

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF
TARRANT REGIONAL WATER DISTRICT
HELD ON THE 16th DAY OF NOVEMBER 2021 AT 9:00 A.M.

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

Present
Leah King
James Hill
Marty Leonard
Mary Kelleher

Also present were Dan Buhman, Alan Thomas, Heather Bass, Darrell Beason, Frank Beaty, Lisa Cabrera, Steve Christian, Linda Christie, Jason Gehrig, Kelly Harper, Zach Hatton, Rachel Ickert, Chad Lorange, Mick Maguire, Betsy Marsh, Sandy Newby, and Ed Weaver of the Tarrant Regional Water District (District or TRWD).

Also in attendance were Kathryn Long of Thompson & Horton LLP; Charles Erwin of Freese and Nichols, Inc.; Terry Lowery of City of Dallas; Max Baker; Mark Mazzanti; Jessica Priest of Fort Worth Report; Harrison Mantas of Fort Worth Star-Telegram; Joyce Baker; Mark Brown of Eagle Mountain Save the Lake; Doreen Geiger; Marquita Moore of Pressed Massage Therapy; and Thomas Torlincasi.

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 Marquita Moore regarding real property purchases for the Central City Project. Public comment was received from Thomas

Torlincasi regarding consultants.

3.

On a motion made by Director Leonard and seconded by Director Hill, the Directors voted unanimously to approve the minutes from the Board meetings held on October 14, 2021 and October 19, 2021. It was accordingly ordered that these minutes be placed in the permanent files of the District.

4.

With the recommendation of management, Director Leonard moved to approve an annual contract in an amount not-to-exceed \$177,572 with Twin City Security, Inc. for security services at LaGrave Field with an option to renew for up to four additional one-year periods. Funding for this item is included in the Fiscal Year 2022 Recreation Fund Budget. Director Hill seconded the motion and the vote in favor was unanimous.

5.

With the recommendation of management, Director Hill moved to approve a contract in the amount of \$163,150 with Insituform Technologies, LLC/Fibrwrap Construction Services, Inc. for repair of one segment of 72" pre-stressed concrete cylinder pipe. Funding for this item is included in the Fiscal Year 2022 Revenue Fund Budget. Director Leonard seconded the motion and the vote in favor was unanimous.

6.

With the recommendation of management, Director Leonard moved to approve a contract in the amount of \$113,286.98 with Robinson Taylor Industries LLC, with an option to renew for up to four additional one-year periods, for preventative heating, ventilation and air conditioning (HVAC) equipment maintenance plus contractually established rates for unscheduled repairs. Funding for this item is included in the Fiscal

Year 2022 Revenue Fund Budget. Director Kelleher seconded the motion and the vote in favor was unanimous.

7.

With the recommendation of management, Director Kelleher moved to approve a contract in the amount of \$40,505,600 with Bar Constructors, Inc. for the construction of Kennedale Balancing Reservoir yard piping and inlet and outlet modifications. Funding for this item is included in the Bond Fund. Director Hill seconded the motion and the vote in favor was unanimous.

8.

With the recommendation of management, Director Leonard moved to approve a contract amendment in an amount not-to-exceed \$2,834,662 with Freese and Nichols, Inc. for construction representation services for Kennedale Balancing Reservoir yard piping and inlet and outlet modifications. With this amendment, the contract price with Freese and Nichols, Inc. for design, bid and construction services related to the Kennedale Balancing Reservoir Expansion project is \$13,157,212. Funding for this item is included in the Bond Fund. Director Hill seconded the motion and the vote in favor was unanimous.

9.

With the recommendation of management, Director Hill moved to approve task orders for construction materials and inspection testing services in an amount not-to-exceed \$315,073 with Accurate Inspections, Inc.; in an amount not-to-exceed \$344,825 with Kleinfelder, Inc.; and in an amount not-to-exceed \$107,380 with Steel Inspectors of Texas for Kennedale Balancing Reservoir yard piping and inlet and outlet modifications. Funding for this item is included in the Bond Fund. Director Kelleher seconded the motion

and the vote in favor was unanimous.

10.

Staff Updates

- Summary of Programs: Conservation Impact
- Public Affairs Update
- Water Resources Update

11.

The Board next held an Executive Session commencing at 10:12 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 and Ongoing Investigation; and Section 551.072 to Deliberate the Purchase, Exchange, Lease or Value of Real Property; and Section 551.074 to Discuss or Deliberate Regarding Personnel Matters.

Upon completion of the executive session at 10:54 p.m., the President reopened the meeting.

12.

The Board of Directors discussed the following proposed Board-adopted policies covering the functional areas of Finance, Public Information, and Records Management: Arbitrage Policy, Budget Policy, Capital Asset Policy, General Fund Reserve Policy, Investment Policy, Other Post-Employment Benefits Funding Policy, Public Information Policy, and Records Management Policy.

13.

Dan Buhman presented his General Manager performance goals to the Board of

Directors: a) Progress in TRWD's mission to deliver a reliable, resilient supply of water to the public at the lowest cost and highest quality possible; b) Advance of the Central City/Panther Island vision; c) Cultivation of public confidence in TRWD; and d) Furthering TRWD's strategic objective to become an employer of choice. Director Hill moved to approve the General Manager's outlined priorities and performance goals to serve as part of his pre-established criteria for the Board to use for his annual evaluation and for the General Manager to use on his self-evaluation. Director Kelleher seconded the motion and the vote in favor was unanimous.

14.

With the recommendation of management, Director Leonard moved to grant authority to acquire, by purchase, interests in the following described tracts, which are necessary for the public use and purpose of construction and operation of the Central City Project.

**Parcels 44 – 45
(Go Investments)**

Fee simple title to the surface estate only, including any improvements located thereon, of all of Lots 15, 16, 17 and 18, Block 15, Evans-Pearson-Westwood Addition, being an Addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Volume 310, Page 18, Plat Records, Tarrant County, Texas, and being more particularly that tract conveyed in a deed to Go Investments recorded as Instrument No. D212110427, Deed Records, Tarrant County, Texas, and being further described in the accompanying resolution and in the survey plat attached hereto for the appraised value of \$3,000,000.

**LEGAL DESCRIPTION
PARCEL 44 & 45**

BEING a tract of land situated in the W. Bussell Survey, Abstract No. 151, City of Fort Worth, Tarrant County, Texas and being all of that same tract of land conveyed to **GO INVESTMENTS, LLC.** by warranty deed recorded in Tarrant County Clerk's Instrument Number D212110427, Deed Records, Tarrant County, Texas (D.R.T.C.T.), said tract being all of Lots 15, 16, 17 and 18, Block 15, Evans-Pearson-Westwood Addition, being an Addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Volume 310, Page 18, Plat Records, Tarrant County, Texas (P.R.T.C.T.), said tract being herein more particularly described by metes and bounds as follows:

BEGINNING at a "Y" cut in concrete found at the southwest property corner of the said Lot 15, Block 15, same being the northwest property corner of Lot 14, Block 15 of the said Evans-Pearson-Westwood Addition, said beginning point being on the east right-of-way line of Greenleaf Street, being a 50 feet wide public right-of-way at this point;

THENCE North 00°23'03" East, along the west property line of the said Block 15 and along the said east right-of-way line of Greenleaf Street, 199.98 feet to a ½" iron rod found at the northwest property corner of the said Lot 18, Block 15, said 1/2" iron being found at the southwest property corner of Lot 19, Block 15 of the said Evans-Pearson-Westwood Addition;

THENCE South 89°43'01" East, along the north property line of the said Lot 18, same being the south property line of the said Lot 19, a distance of 129.98 feet to a 5/8" iron pipe found at the northeast property corner of the said Lot 18, same being the southeast property corner of the said Lot 19, said 5/8" iron pipe being on the west right-of-way line of a 12.5 feet wide alley way;

THENCE South 00°22'18" West, along the east property line of the said Block 15 and along the said west right-of-way line of the 12.5 feet wide alley way, 200.15 feet to a 1/2" iron rod with cap stamped "GRANT ENG" found at the southeast property corner of the said Lot 15, same being the northeast property corner of the said Lot 14, Block 15;

THENCE North 89°38'40" West, along the south property line of the said Lot 15 and along the north property line of the said Lot 14, 130.02 feet to the **POINT OF BEGINNING**;

The tract being herein described contains **0.597 acres (26,008 square feet)** 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.

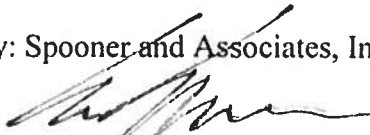
I do certify on this 13th day of August, 2013 to Chicago Title Insurance Company, Rattikin Title Company and Tarrant Regional Water District that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 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 Chicago Title Insurance Company, issued July 18, 2013 with an effective date of July 2, 2013, GF# 12-01451 affecting the subject property.

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 property adjoins Greenleaf Street, a 50 feet wide 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: Spooner and Associates, Inc.



Surveyors Name: Eric S. Spooner
Registered Professional Land Surveyor,
Texas No. 5922
Date of Survey: 6-6-12
Revised/Updated: 8-13-13

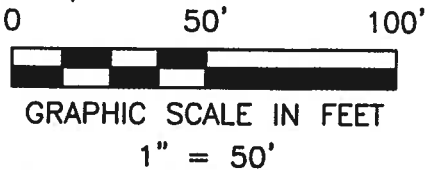
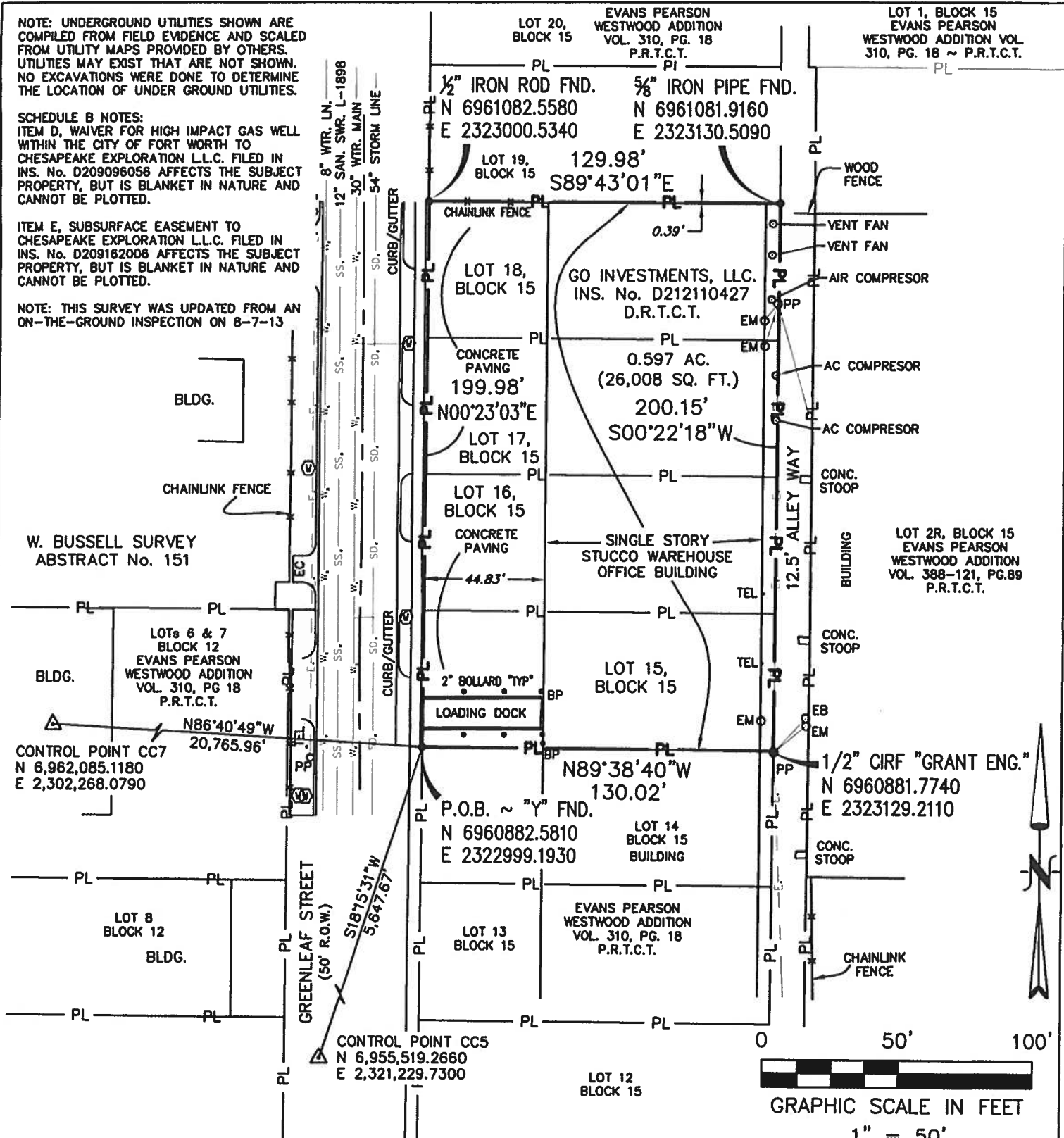


NOTE: UNDERGROUND UTILITIES SHOWN ARE COMPILED FROM FIELD EVIDENCE AND SCALED FROM UTILITY MAPS PROVIDED BY OTHERS. UTILITIES MAY EXIST THAT ARE NOT SHOWN. NO EXCAVATIONS WERE DONE TO DETERMINE THE LOCATION OF UNDER GROUND UTILITIES.

SCHEDULE B NOTES:
 ITEM D, WAIVER FOR HIGH IMPACT GAS WELL WITHIN THE CITY OF FORT WORTH TO CHESAPEAKE EXPLORATION L.L.C. FILED IN INS. No. D209096056 AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.

ITEM E, SUBSURFACE EASEMENT TO CHESAPEAKE EXPLORATION L.L.C. FILED IN INS. No. D209162008 AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.

NOTE: THIS SURVEY WAS UPDATED FROM AN ON-THE-GROUND INSPECTION ON 8-7-13



SPOONER & ASSOCIATES
 REGISTERED PROFESSIONAL LAND SURVEYORS

SPOONER & ASSOCIATES, INC.
 309 BYERS STREET, SUITE 100
 EULESS, TEXAS 76039
 (817) 281-2355 (TEL)

FILE NAME:	10-086 PAR. 44-45
PROJ NO:	10-086
SCALE:	1" = 50'
DATE:	6-6-12
DRAWN BY:	WDE
CHECKED BY:	ESS
UPDATED:	8-13-13

8-13-13

SHEET TITLE	LAND TITLE SURVEY PARCELS 44 & 45 GO INVESTMENTS, LLC.
PROJECT	TRINITY RIVER VISION
NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL (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. Funding for this item is included in the Fiscal Year 2022 General Fund Budget. Director Hill seconded the motion and the vote in favor was unanimous.

15.

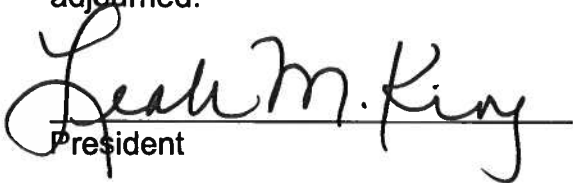
There were no future agenda items approved.

16.

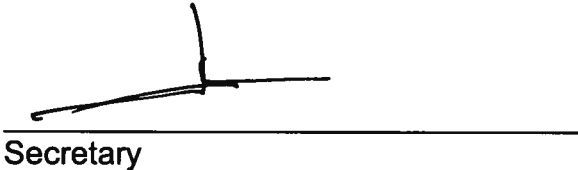
The next board meeting was scheduled for December 14, 2021 at 9:00 a.m.

17.

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



President



Secretary