

**RESOLUTION OF THE BOARD OF DIRECTORS
OF
TARRANT REGIONAL WATER DISTRICT**

WHEREAS, the Tarrant Regional Water District ("TRWD") is a duly created political subdivision of the State of Texas operating under the Constitution and laws of the State of Texas, a water control and improvement district organized and operating pursuant to TEX. REV. CIV. STAT. ANN. art. 8280-207 and Chapter 49 of the Texas Water Code, among other laws, acting by and through its duly authorized officers;

WHEREAS, TRWD manages an extensive floodway system that protects the City of Fort Worth and its residents, and is the local sponsor of the Central City Flood Control Project being designed and built by the U.S. Army Corps of Engineers;

WHEREAS, parallel to the Central City Flood Control Project, TRWD also coordinates and partners with the City of Fort Worth and other local governmental entities on the Panther Island Development Project;

WHEREAS, TRWD is responsible for the planning and implementation of a canal system that will serve as flood control facility for stormwater collection, retention, and conveyance for the Panther Island Development Project;

WHEREAS, section 49.212(a),(d), and (d-1) of the Texas Water Code authorizes TRWD to adopt a fee to cover its actual costs associated with implementing a facility like the canal system, which costs may include, as determined by the TRWD Board of Directors in its reasonable discretion, non-construction expenses attributable to the design, permitting, financing, and construction of the facility so long as the fee does not exceed three times the actual costs to the district for such tap or connection; and

WHEREAS, a consultant has prepared studies demonstrating the estimated actual costs TRWD will incur to implement the canal system;

WHEREAS, the TRWD Board of Directors passes this resolution to formally adopt a canal connection fee to cover all or a portion of the actual costs associated with TRWD's design and construction of the Panther Island canal system, as authorized under Texas Water Code section 49.212.

NOW, THEREFORE, BE IT RESOLVED that, pursuant to section 49.212 of the Texas Water Code, the TRWD Board of Directors hereby:

1. Adopts a canal connection fee for the Panther Island canal system, which is comprised of a canal basin element and a paseo element;
2. Delegates to TRWD staff the authority to implement and collect the fee in accordance with the reasonable estimate of actual costs to build the canal

system as presented in the consultant study and summarized in Exhibit A to this resolution, and following the fee collection rate of 40%;

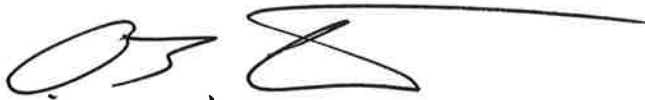
3. Directs TRWD staff to develop and publish a framework for discounts to fees for developers that include desirable attributes such as but not limited to significant private investment, open space, activation, or shared parking;
4. Directs TRWD staff to seek Board approval for any discounts that exceed existing Board contracting authority;
5. Directs TRWD staff to provide credit on a dollar-for-dollar basis for canal connection fees otherwise due for the paseo portion to developers who actually construct portions of the paseo adjacent to their property, not to exceed the total calculated paseo fee portion; and
6. Directs TRWD staff to re-evaluate the estimate of actual costs from time to time and adjust the canal connection fee as necessary, but no less frequently than every five years from the date of this resolution.

PASSED, APPROVED AND ADOPTED THIS 20th DAY OF JANUARY, 2026.

TARRANT REGIONAL WATER DISTRICT

BY: 
Leah M. King
President
Board of Directors

ATTEST:



C.B. Team
Secretary

EXHIBIT A

North Island		
Canals	\$	157,836,000.00
Paseo	\$	15,660,000.00
Canal Right of Way Acquisition	\$	6,294,217.63
Total North Island Cost		\$ 179,790,217.63
North Island Developable Acreage		163.5
North Island Impervious Acreage		139.0
North Island Impervious Square-Footage		6,054,840.0
North Island Cost Per Square Foot		\$ 29.69

Source: KHA Canal Connection Fee Worksheet v19 2026/1/05

TARRANT REGIONAL WATER DISTRICT

AGENDA ITEM 5

DATE: January 20, 2026

SUBJECT: Consider Adoption of Resolution for Panther Island Canal Connection Fee

FUNDING: N/A

RECOMMENDATION:

Management recommends adoption of a resolution to create a Canal Connection Fee authorized under section 49.212 of the Texas Water Code for the Panther Island canal system and delegation of authority to TRWD staff to implement and collect the fee in accordance with a reasonable estimate of the actual costs to build the canal system.

DISCUSSION:

The District has committed to build and operate a canal system to serve as the drainage solution on Panther Island, but more importantly to integrate with the Central City Flood Control Project infrastructure. The canal system is being designed to inundate during a 100-year storm, providing additional flood storage capacity. As an added benefit, the canal system will be an amenity on the island adding to the aesthetic, experience, and land values for the adjacent properties.

With adoption of this resolution, the District will assess a Canal Connection Fee to developers to access the drainage system and participate in a reasonable share of the infrastructure that will serve their properties. Credits will be offered to property owners adjacent to the canal system who construct portions of the paseo. In addition, discounts may be recommended to the TRWD Board of Directors to facilitate significant investment in high quality development or other District objectives such as open space, activation or shared parking. Funds generated from the fee and future land sales are intended to support construction of future canal segments.

The District has estimated the total cost of the system, in 2025 dollars, to be \$179,790,218.00, including the canal basin, operational and safety components of the paseo, and the necessary right-of-way acquisition. Management recommends that 40% of this cost be assessed to developers, equating to the approximate proportion of land that is privately held. The calculations assume an average of 80% impermeable surface for each development calculated at a fee of \$11.88 per land square foot.

The fee will be segmented into a canal basin portion and a paseo portion for purposes of managing credits so as not to diminish funding available for the canal basin. The total cost of the system will be updated at least every five years for the Board to consider

appropriate adjustment of future fees.

This item was reviewed by the Real Estate Committee on January 12, 2026.

Submitted By:

Susan Alanis
Panther Island Program Director