



Board of Directors Meeting

November 19, 2024





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:
**Consider Approval of the Minutes from the Meeting
Held on October 15, 2024**

Item 4:
Consider Approval of Consent Agenda

- **Consider Approval of Change in Calculation of Retainage with BAR Constructors, Inc. for Integrated Pipeline Lake Palestine Pump Station Intake and Wetwell Project**
- **Consider Approval of Purchase from Northwest Pipe Company for Replacement and Inventory Pipe Segments for the Richland-Chambers and Cedar Creek Pipelines**
- **Consider Approval for Extension of Professional Services Agreement with Willis Towers Watson Insurance Services West, Inc. for Rolling Owner Controlled Insurance Program Broker Administrator Services Contract**
- **Consider Approval of Contract with Thompson Safety for First-Aid and Emergency Safety Equipment Inspection and Replacement**
- **Consider Approval of Contract to Provide Stop Loss Coverage for Health Insurance**

Item 5:

Consider Approval of Change Order with Traylor Sundt Joint Venture for an Increase in Allowance Item A-7 Base Project Interventions of the Integrated Pipeline Project

Ed Weaver, IPL Program Manager

IPL Hollywood Lake Tunnel – Tunnel Boring Machine (TBM) Interventions

RECORD DOCUMENT

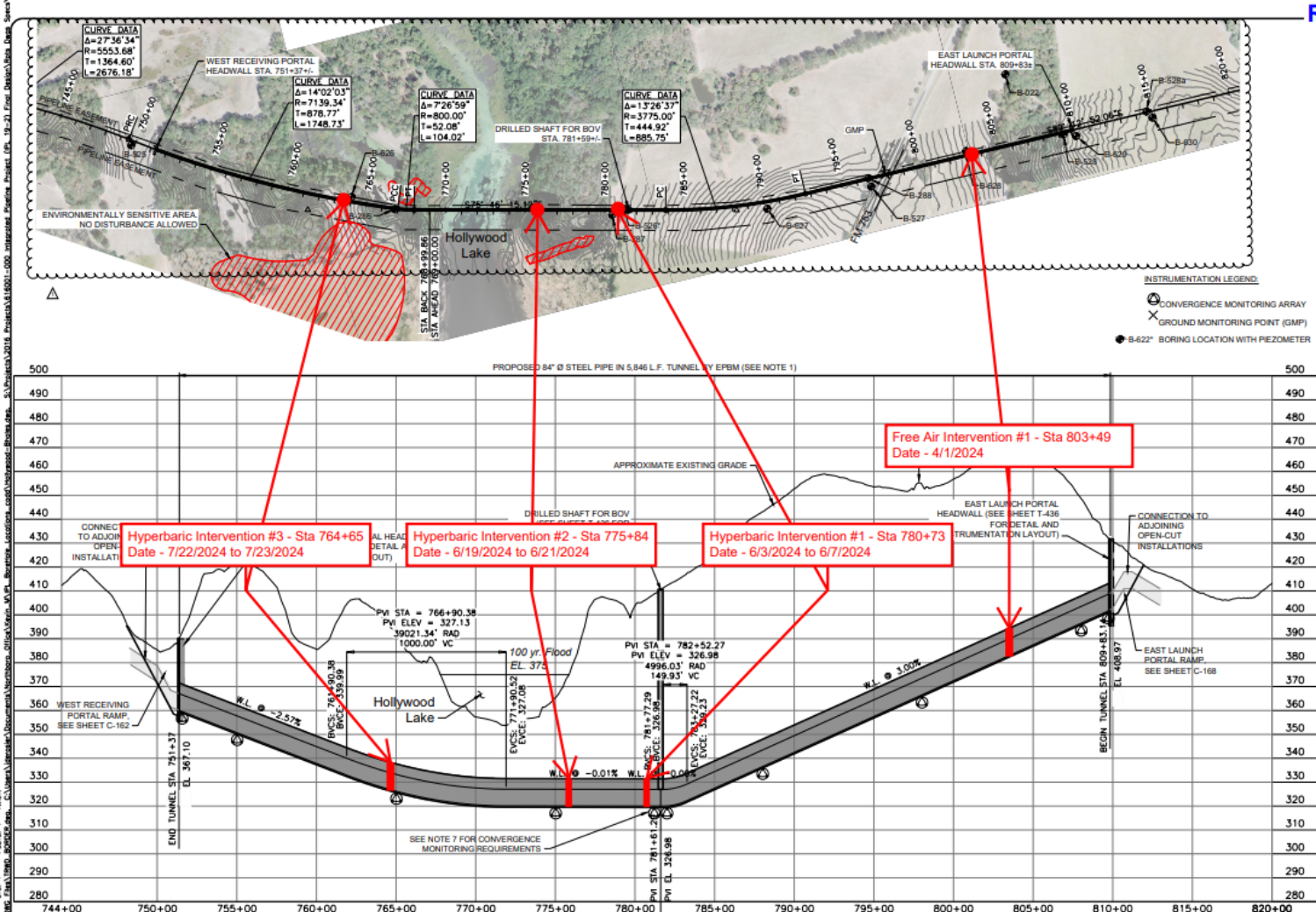
1. THE EXCAVATED TUNNEL DIAMETER SHALL BE SELECTED BY THE CONTRACTOR TO SUIT EQUIPMENT SELECTION, MEANS AND METHODS, AND SATISFY GROUT REQUIREMENTS AS SHOWN IN THE DETAILS AND IN THE SPECIFICATIONS.
2. AT BOTH ENDS OF THE TUNNEL, DEPENDING UPON THE CONTRACTORS MEANS AND METHODS, AND SEQUENCING OF THE WORK, THE CONTRACTOR MAY CHOOSE TO CONSTRUCT A RECEIVING PORTAL AND/OR RECEIVING SHAFT(S) ON EITHER END/BOTH ENDS. THE CONTRACTOR SHALL CHOOSE THE SHAFT AND/OR PORTAL GEOMETRY AND SIZE.
3. SEE SHEETS C-162 THRU C-168 FOR STATION AND ELEVATION OF CARRIER PIPE IN TUNNEL.
4. SEE SHEET T-434 FOR SHAFT AND PORTAL CONSTRUCTION DETAILS.
5. SEE SHEET T-435 FOR TUNNEL CROSS SECTION.
6. ENVIRONMENTALLY SENSITIVE AREAS ARE CLOSE TO THE CENTER CONSTRUCTION SHAFT. ENVIRONMENTALLY SENSITIVE AREAS MUST NOT BE DISTURBED.
7. INSTALL CONVERGENCE MONITORING ON THE 5TH RING BEYOND THE PORTAL AND SHAFT, AND AT ALL TUNNEL PENETRATIONS. ALSO INSTALL CONVERGENCE MONITORING AT THE FOLLOWING STATIONS: 755+00, 765+00, 775+00, 788+00, 798+00, AND 808+00.
8. PIPE ELEVATIONS SHOWN IN THE PROFILE REFER TO TOP OF CARRIER PIPE.
9. TEMPORARY SUPPORT OF EXCAVATION MUST BE REMOVED AS TO NOT INTERFERE WITH FUTURE CONSTRUCTION OF 2 MORE PARALLEL WATERLINES BOTH OF WHICH MUST FIT WITHIN THE RIGHT OF WAY SHOWN.
10. THE CONTRACTOR SHALL MAINTAIN EXISTING PIEZOMETERS (WHERE POSSIBLE) AND PROVIDE ACCESS TO OPT FOR CONTINUED AND PERIODIC MONITORING OF PIEZOMETER DATA. THE CONTRACTOR SHALL CONSIDER ABANDONMENT OF CERTAIN PIEZOMETERS, IF ALTERNATE APPROACHES CONSIDER A SHALLOWER TUNNEL HORIZON FROM THE BASE APPROACH. SOME PIEZOMETERS WERE INSTALLED DIRECTLY ALONG THE TUNNEL ALIGNMENT, AND A SHALLOWER ALIGNMENT MAY INTERSECT THE PIEZOMETER.
11. SEE SHEET T-436 FOR ADDITIONAL INSTRUMENTATION AT SHAFT SITE.
12. SEE SHEET T-438 FOR SPECIFIC LOCATIONS OF MONITORING POINTS.
13. THE CONTRACTOR SHALL NOTE THE 100-YR FLOOD ELEVATION ON THIS DRAWING. THE CONTRACTOR SHALL EXTEND THE SHAFT AND/OR PORTAL INITIAL SUPPORT, OR OTHER TEMPORARY WORKS, TO A MINIMUM ELEVATION OF TWO FEET ABOVE THIS 100-YR FLOOD ELEVATION. THE CONTRACTOR IS RESPONSIBLE TO PROTECT THE SITE FROM FLOODS.

Total of Nine TBM Interventions were Performed on Cedar Creek and Hollywood Lake Tunnels –

5 Free Air Interventions on the Cedar Creek Tunnel.

1 Free Air and 3 Hyperbaric Interventions on the Hollywood Lake Tunnel

Typically, 15 minutes to pressure up chamber and equalize with face, 4 hours of work time and 1.5 to 2 hours to de-compress.



NO.	ISSUE	DATE	BY	CHKD
0	ISSUED FOR CONSTRUCTION	01/21/2022	NEH	616001-000
1	CHANGE ORDER 036 CCT and HWT Alignment Modifications	03/07/2023	NEH	01/21/2022

TARRANT REGIONAL WATER DISTRICT AND CITY OF DALLAS, TEXAS
SECTION 19 LONG TUNNELS (PL19TUN)

HOLLYWOOD LAKE TUNNEL PLAN AND PROFILE WITH INSTRUMENTATION

HR Brierley Associates
Creating Space Underground

HR ENGINEERING, INC.
Texas Registered Engineering Firm F-745

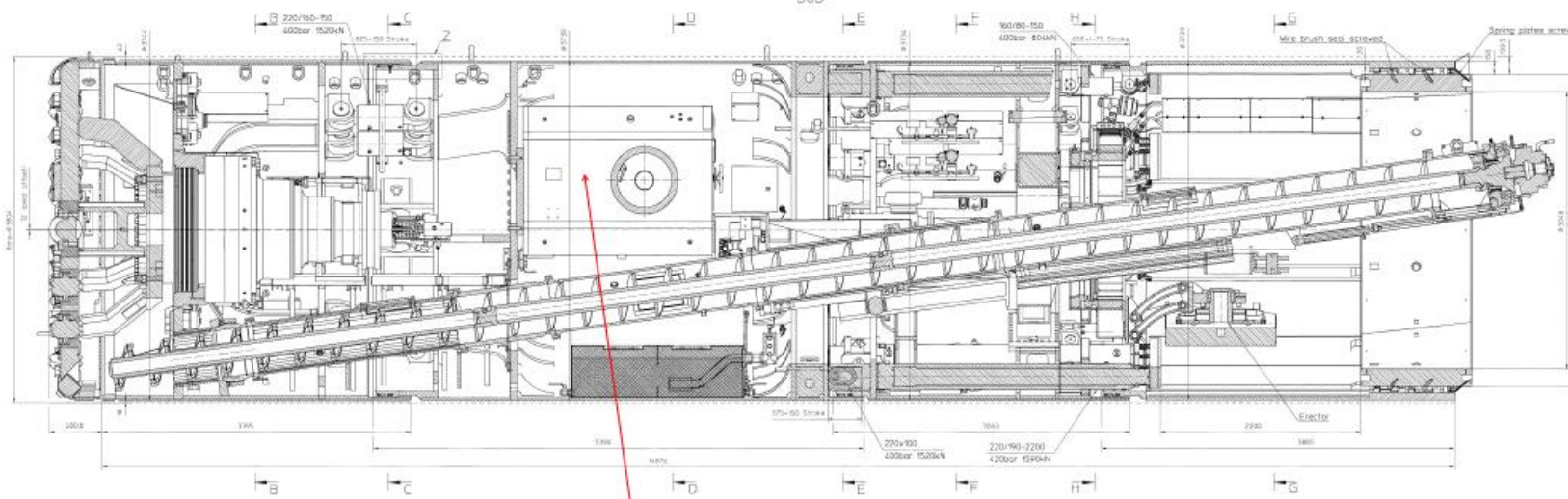
BRIERLEY ASSOCIATES CORPORATION
Texas Registered Engineering Firm F-3691

THE SEAL THAT ORIGINALLY APPEARED ON THIS DOCUMENT WAS AUTHORIZED BY NANCY E. NUTTBROCK, P.E. TEXAS NO. 120695, TEXAS ENGINEERING FIRM NO. F-3691 ON MARCH 7, 2023.

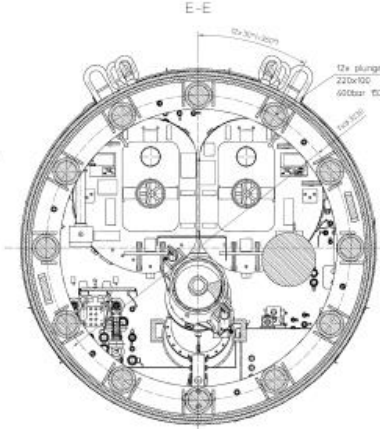
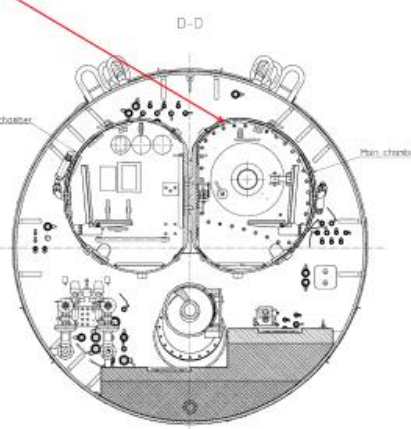
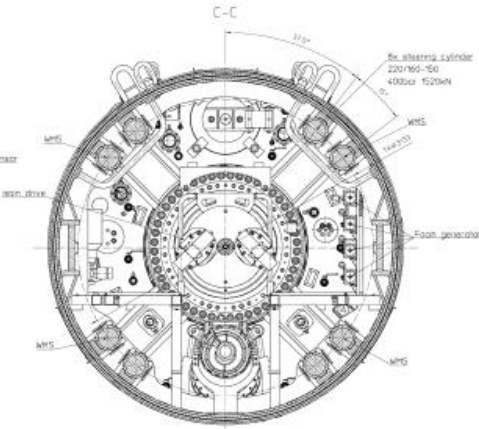
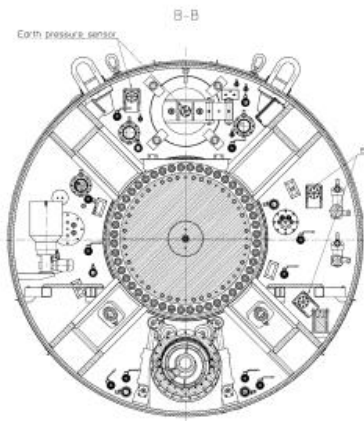
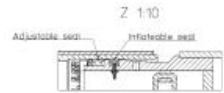
VERIFY SCALE
Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

SHEET T-412
67 OF 147

IPL Hollywood Lake Tunnel – Tunnel Boring Machine (TBM) Interventions



Hyperbaric Chamber

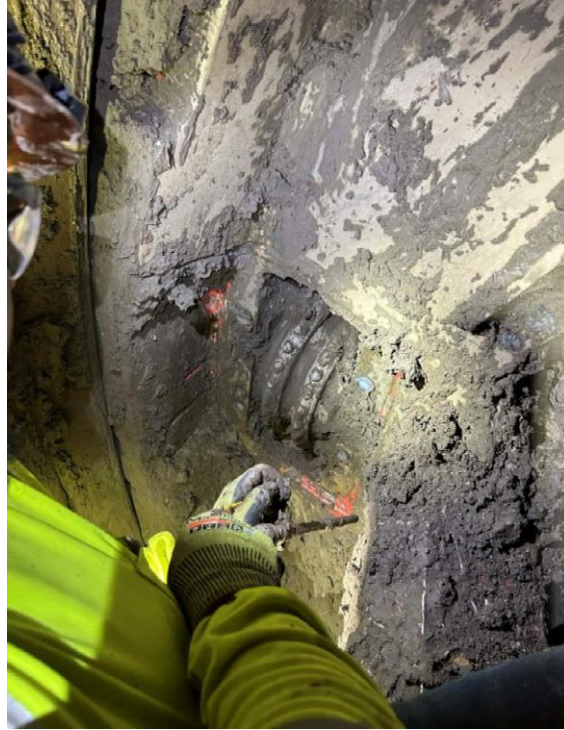


Hyperbaric Intervention -- Air pressure is introduced into the working chamber of the TBM slightly higher than the opposing ground/water pressure resulting in a pressurized space or hyperbaric environment that allows workers to perform routine inspections, maintenance, and repairs under TBM face working pressure (oxygenhealthsystems.com).

IPL Hollywood Lake Tunnel – Tunnel Boring Machine (TBM) Interventions



Entering Hyperbaric Chamber



Inspecting Cutter Tooling



Worn Cutter Tooling



New Cutter Tooling

An underwater scene with light rays filtering through the water, creating a shimmering effect. Bubbles and small particles are visible throughout the water.

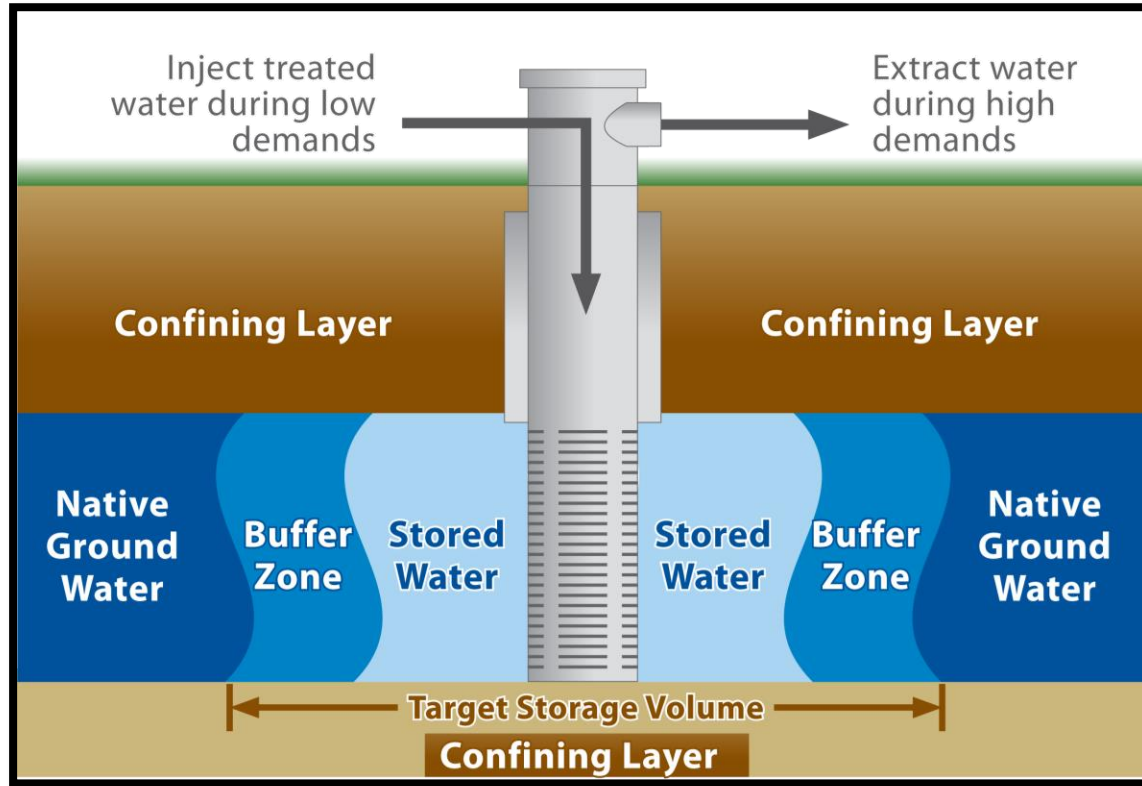
Item 6:

Consider Approval of Contract Amendment with Freese and Nichols, Inc. for Aquifer Storage and Recovery Demonstration Well - Surface Facilities

Zachary Huff, Water Resources Engineering Director

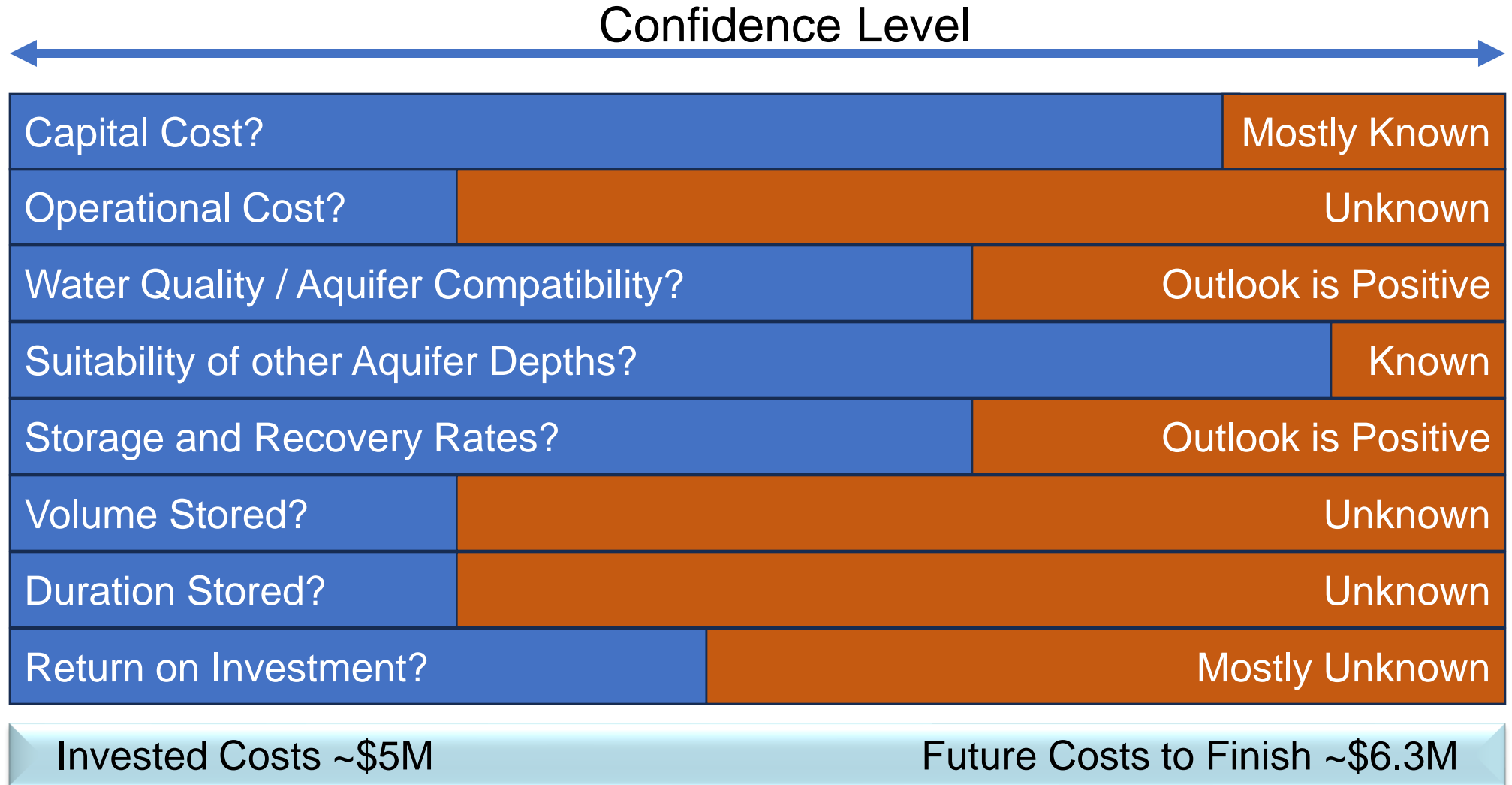
Aquifer Storage and Recovery (ASR) Demonstration Well

WATER SUPPLY · FLOOD PROTECTION · RECREATION



ASR Demonstration Well - Project Objectives

Managing Risks – Improving Assumptions



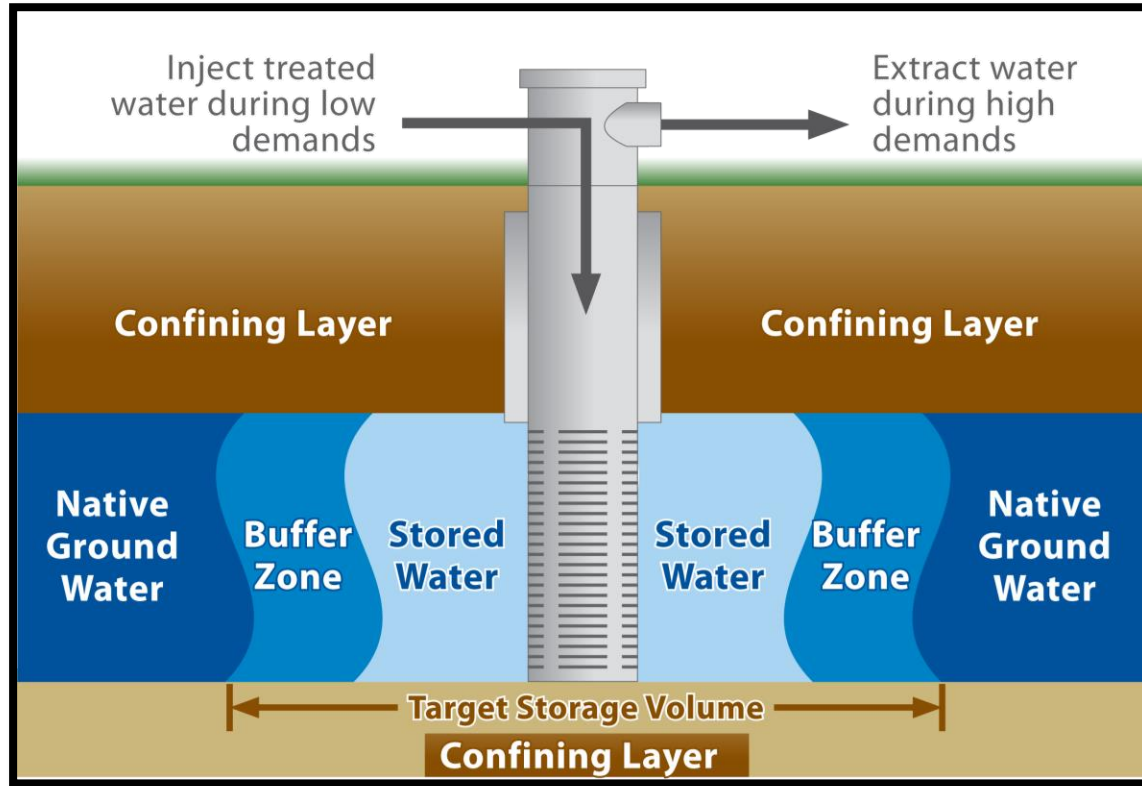
An underwater photograph showing a view looking up towards the surface. The water is a deep, vibrant blue, with numerous light rays and reflections creating a shimmering effect. The surface of the water is visible at the top, with ripples and bright light filtering through.

Item 7:

Consider Approval of Change Order with Hydro Resources Mid-Continent, Inc. for Aquifer Storage and Recovery Well Demonstration Study - Well Drilling Project

Zachary Huff, Water Resources Engineering Director

Aquifer Storage and Recovery (ASR) Demonstration Well





Item 8:

**Consider Approval of Contract with Kelm Engineering
for Vibration Analysis Support Services**

Jason Gehrig, Infrastructure Engineering Director

Kelm Vibration Analysis Services



TRWD Vibration Severity Chart

Severity	Action	ISO 10816-7 Zone	ISO 10816-7 Description
1	No action required	A	Newly commissioned machines in preferred operating range
2	Followup action recommended (alarm or monitoring method changes)		
3	Continue operation if required. Place on Watchlist.	B	Unrestricted long-term operation in allowable operating range
4	Emergency operation only. Place on Watchlist. Plan corrective action.	C	Limited Operation
5	Remove from service immediately. Pursue corrective action prior to operating.	D	Risk of Damage



Item 9:

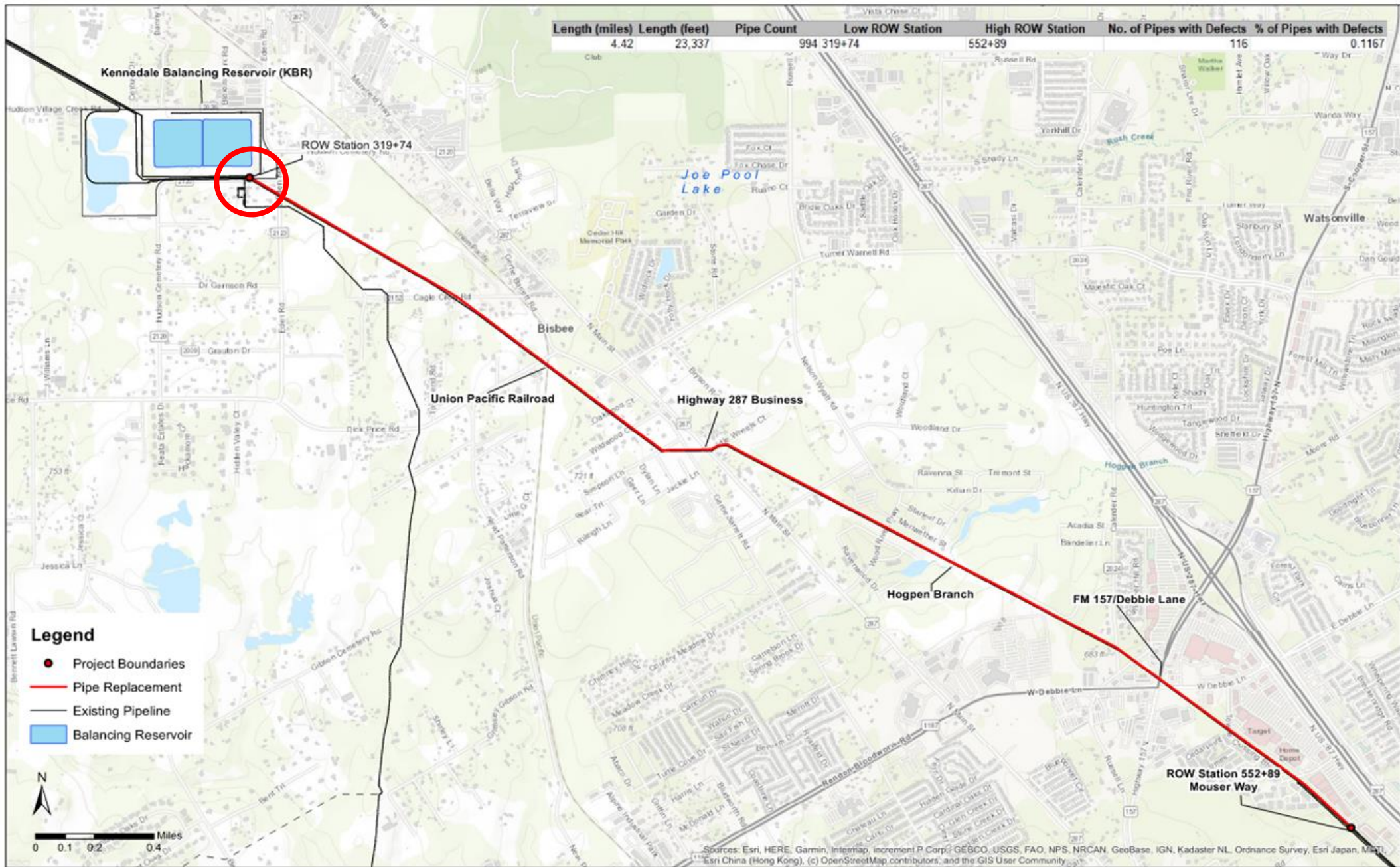
Consider Approval of Change Order with BAR Constructors, Inc. for the Kennedale Balancing Reservoir Yard Piping, Inlet and Outlet Modification Project

Jason Gehrig, Infrastructure Engineering Director

Kennedale Balancing Reservoir Yard Piping, Inlet and Outlet Modifications

120-inch x 72-inch Tee Change Order











Item 10:

Consider Approval of Amendments to Downtown Tax Increment Financing (TIF 3) and Lancaster Tax Financing (TIF 8)

Linda Christie, Government Affairs Director



Item 11:

Consider Board Appointments for Tax Increment Financing Districts

Linda Christie, Government Affairs Director

The background of the slide is a close-up photograph of water. It features a series of concentric, overlapping ripples that create a textured, shimmering effect. The water is a clear, light blue color, and the lighting highlights the individual droplets and bubbles, giving it a dynamic and fresh appearance.

PRESENTATION

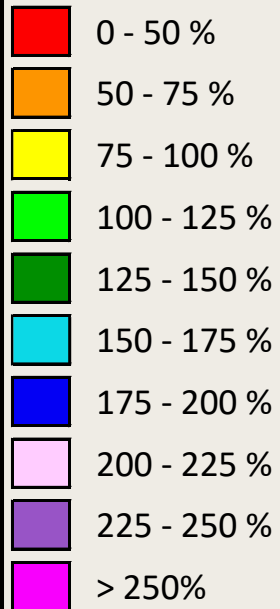
Water Resources and Planning

Rachel Ickert, *Chief Water Resources Officer*

Percent of Normal Rainfall

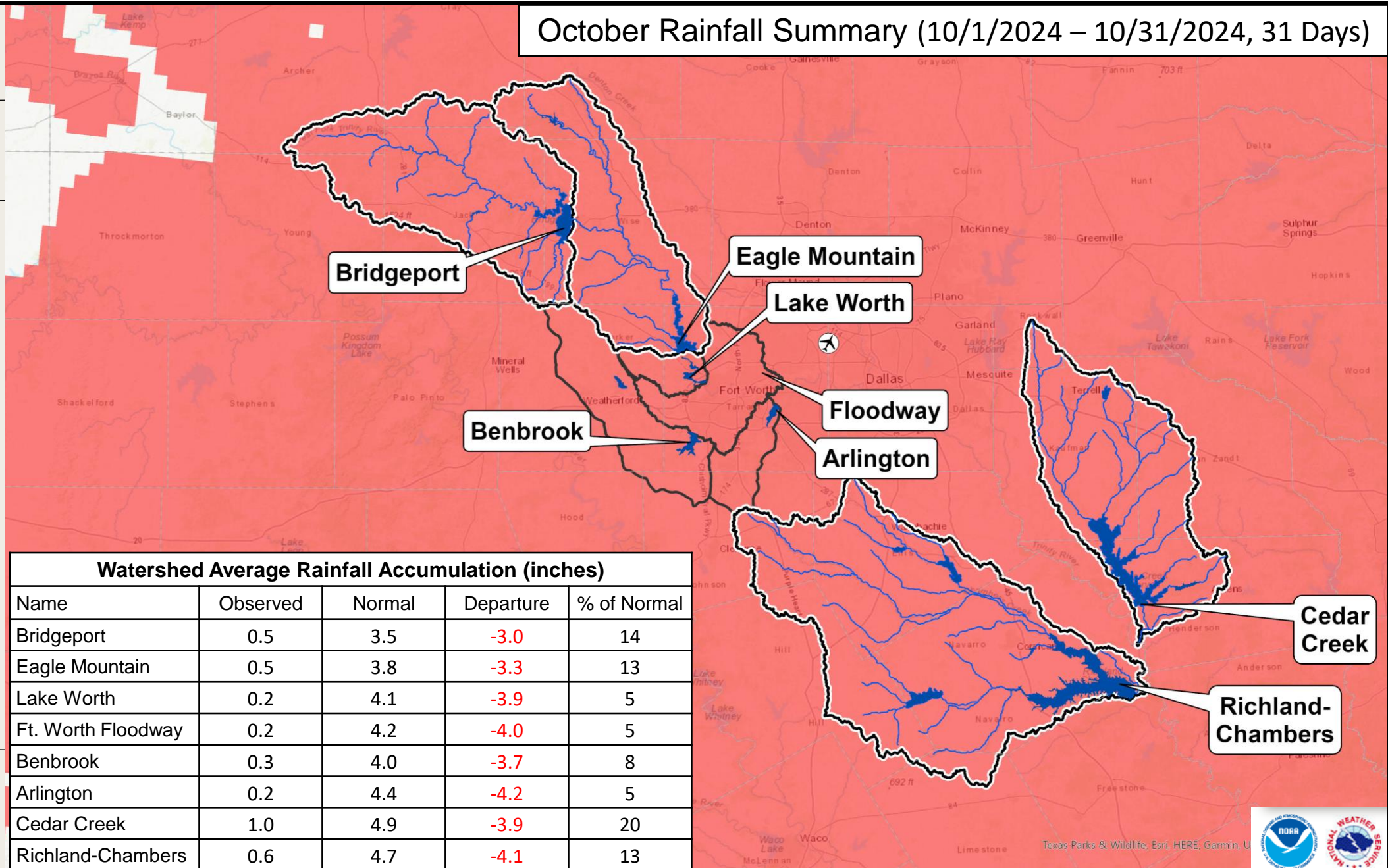


LEGEND



Precipitation totals are obtained from NOAA's NWS. The totals displayed are estimated by the WGRFC. The data is processed and displayed using ESRI ArcGIS.

October Rainfall Summary (10/1/2024 – 10/31/2024, 31 Days)



Watershed Average Rainfall Accumulation (inches)				
Name	Observed	Normal	Departure	% of Normal
Bridgeport	0.5	3.5	-3.0	14
Eagle Mountain	0.5	3.8	-3.3	13
Lake Worth	0.2	4.1	-3.9	5
Ft. Worth Floodway	0.2	4.2	-4.0	5
Benbrook	0.3	4.0	-3.7	8
Arlington	0.2	4.4	-4.2	5
Cedar Creek	1.0	4.9	-3.9	20
Richland-Chambers	0.6	4.7	-4.1	13



Percent of Normal Rainfall

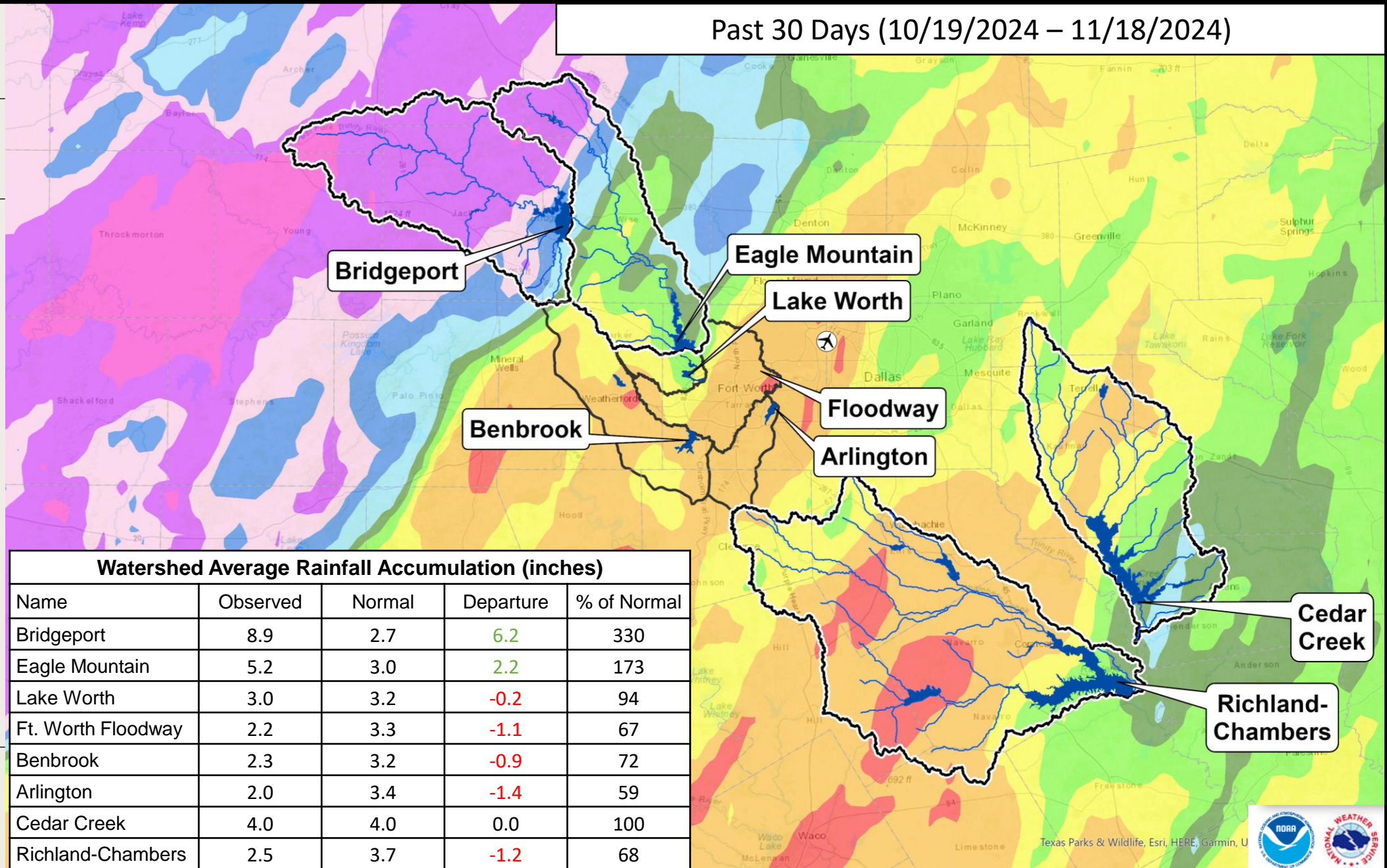


LEGEND

- 0 - 50 %
- 50 - 75 %
- 75 - 100 %
- 100 - 125 %
- 125 - 150 %
- 150 - 175 %
- 175 - 200 %
- 200 - 225 %
- 225 - 250 %
- > 250%

Precipitation totals are obtained from NOAA's NWS. The totals displayed are estimated by the WGRFC. The data is processed and displayed using ESRI ArcGIS.

Past 30 Days (10/19/2024 – 11/18/2024)

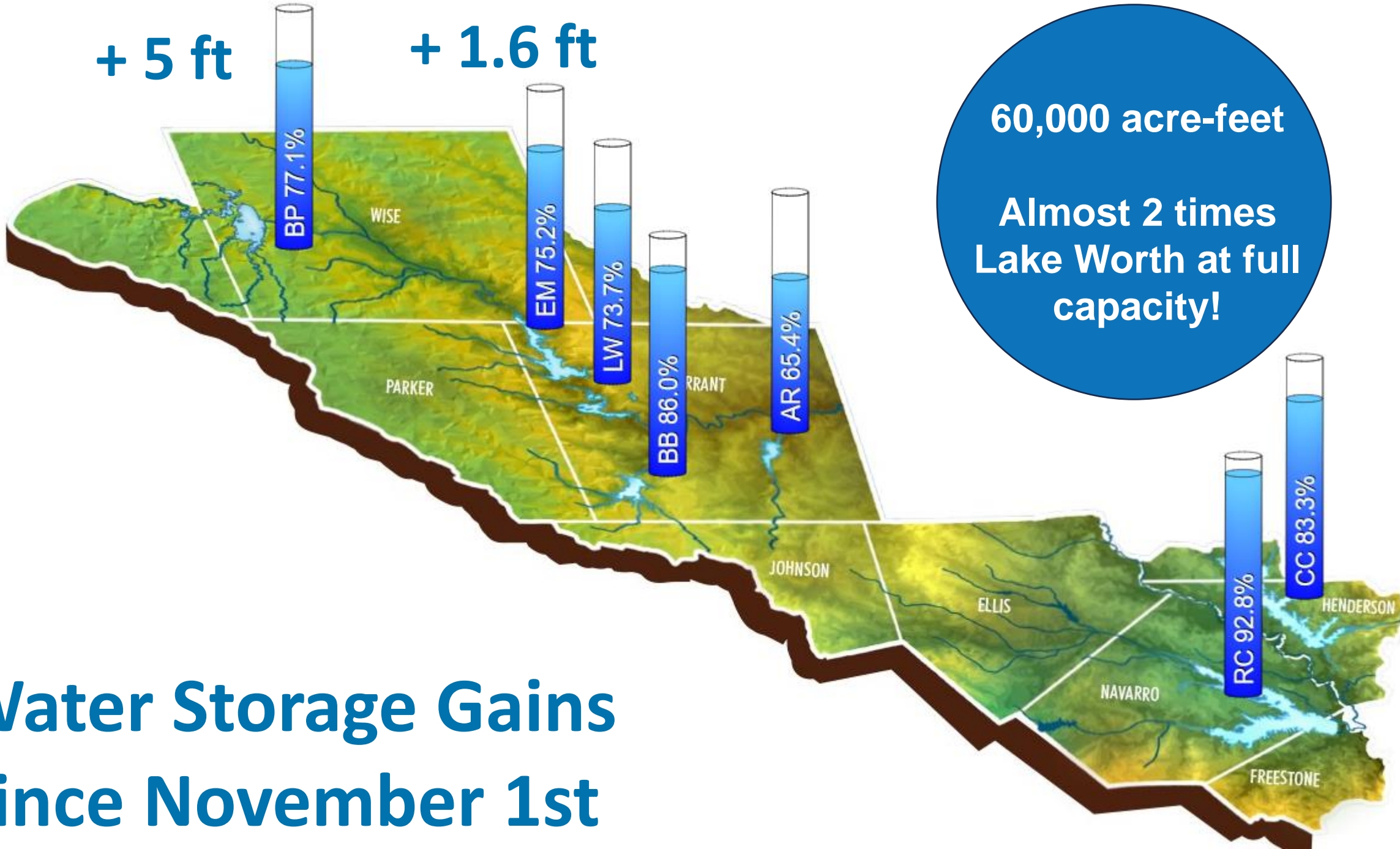


Watershed Average Rainfall Accumulation (inches)				
Name	Observed	Normal	Departure	% of Normal
Bridgeport	8.9	2.7	6.2	330
Eagle Mountain	5.2	3.0	2.2	173
Lake Worth	3.0	3.2	-0.2	94
Ft. Worth Floodway	2.2	3.3	-1.1	67
Benbrook	2.3	3.2	-0.9	72
Arlington	2.0	3.4	-1.4	59
Cedar Creek	4.0	4.0	0.0	100
Richland-Chambers	2.5	3.7	-1.2	68



+ 5 ft

+ 1.6 ft

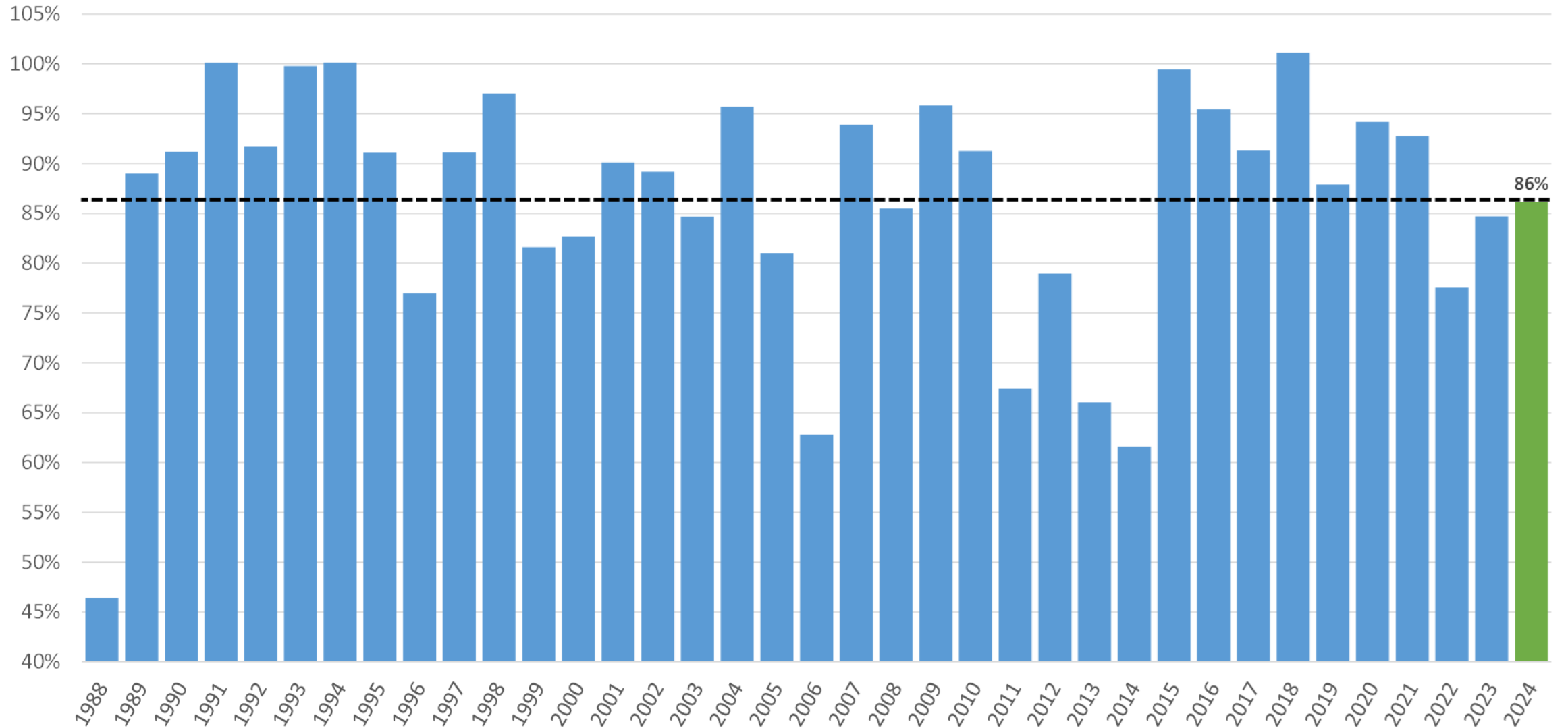


60,000 acre-feet

**Almost 2 times
Lake Worth at full
capacity!**

**Water Storage Gains
Since November 1st**

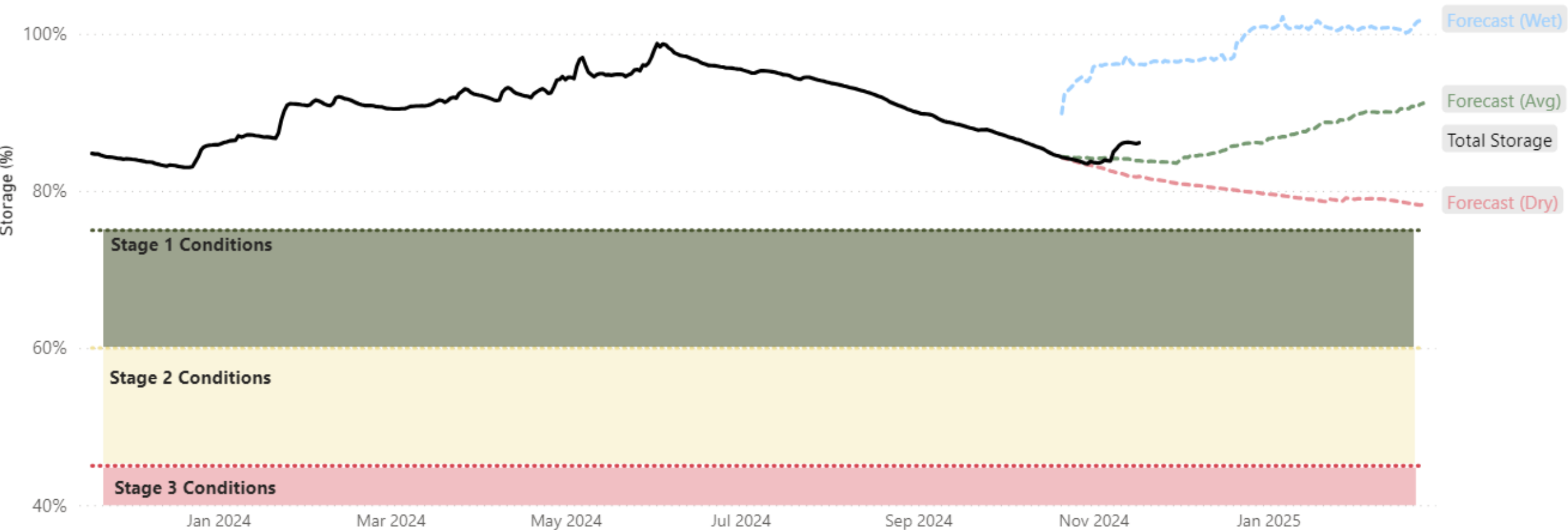
Percent of Total Storage on November 17



*1988 – All four TRWD reservoirs operational



Historic and Projected Total Water Supply Storage



The background of the slide is a close-up photograph of water. It features a series of concentric, overlapping ripples that create a textured, shimmering effect. The water is a clear, light blue color, and the lighting highlights the individual droplets and bubbles, giving it a dynamic and fresh appearance.

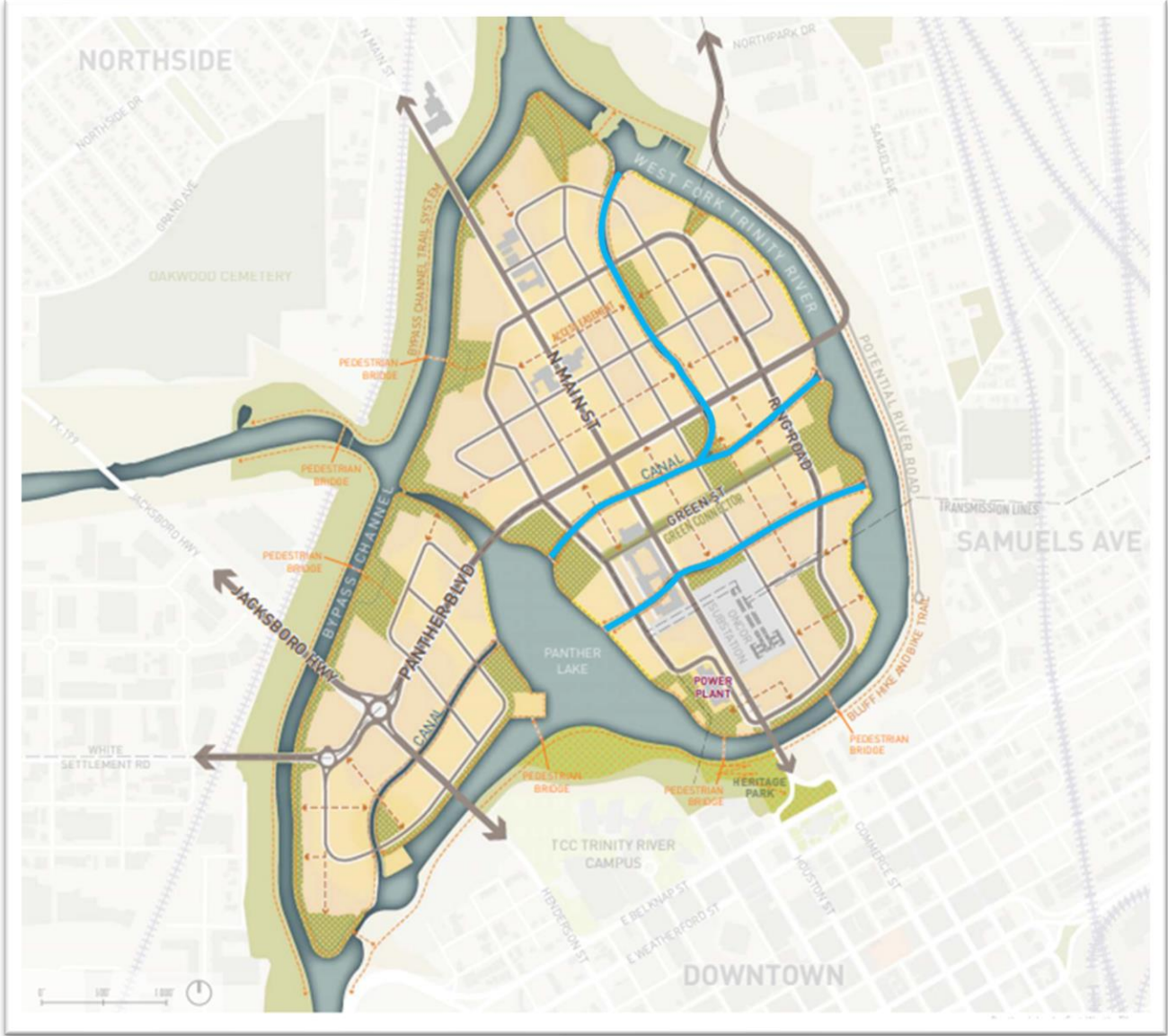
PRESENTATION

Creation of Public Improvement District for Panther Island

Kate Beck, *Central City Flood Control Program Director*

Panther Island Public Improvement District

November 19, 2024



Panther Island PID

PIDs in Fort Worth

Public Improvement Districts (PIDs)



Public Improvement Districts (PIDs) are defined geographical areas established to provide specific types of improvements or maintenance, which are financed by assessments against the property owners within the area.

PIDs provide the city with a development tool that allocates costs according to the benefits received. A PID can provide funding for supplemental services and improvements that meet the needs of the community, that could not otherwise be constructed or provided.

Chapter 372 of the Texas Local Government Code authorizes the creation of PIDs by cities. The owners of the properties in the defined PID area can request the City to form a PID through a petition, which may include the establishment of an Advisory Body. Once an Advisory Body is established, the property owners within the PID have control over the types of improvements, level of maintenance, and amount of assessments to be levied against the property owners.

Panther Island PID

PID vs. TIF

PID - Public Improvement District

- A special purpose district that allows a city or county to charge an assessment against property in the district
- Created by a municipality based on petition of property owners
- Commonly used to pay for improvements that are above the standards normally provided in an area

TIF - Tax Increment Financing District

- A special purpose district that is a way for municipalities to reinvest new tax revenue from developments back into the area where it originated
- Created by a municipality to stimulate new private investment and thereby increase real estate values
- Potential improvements include wider public infrastructure, utilities, public landscaping, lighting, environmental remediation, demolition, and historic facades etc

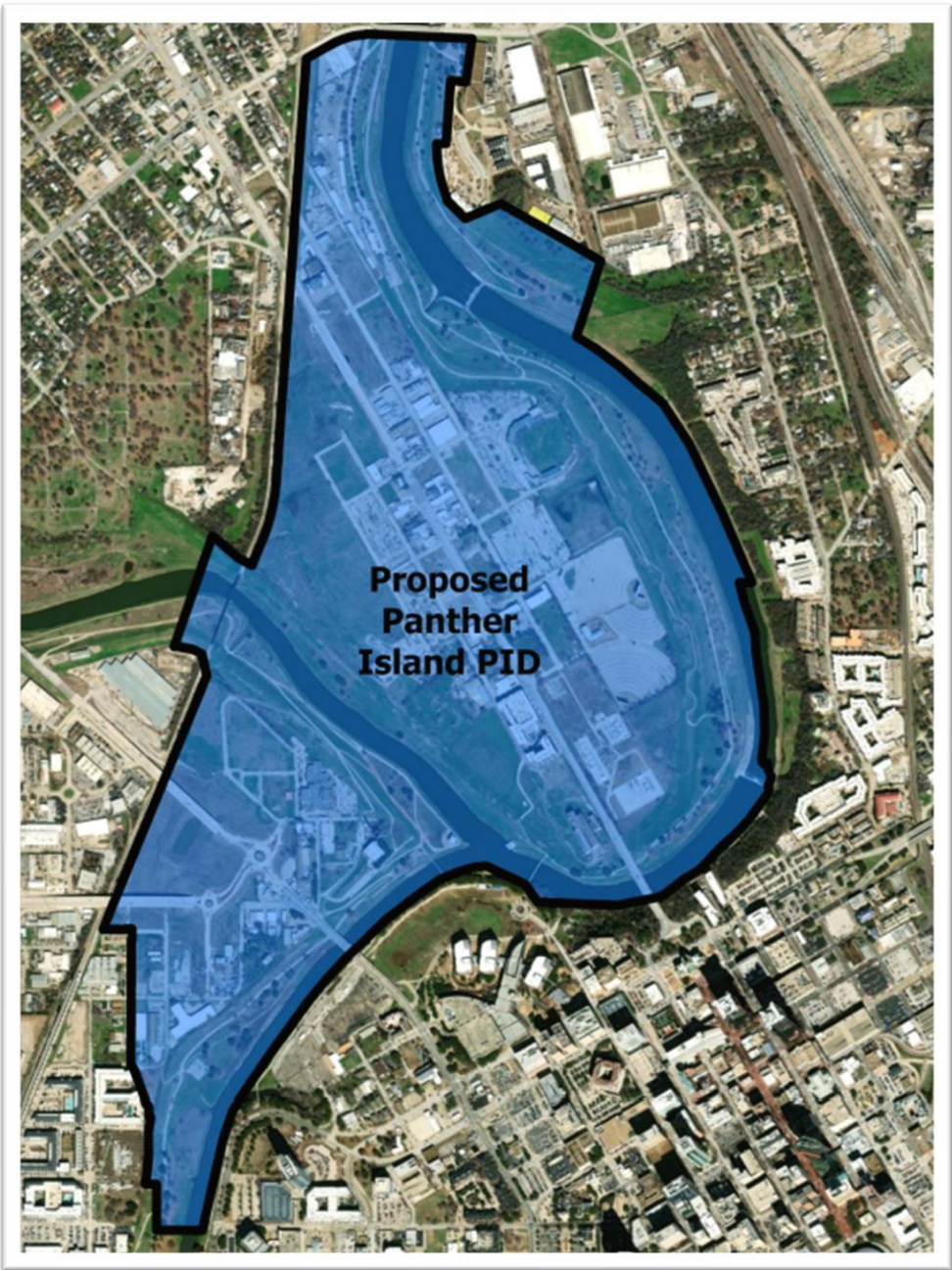
Vision 2.0

Recommendation

Recommendation #3: Establish an operating public improvement district (PID) that funds and manages operations and maintenance for parks, public space, and canal public realm; clean and safe functions across Panther Island; and potentially unique ongoing/capital maintenance needs related to Panther Island infrastructure and water recreation.

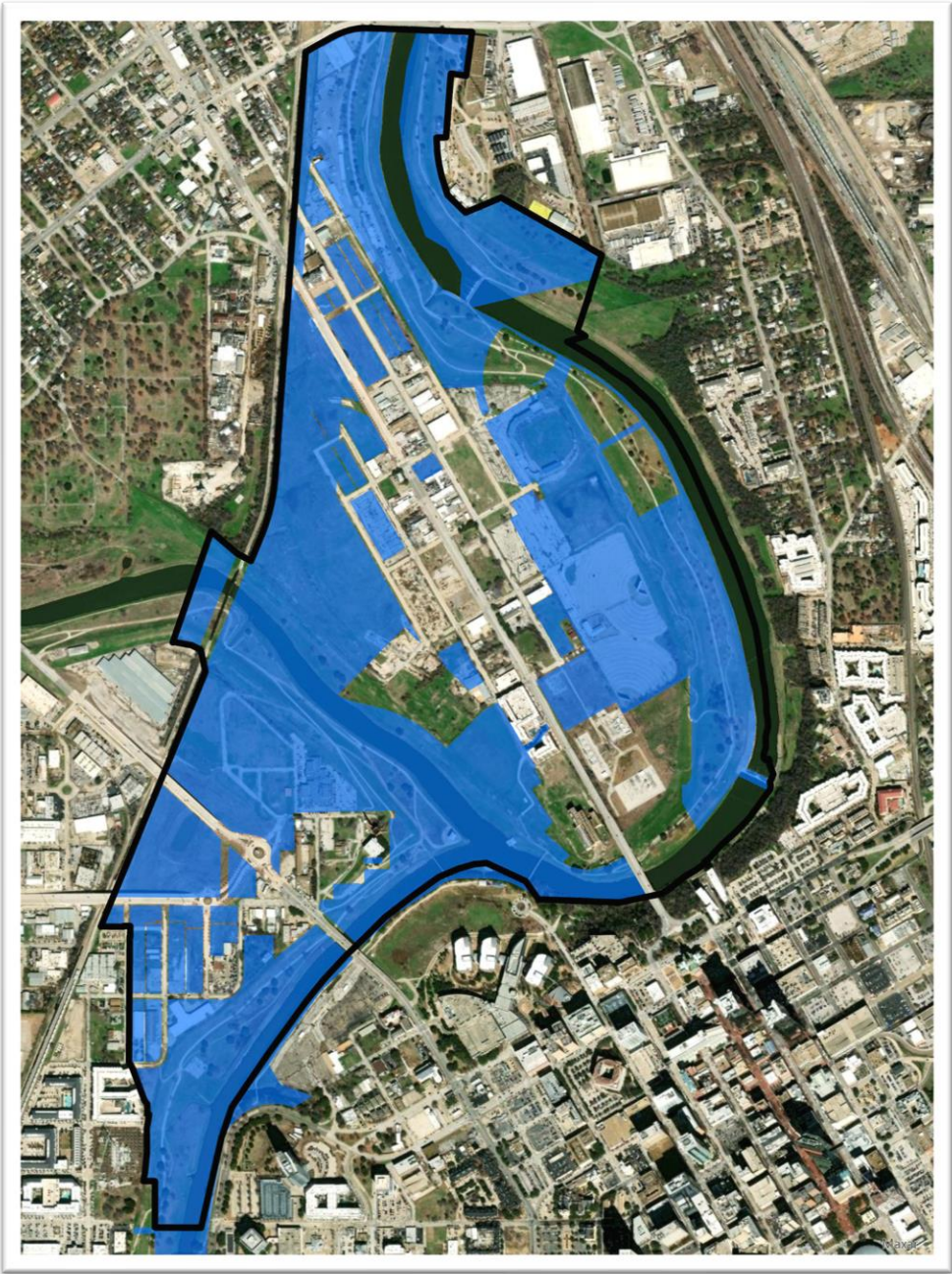
Panther Island PID

Proposed Boundary



Panther Island PID

Proposed Boundary



Panther Island PID

Draft 5 Year Budget

Public Participation?	Yes
Tax Rate (Public)	0.165

BUDGET FORECAST

	2026	2027	2028	2029	2030
Private Taxable Value:	109,842,285	115,334,399	126,867,839	139,554,623	160,487,817
YoY Growth		5.00%	10.00%	10.00%	15.00%
Revenues					
PRIVATE ASSESSMENTS	181,361 ▲ 52.6%	190,429 ▲ 53.3%	209,471 ▲ 55.2%	230,419 ▲ 57.1%	264,981 ▲ 60.0%
PUBLIC ASSESSMENTS	146,451 ▲ 47.4%	149,380 ▲ 46.7%	152,368 ▲ 44.8%	155,415 ▲ 42.9%	158,523 ▲ 40.0%
TCC Assessment**	15,499	15,809	16,125	16,448	16,777
CoFW Assessment**	663	676	690	703	717
Tarrant County Assessment**	728	742	757	772	788
CoFW Parks Department**	0	0	0	0	0
Other Public Assessment**	0	0	0	0	0
**assessment based on appraised value (taxable value = 0)					
Total Budgeted Revenues	344,701	357,036	379,411	403,757	441,787
Use of Fund Balance	0	0	0	5,631	18,459
Total Revenues Available for Use	344,701	357,036	379,411	409,388	460,246
Expenses					
Management Fee	115,000 34.9%	126,500	139,150	153,065	168,372
Operation & Maintenance	110,000 33.3%	126,500	145,475	167,296	192,391
Security	30,000 9.1%	33,000	36,300	39,930	43,923
Marketing	15,000 4.5%	17,250	19,838	22,813	26,235
Public Events	10,000 3.0%	11,500	13,225	15,209	17,490
Reserve Funding	40,000 12.1%	10,000	10,000	0	0
City Audit	3,000 0.9%	3,000	3,000	3,000	3,000
City Administrative Fee (2.0%)	6,894 ▲ 2.1%	7,141	7,588	8,075	8,836
Total Budgeted Expenses	329,894	334,891	374,576	409,388	460,246
Contribution to Fund Balance	14,807	22,146	4,836	0	0
Total Expenses	344,701	357,036	379,411	409,388	460,246
Net Change in Fund Balance	14,807	22,146	4,836	-5,631	-18,459
Estimated Fund Balance (BOY)	40,000	54,807	76,953	76,157	52,067
Estimated Fund Balance (EOY)	54,807	76,953	81,788	70,526	33,608
Reserve Requirement (16.67% of FY BE)	55,815	62,429	68,231	76,708	76,708
Over (Under) Reserve	(1,008)	14,524	13,557	(6,181)	(43,100)

TRWD Assessment:
\$146,451

General maintenance
of canals, bridges,
green infrastructure,
landscaping, specialty
lighting and trash
pick-up

Panther Island PID

Other Ft Worth PIDs

District	Rate
• PID 1 – Downtown	0.13
• PID 6 – Park Glen	0.155
• PID 7 – Heritage	0.145
• PID 11 – Stockyards	0.12
• PID 12 – Chapel Hill	0.18
• PID 14 – Trinity Bluff	0.10
• PID 15 – Sun Valley	0.24
• PID 19 – Historic Camp Bowie	0.10
• PID 20 – East Lancaster Ave.	0.266
• PID 21 – Las Vegas Trail	0.10

Panther Island PID

Process & Timeline

Item	Date
PID Background Documents	
1. Draft PID boundary	July 2024
2. Draft Petition Documents	Oct 2024
PID Petition	
1. Property Owner Signatures	Dec 2024
2. Verification Process	March 2025
2. Execute Agreements with Exempt Entities	March 2025
First Public Hearing	
1. Hearing to Consider Establishment and Adopt Resolution Authorizing Establishment of the PID	April 2025
2. City sends TAD signed Resolution Establishing the PID	May 2025
Second Public Hearing	
1. Hearing to approve Service and Assessment Plan (SAP) and to Levy Assessment	Aug 2025

Questions?

The background of the slide is a close-up, high-angle shot of clear, light blue water. The water surface is covered in intricate, concentric ripples that spread out from a central point, creating a complex, organic pattern of light and shadow. Numerous small, clear bubbles are scattered throughout the water, some appearing as bright highlights and others as soft, out-of-focus circles. The overall color palette is a range of light blues, from pale sky blue to a slightly deeper, more saturated blue in the shadows of the ripples.

PRESENTATION

TRWD Centennial Proclamations

Dan Buhman, *General Manager*

The background of the slide is a close-up photograph of water. It features a series of concentric, overlapping ripples that create a textured, shimmering effect. The water is a clear, light blue color, and the lighting highlights the individual droplets and bubbles, giving it a dynamic and fresh appearance.

PRESENTATION

Communications and Community Outreach Department Award

Mick Maguire, *Chief Administrative Officer*

Agenda Item 13:
Executive Session

Agenda Item 14:

**Discuss and Consider Approval of General Manager
Compensation Package for the Remainder of 2024
and 2025**

Kathryn Long, Partner, Thompson & Horton, LLC
Stephen Tatum, General Counsel



Agenda Item 15:

Consider Approval of Authorization to Acquire Real Property by Purchase for the Cedar Creek Wetland Project

Steve Christian, Real Property Director



Agenda Item 16:
Future Agenda Items

Agenda Item 17:
Schedule Next Board Meeting

December 17, 2024 at 9:00 AM



Agenda Item 18:
Adjourn

