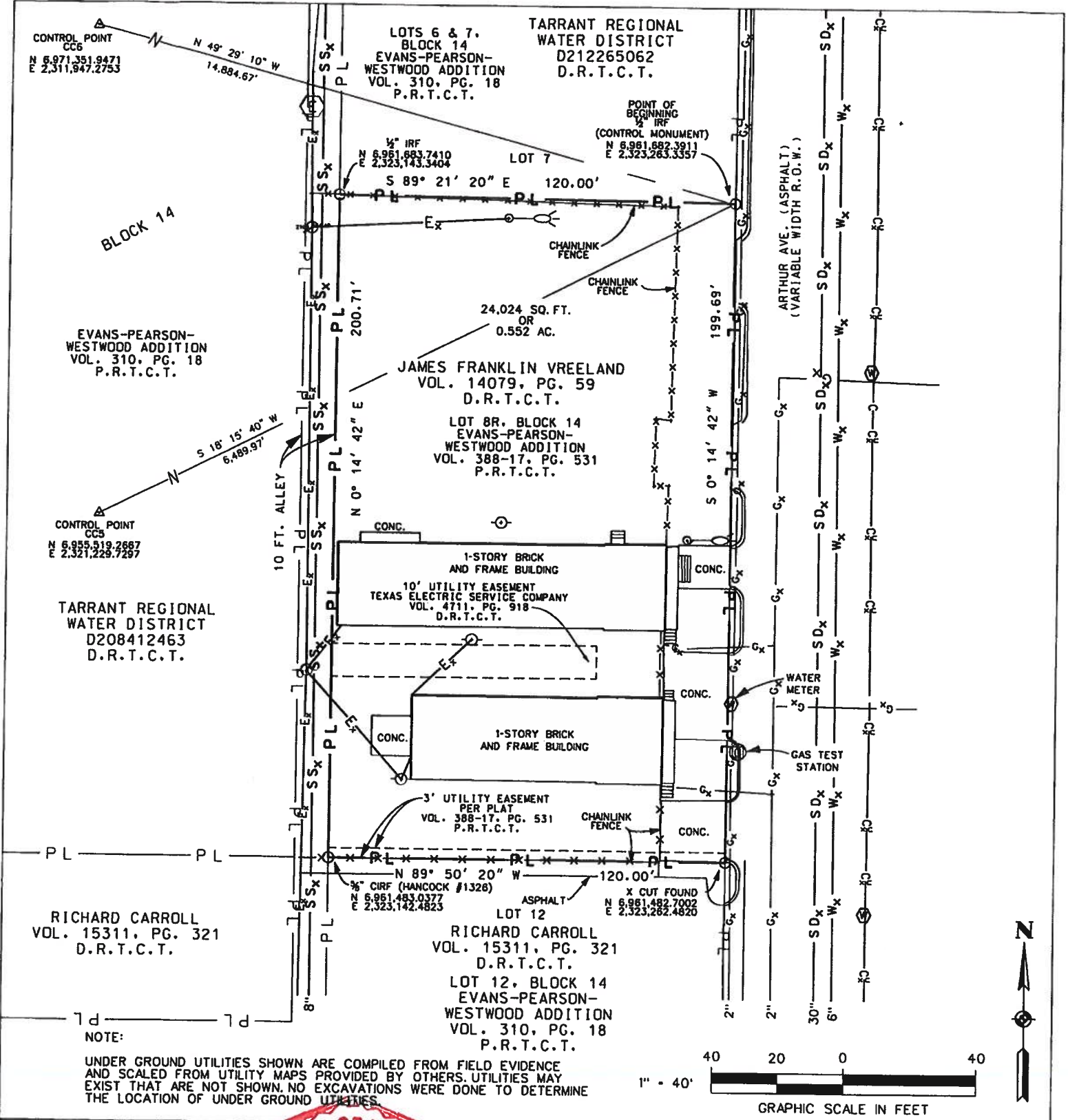
By: TranSystems

Kenneth D. Erwin

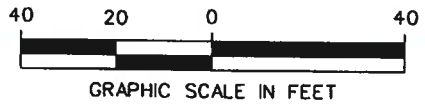
Kenneth D. Erwin
Registered Professional Land Surveyor
No. 5554

Dated: 9-20-2013





NOTE:
 UNDER GROUND UTILITIES SHOWN ARE COMPILED FROM FIELD EVIDENCE AND SCALED FROM UTILITY MAPS PROVIDED BY OTHERS. UTILITIES MAY EXIST THAT ARE NOT SHOWN. NO EXCAVATIONS WERE DONE TO DETERMINE THE LOCATION OF UNDER GROUND UTILITIES.



TranSystems

500 W. 7TH ST., SUITE 1100
 FORT WORTH, TEXAS 76102
 817-339-8950
 FAX 817-336-2247

PROJ NO: P202 06 0524
 SCALE: 40
 DATE: 09-20-2013
 DESIGNED BY:
 DRAWN BY: J.E.M.
 CHECKED BY: K.D.E.
 FILE NAME: P04_V-PB0001.DGN
 REVISED:

STATE OF TEXAS
 REGISTERED
KENNETH D. ERWIN
 5554
 PROFESSIONAL
 LAND SURVEYOR

Kenneth D. Erwin
 9-20-2013

SHEET TITLE	LAND TITLE SURVEY JAMES FRANKLIN VREELAND PARCEL #4
PROJECT	TRINITY RIVER VISION
NOTE:	COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116

In addition, the General Manager or his designee is granted authority to execute all documents necessary to complete this transaction and to pay all reasonable and necessary closing and related costs incurred with this acquisition. Funding for this item is included in the General/Contingency Fund. Director Kelleher seconded the motion with Directors King, Lane and Kelleher voting in favor. Directors Hill and Leonard were absent for the vote.

18.

No action was taken on issues surrounding the retirement and compensation of Jim Oliver.

19.

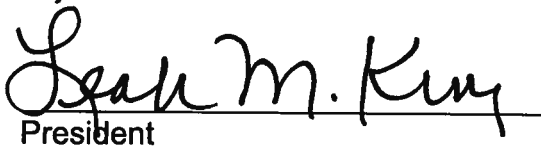
Director Lane requested a briefing on the District's involvement with Minority/Women Owned Business Enterprises.

20.


The next board meeting was scheduled for August 17, 2021 at 9:00 a.m.

21.

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



President



Secretary