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

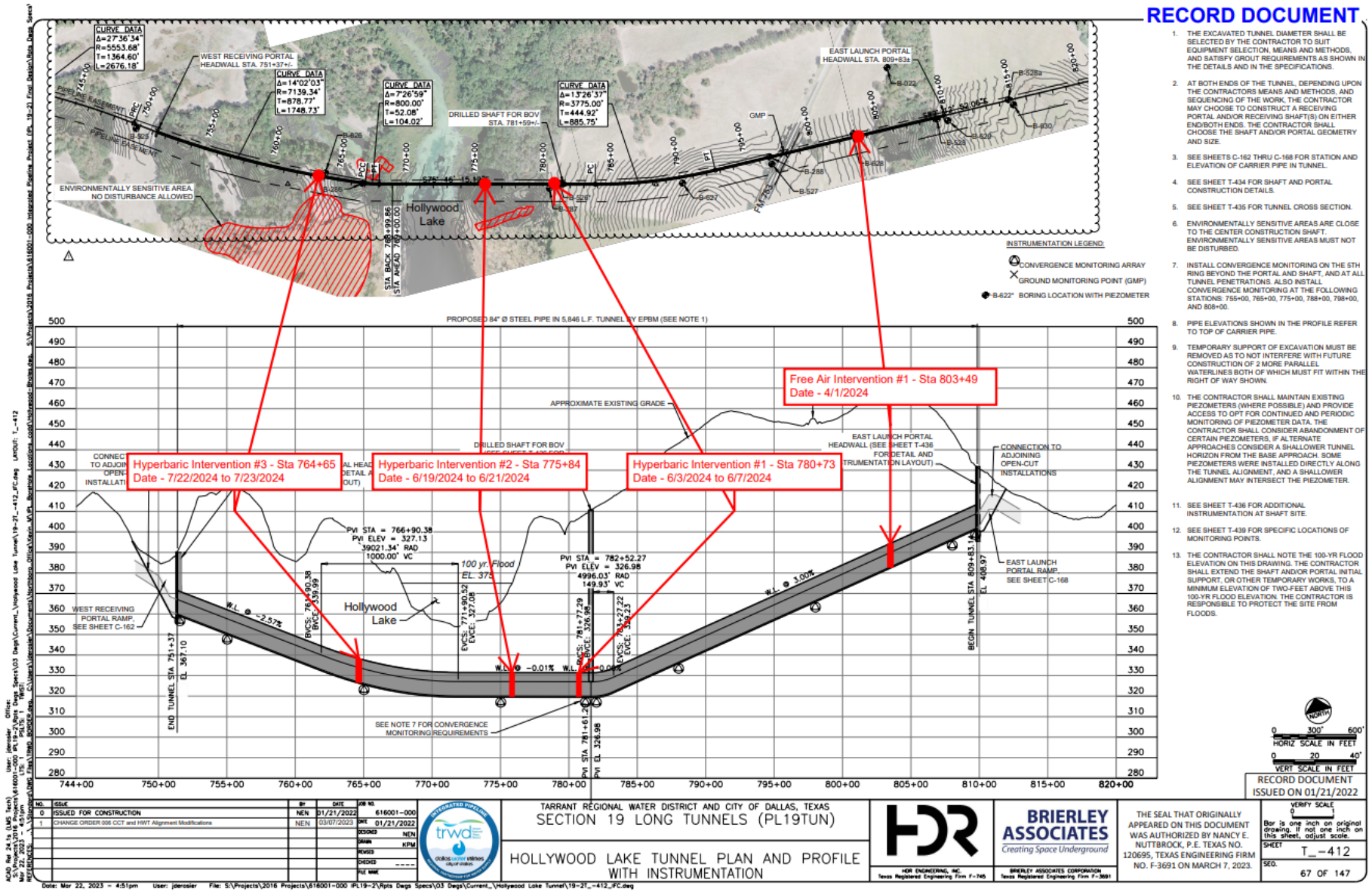
- Consider Approval of Contract to Provide Stop Loss Coverage for Health Insurance

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



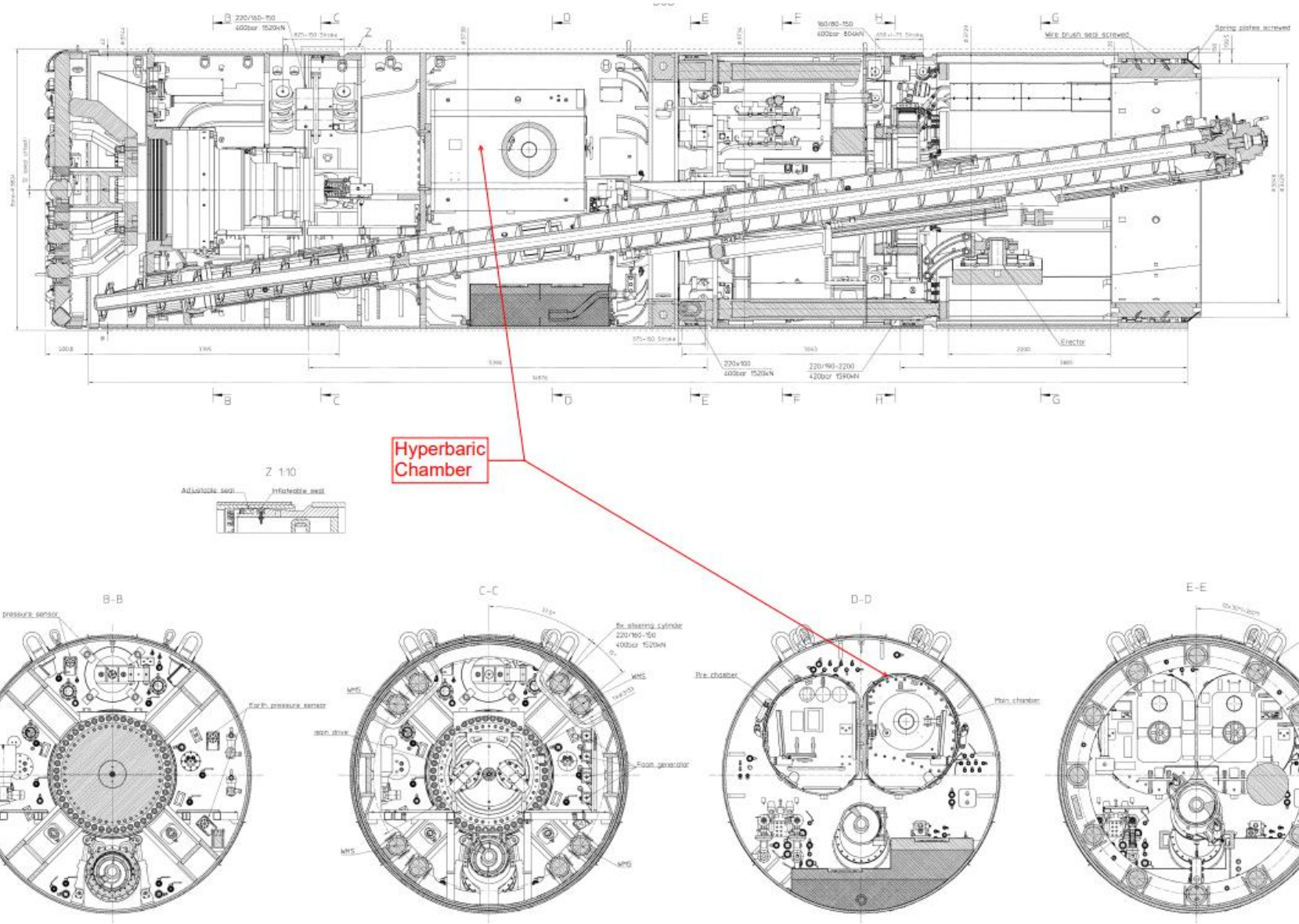
Total of Nine TBM Interventions were Performed on Cedar Creek and Hollywood Lake Tunnels –

5 Free Air Interventions on the Cedar Creek Tunnel.

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

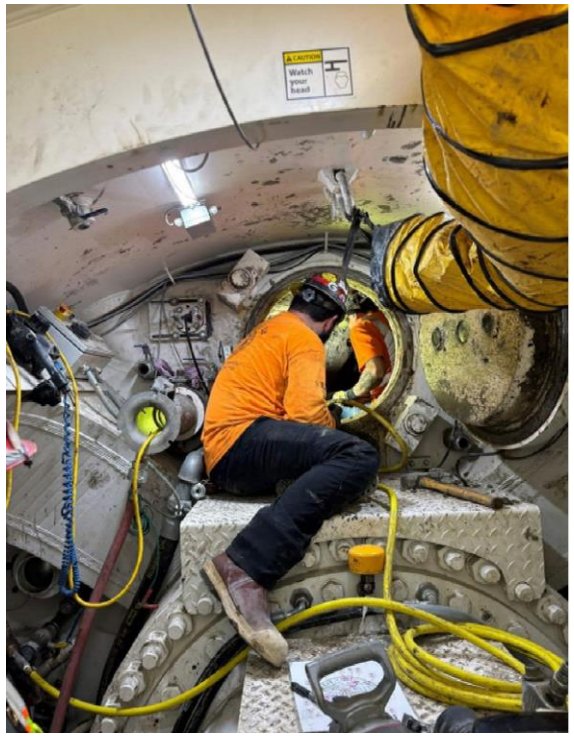
Typically, 15 minutes to pressure up chamber and equalize with face, 4 hours of work time and 1.5 to 2 hours to de-compress.

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

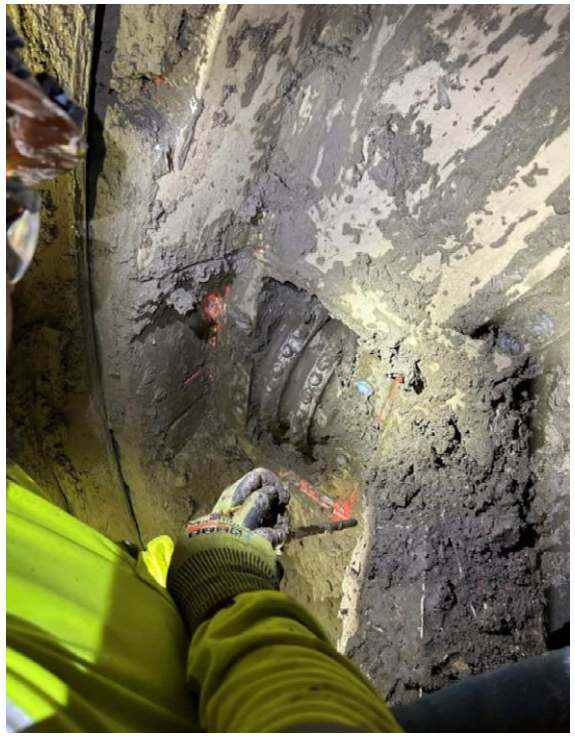


Hyperbaric Intervention -- Air pressure is introduced into the working chamber of the TBM slightly higher than the opposing ground/water pressure resulting in a pressurized space or hyperbaric environment that allows workers to perform routine inspections, maintenance, and repairs under TBM face working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

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



Entering Hyperbaric Chamber



Inspecting Cutter Tooling

Worn Cutter Tooling

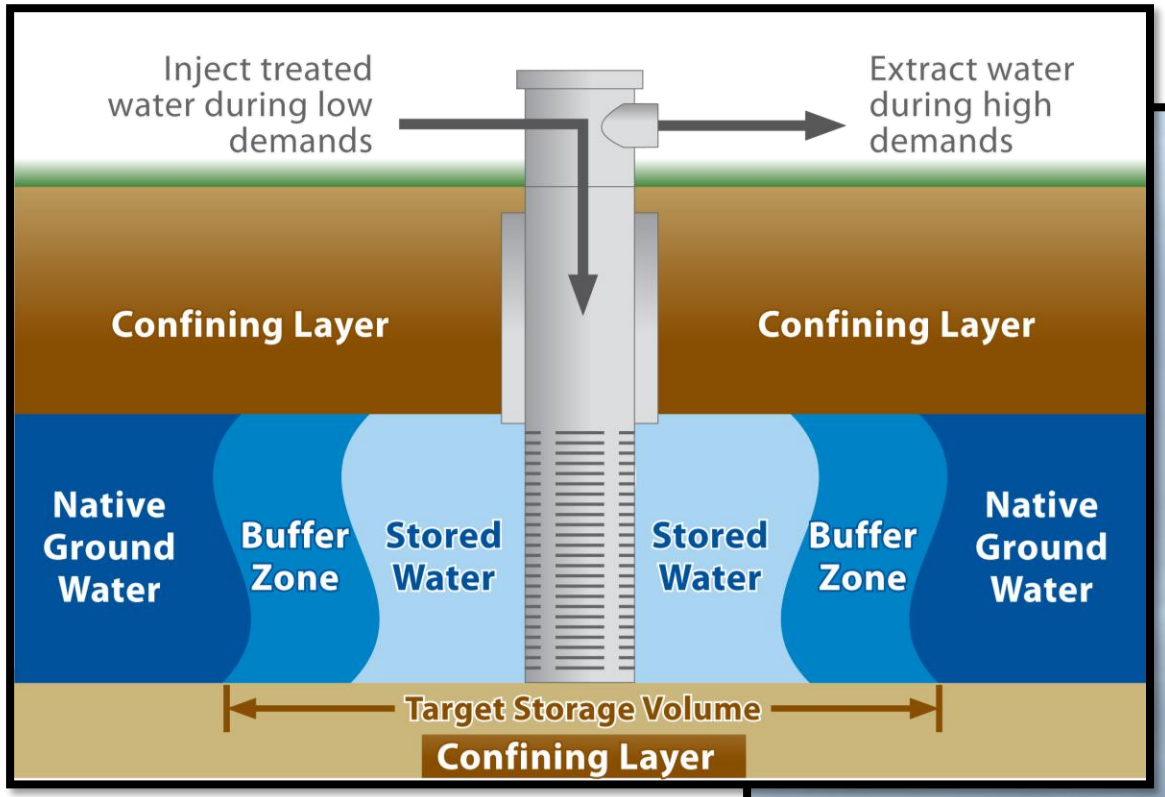
New Cutter Tooling

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

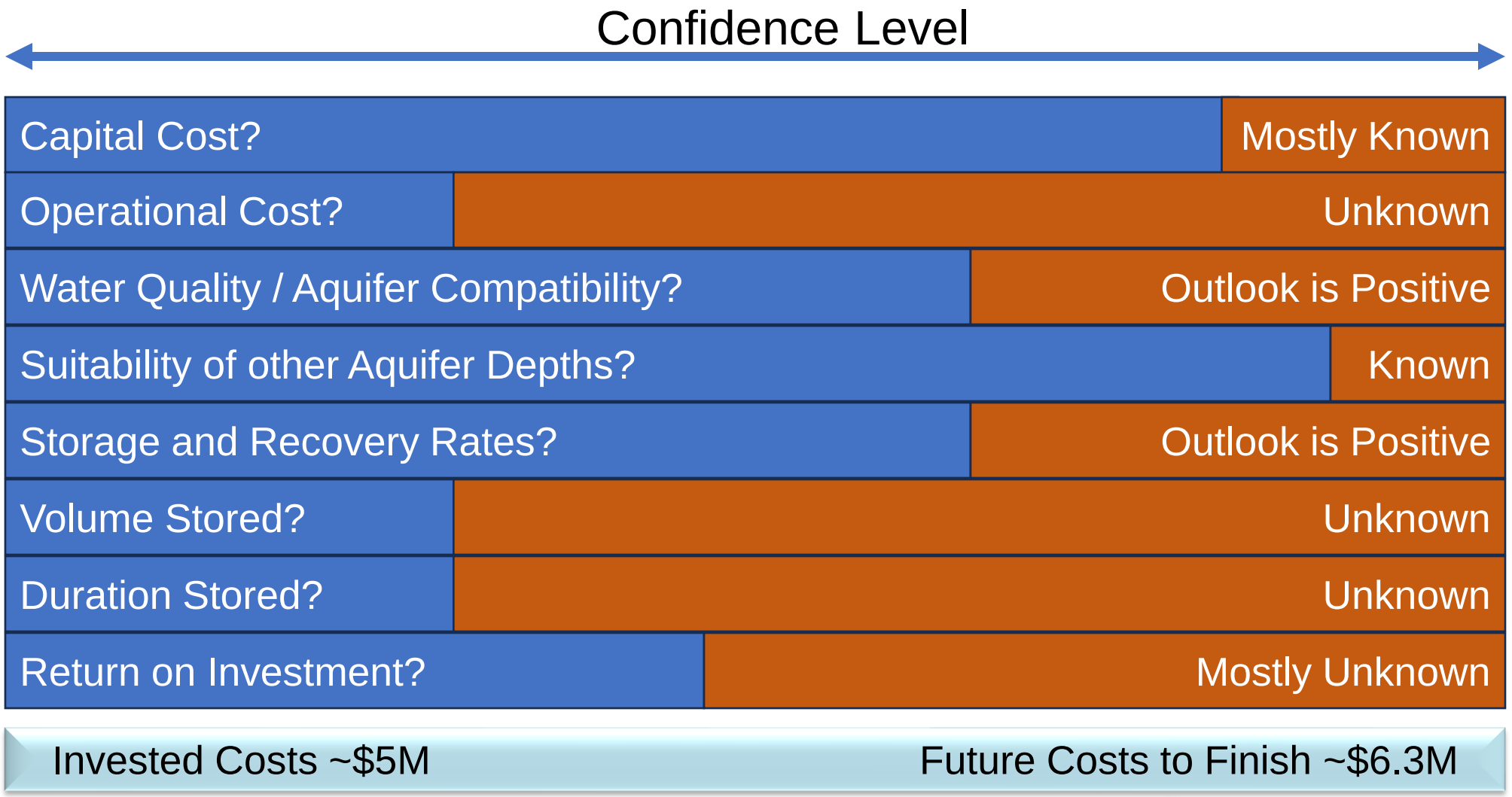
Aquifer Storage and Recovery (ASR) Demonstration Well



trwd

ASR Demonstration Well - Project Objectives

Managing Risks – Improving Assumptions

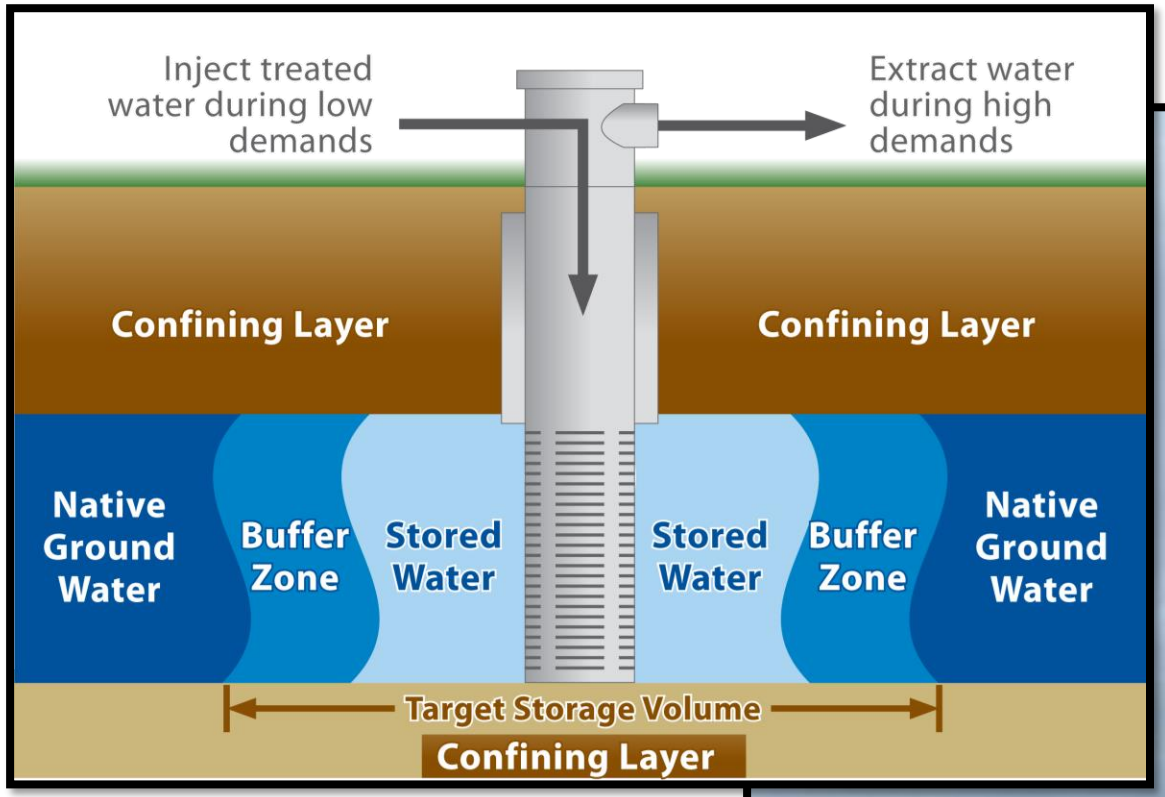


Item 7:

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



trwd

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	Unresticted 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

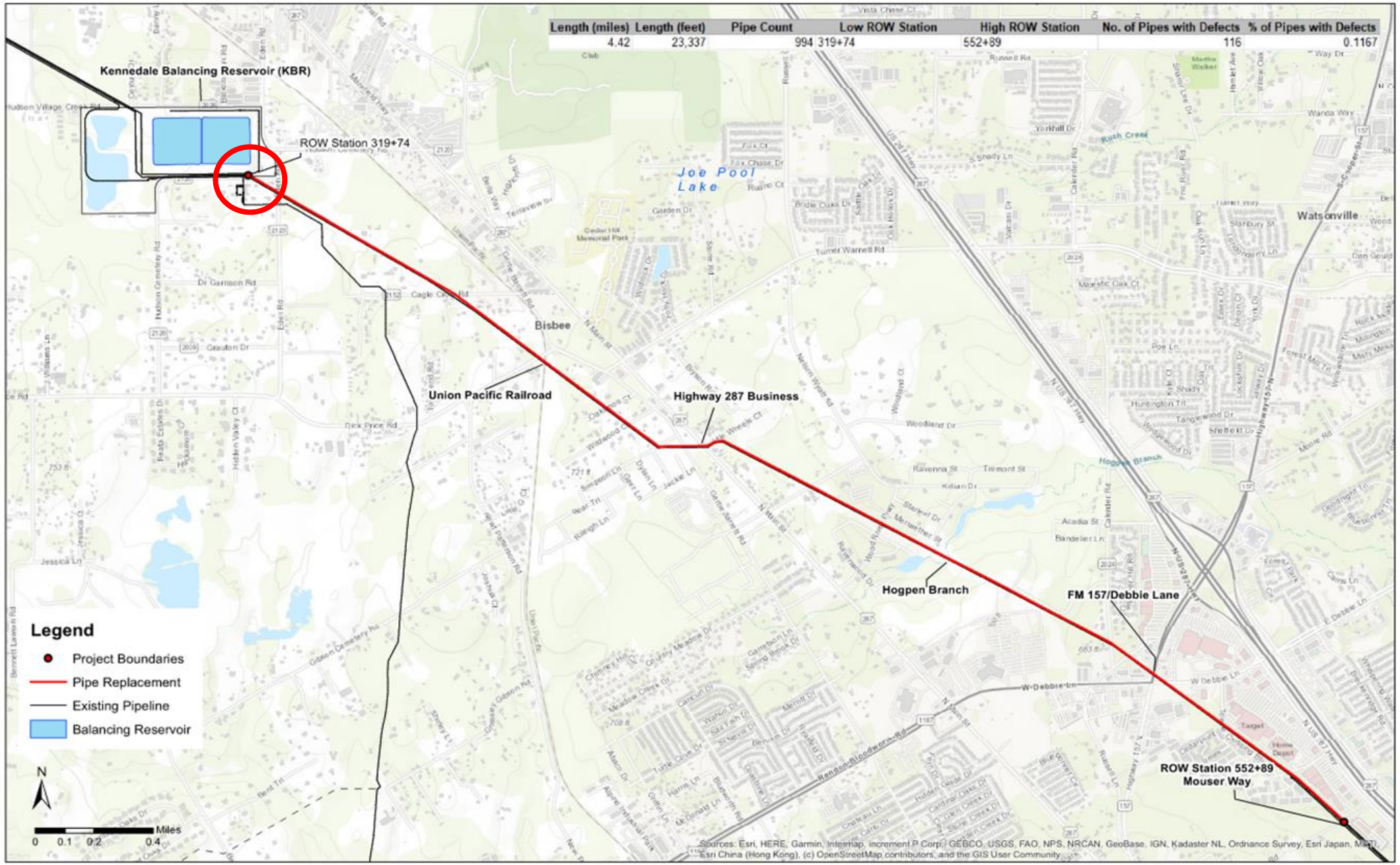
Item 9:

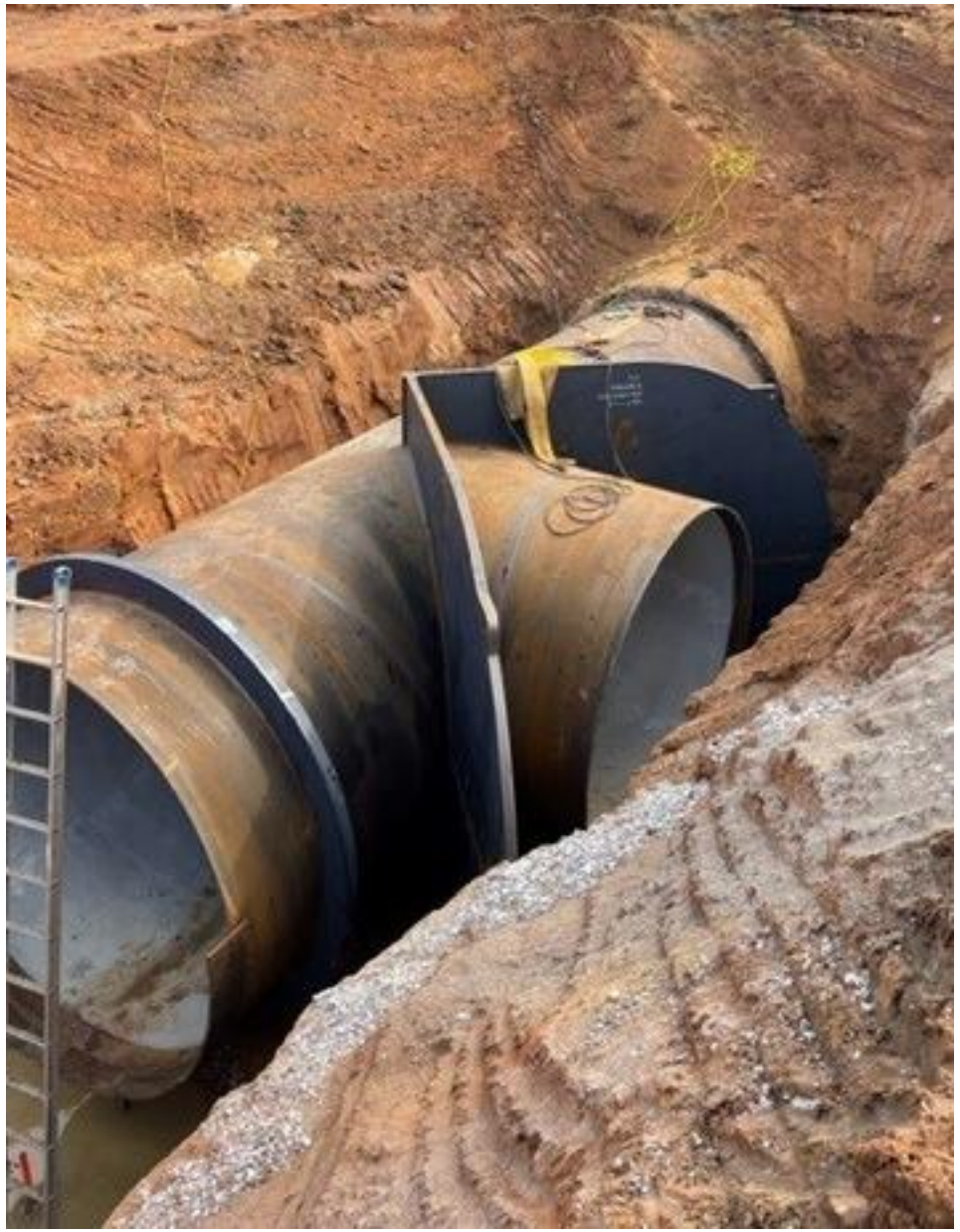
Consider Approval of Change Order with BAR Constructors, Inc. for the Kennedale Balancing Reservoir Yard Piping, Inlet and Outlet Modification Project

Jason Gehrig, Infrastructure Engineering Director

Kennedale Balancing Reservoir Yard Piping, Inlet and Outlet Modifications

120-inch x 72-inch Tee Change Order


Length (miles) Length (feet) Pipe Count Low ROW Station High ROW Station No. of Pipes with Defects % of Pipes with Defects
4.42 23,337 994 319+74 552+89 116 0.1167
Kennedale Balancing Reservoir (KBR)
ROW Station 319+74
Joe Pool Lake
Watsonville
Bisbee
Union Pacific Railroad
Highway 287 Business
Hogpen Branch
FM 157/Debbie Lane
ROW Station 552+89
Mouser Way
Legend
Project Boundaries
Pipe Replacement
Existing Pipeline
Balancing Reservoir
N
Miles
0 0.1 0.2 0.4
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community




Hudson Cemetery Rd
Hudson Cemetery Rd

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

PRESENTATION

Water Resources and Planning

Rachel Ickert, *Chief Water Resources Officer*

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

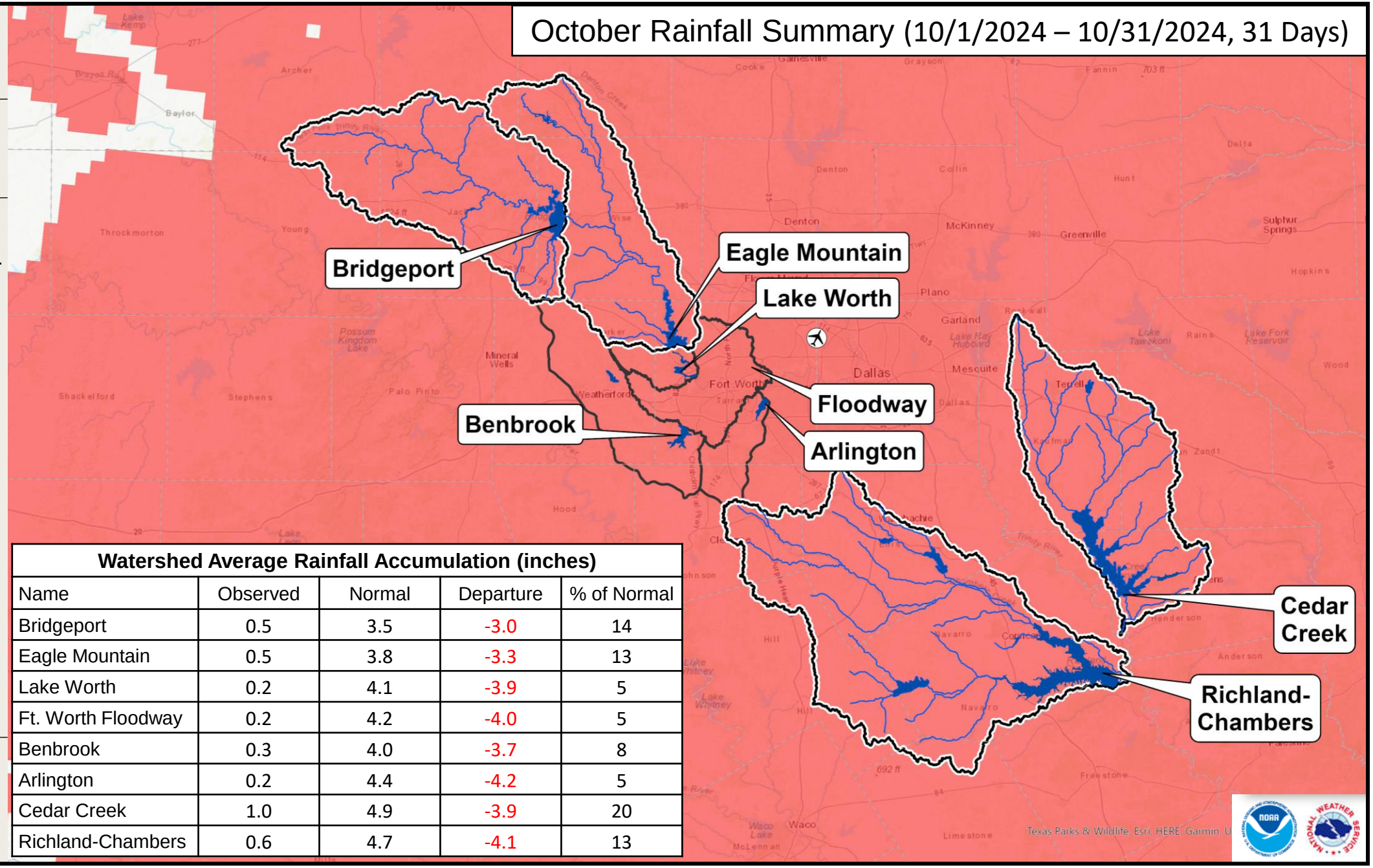
Percent of Normal Rainfall

trwd Tarrant Regional Water District

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.



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

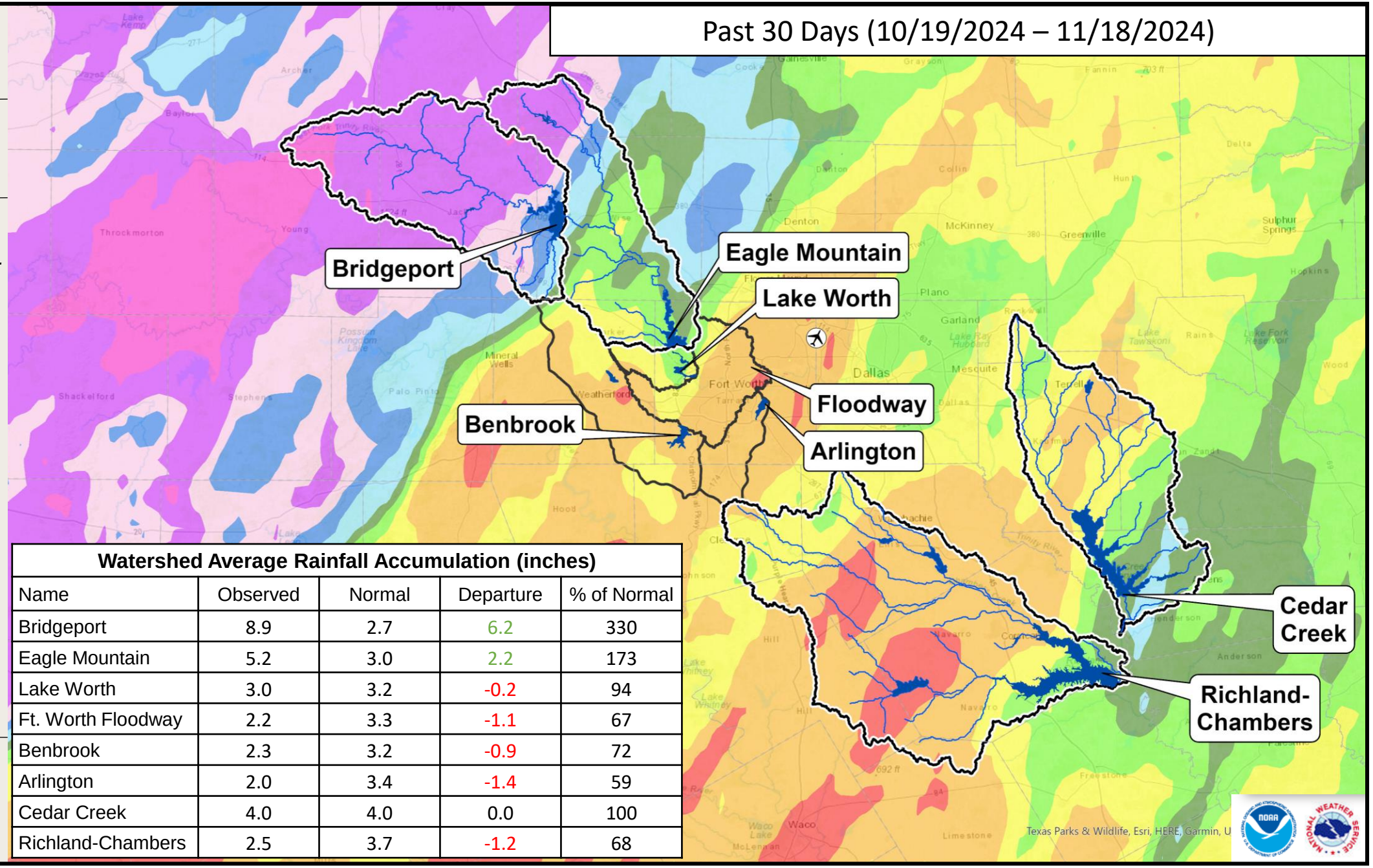
Tarrant Regional Water District

LEGEND

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

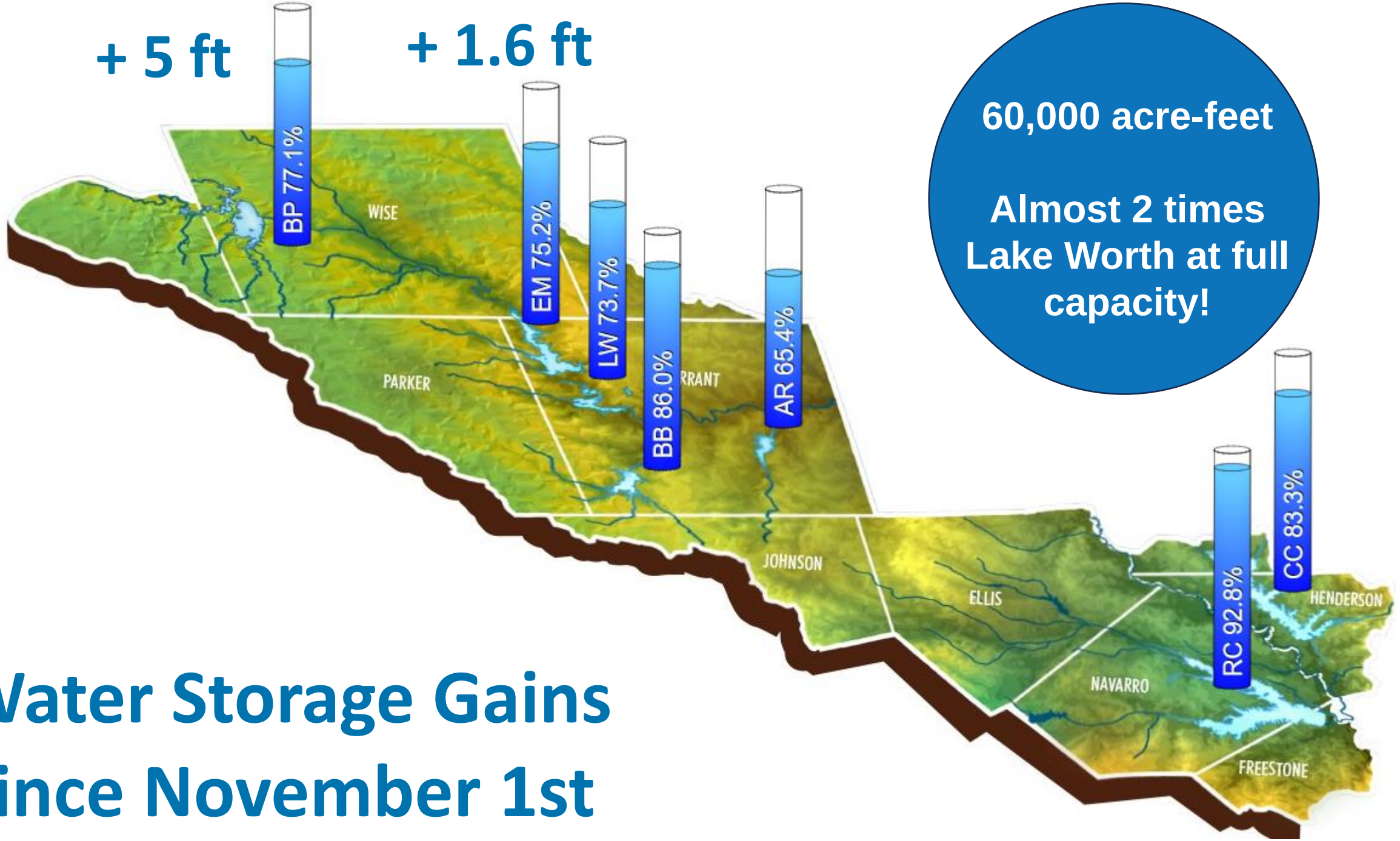
Precipitation totals are obtained from NOAA's NWS. The totals displayed are estimated by the WGRFC. The data is processed and displayed using ESRI ArcGIS.

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



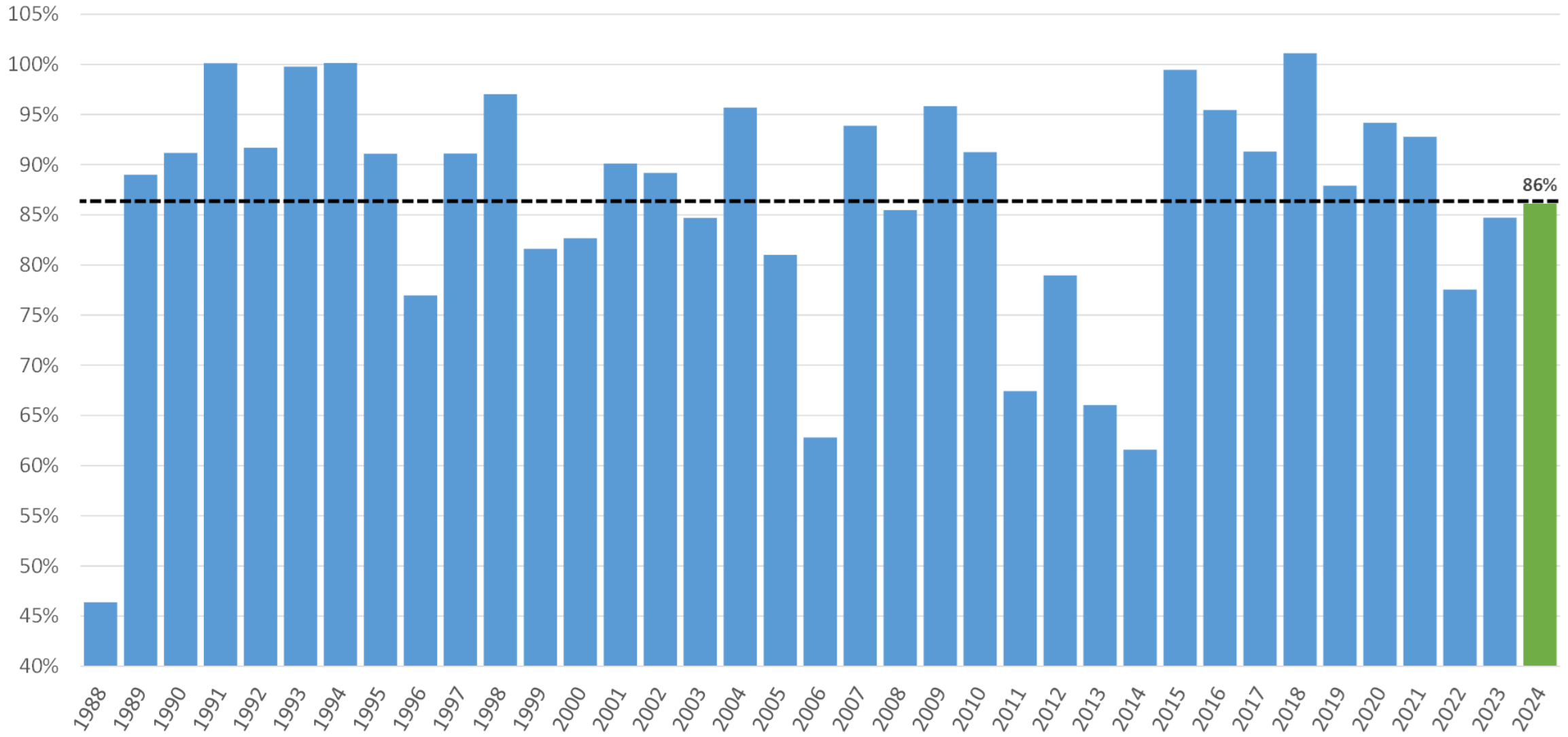
Watershed Average Rainfall Accumulation (inches)

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



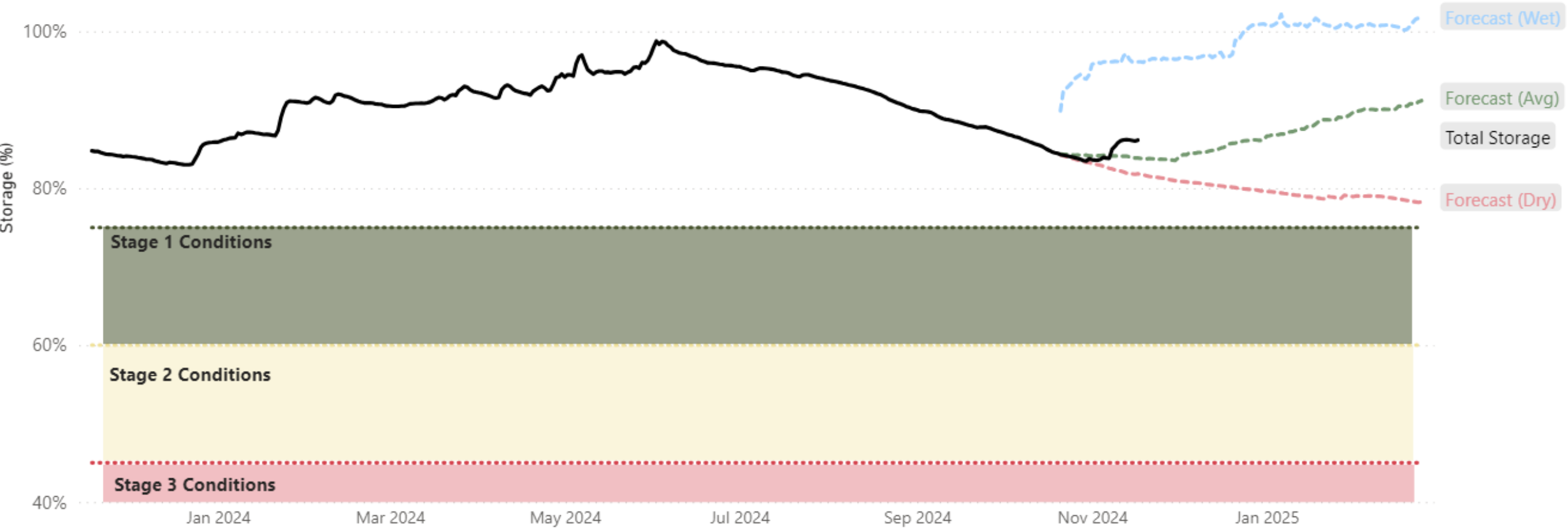
Water Storage Gains Since November 1st

Percent of Total Storage on November 17



*1988 – All four TRWD reservoirs operational

Historic and Projected Total Water Supply Storage



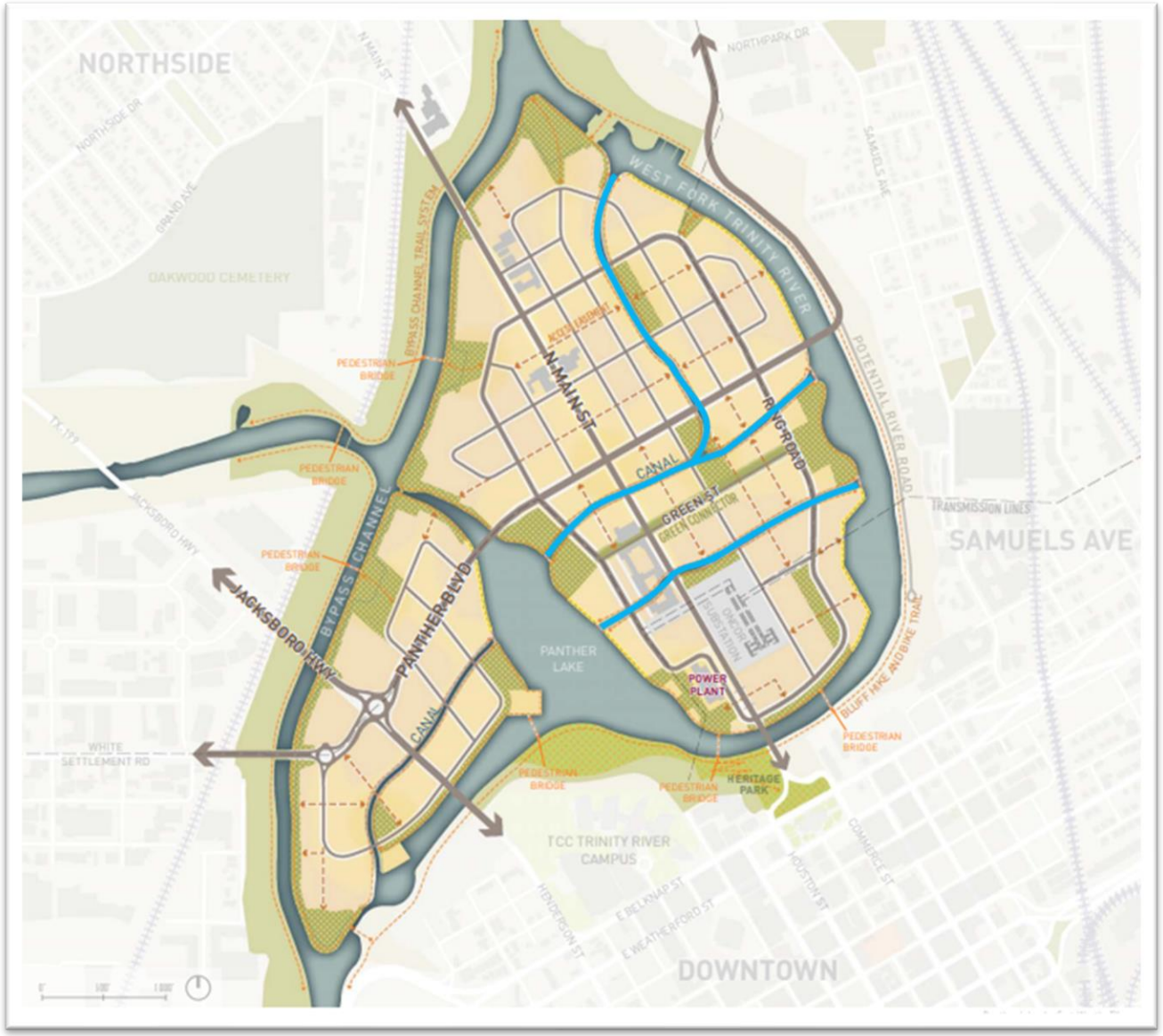
PRESENTATION

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

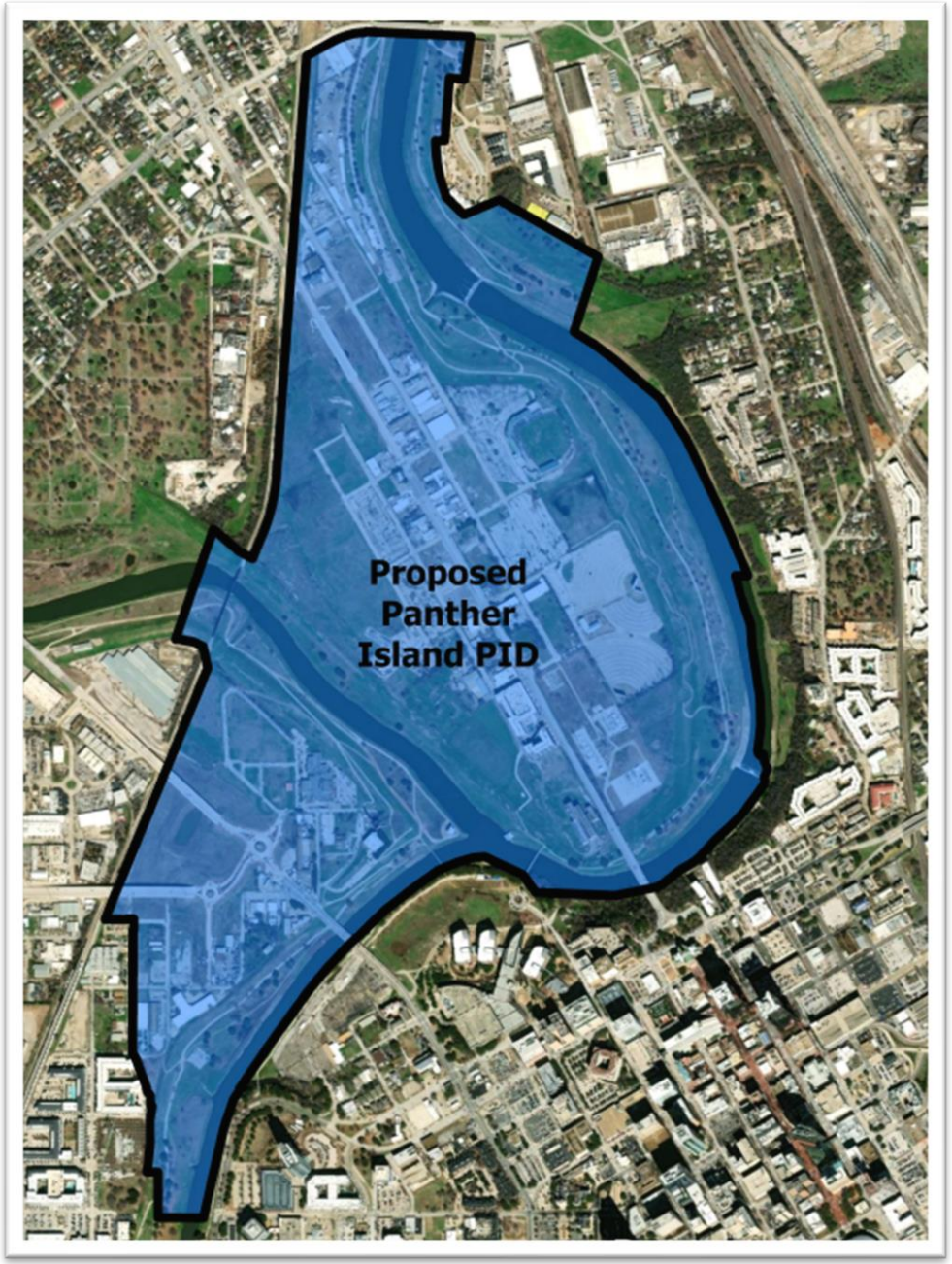
Vision 2.0

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.

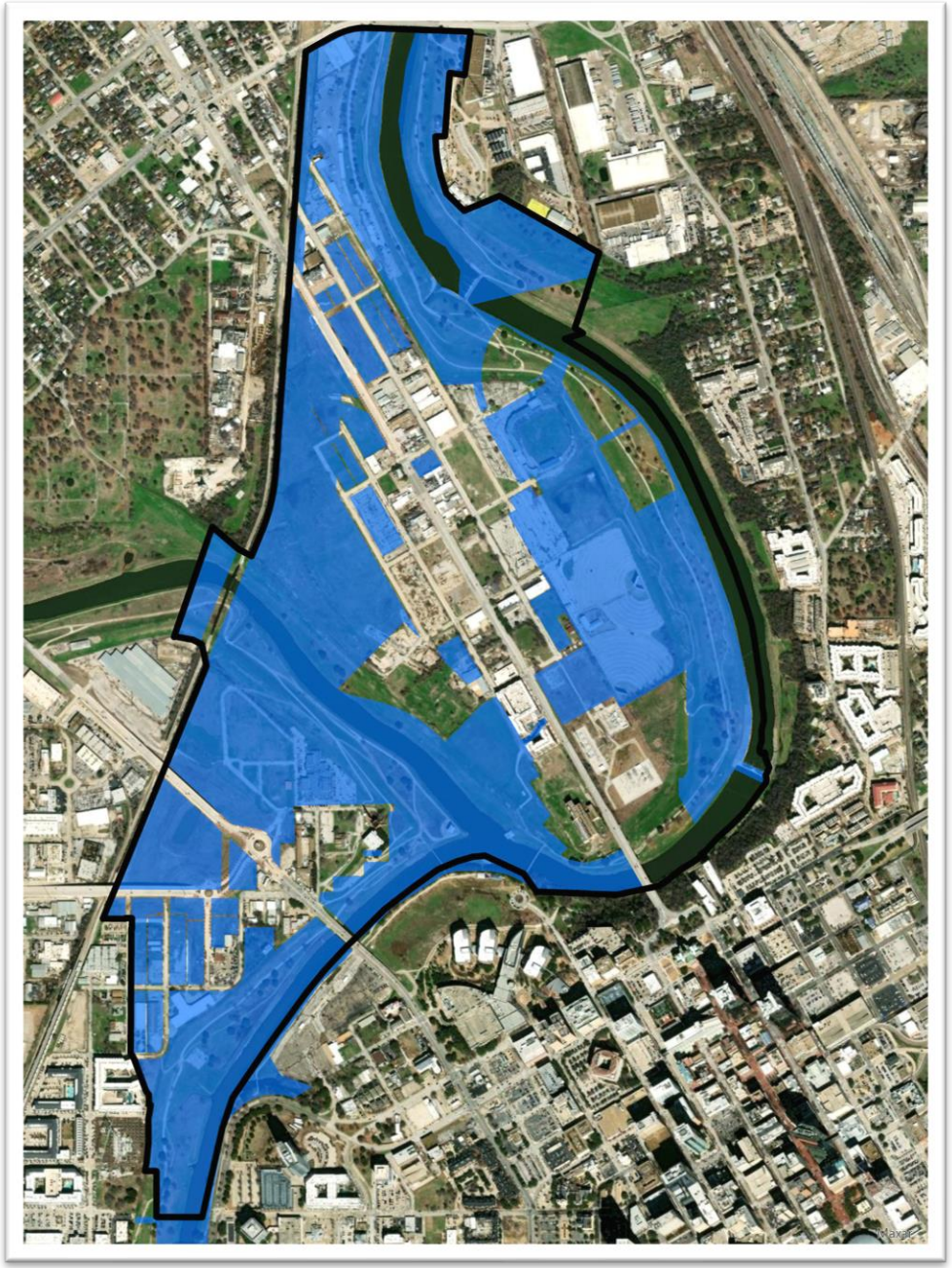
Panther Island PID

Proposed Boundary



Panther Island PID

Proposed Boundary



Panther Island PID

Draft 5 Year Budget

TRWD Assessment: $146,451

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

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	**163,341**	**47.4%**	**166,608**	**46.7%**	**169,940**	**44.8%**	**173,339**	**42.9%**	**176,805**	**40.0%**
[illegible]	*146,451*		*149,380*		*152,368*		*155,415*		*158,523*	
*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 & Maintanence	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)	

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?

PRESENTATION

TRWD Centennial Proclamations

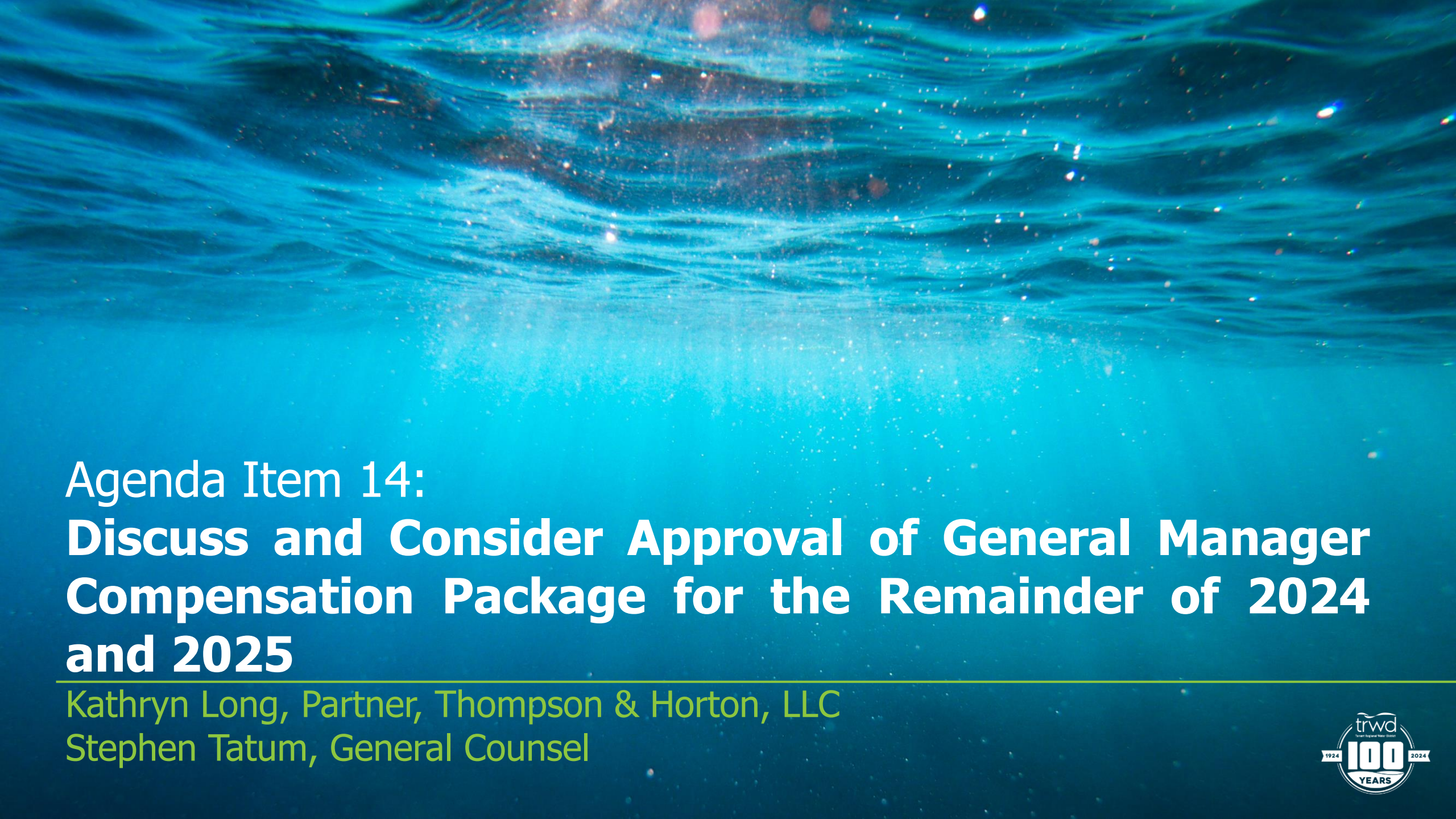
Dan Buhman, *General Manager*

PRESENTATION

Communications and Community Outreach Department Award

Mick Maguire, *Chief Administrative Officer*

Agenda Item 13:
Executive Session



Agenda Item 14:

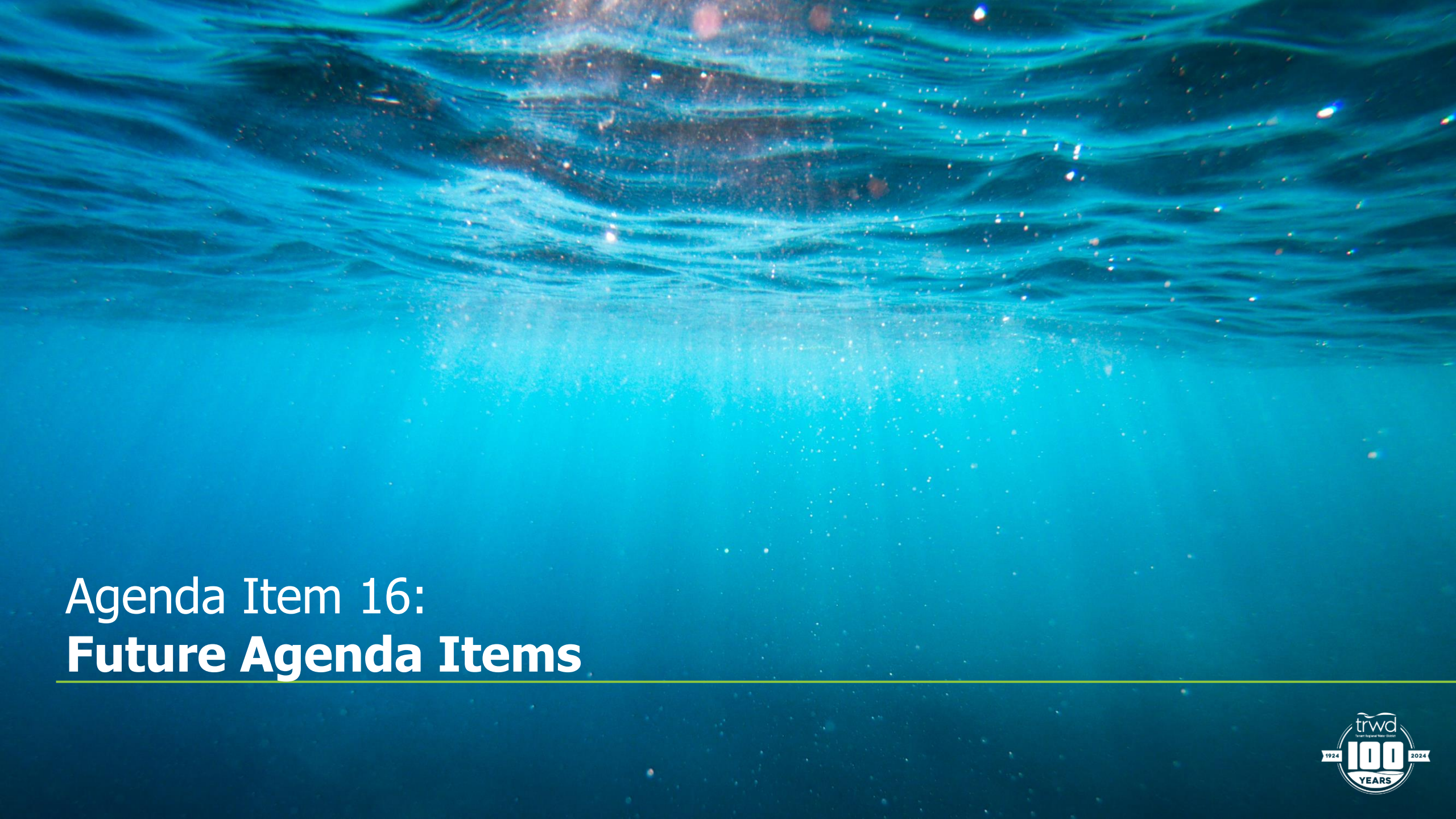
Discuss and Consider Approval of General Manager Compensation Package for the Remainder of 2024 and 2025

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


trwd
Tarrant Regional Water District
1924
100
2024
YEARS