

1. 10:00 A.M. Real Estate Committee Meeting Agenda

Documents:

[2025-02-26 REAL ESTATE COMMITTEE MEETING AGENDA.PDF](#)

- 1.I. Real Estate Committee Meeting Presentation

Documents:

[2025-02-26 REAL ESTATE COMMITTEE PRESENTATION.PDF](#)



NORTH TEXAS MUNICIPAL WATER DISTRICT
501 E. Brown Street • Wylie, Texas 75098
(972) 442-5405

REAL ESTATE COMMITTEE MEETING (VIA VIDEOCONFERENCE)
WEDNESDAY, FEBRUARY 26, 2025
10:00 A.M.

Notice is hereby given pursuant to V.T.C.A., Government Code, Chapter 551, that the Board of Directors of North Texas Municipal Water District (NTMWD), Real Estate Committee, will hold a regular meeting by videoconference, accessible to the public, on Wednesday, February 26, 2025, at 10:00 a.m.

The Presiding Officer will be present at the meeting location, the NTMWD Administrative Offices, 501 E. Brown Street, Wylie, Texas 75098, with two-way video and audio communication between Board members participating by videoconference, establishing a quorum. The public may attend the meeting in person at the meeting location. Audio and video of Board members participating by videoconference will be visible to members of the public in attendance at the meeting location. The meeting will be recorded, and the audio recording will be available on the NTMWD website after the meeting.

Members of the public wishing to listen to live audio from the meeting may do so by calling in at (469) 210-7159 or toll free (844) 621-3956 and entering the following access code: 928 587 040. Please note this line will not provide for two-way communication and public comments at the meeting must be made in person at the meeting location.

AGENDA

I. CALL TO ORDER

II. PUBLIC COMMENTS

We welcome members, customers, and the public to participate during the public comment period of the meeting. Before the start of the meeting, speakers must complete and submit a "Public Comment Registration Form." During this portion of the meeting, speakers will be recognized by name and asked to provide their comments. The time limit is three (3) minutes per speaker, not to exceed a total of thirty (30) minutes for all speakers. Texas Open Meetings Act prohibits the Committee from discussing items not listed in the agenda. However, Committee members may respond with factual or policy information.

III. OPENING REMARKS

A. Chair/Executive Director/Committee Champion Report concerning legislation and regulatory matters, budgets, current projects, and ongoing programs of the District related to real estate.

REAL ESTATE COMMITTEE MEETING AGENDA

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IV. ACTION ITEMS

- A. Consider approval of Real Estate Committee meeting minutes – November 20, 2024
- B. **Plano West Side Pipeline, Plano Delivery Point No. 3 to Richardson Delivery Point No. 2; Project No. 101-0566-20; Resolution No. 25-09; Right-of-Way Acquisition Program**
 - Consider recommendation on authorizing additional funding in the amount of \$1,200,000 for right-of-way acquisition program for the Plano West Side Pipeline, Plano Delivery Point No. 3 to Richardson Delivery Point No. 2 project

V. DISCUSSION ITEMS

- A. Encroachment and trespass on NTMWD property at Bois d'Arc Lake
- B. Opportunity for Committee members to provide feedback on the Real Estate Committee meeting or request potential future agenda items

VI. ADJOURNMENT

REQUIRED LEGAL NOTICES

The Real Estate Committee is authorized by the Texas Open Meetings Act to convene in closed or executive session for certain purposes. These purposes include receiving legal advice from its attorney (Section 551.071); discussing real property matters (Section 551.072); discussing gifts and donations (Section 551.073); discussing personnel matters (Section 551.074); or discussing security personnel or devices (Section 551.076). If the Real Estate Committee determines to go into executive session on any item on this agenda, the Presiding Officer will announce that an executive session will be held and will identify the item to be discussed and provision of the Open Meetings Act that authorizes the closed or executive session.

Persons with disabilities who plan to attend the NTMWD meeting and who may need auxiliary aids or services are requested to contact Shannon Sauceman in the NTMWD Administrative Offices at (972) 442-5405 as soon as possible. All reasonable efforts will be taken to make the appropriate arrangements.

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun. Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly. Pursuant to Section 30.05, Penal Code (criminal trespass), a person may not enter this property with a firearm.



NORTH
TEXAS
MUNICIPAL
WATER
DISTRICT

REAL ESTATE COMMITTEE MEETING

February 26, 2025



Agenda

- I. CALL TO ORDER
- II. PUBLIC COMMENTS
- III. OPENING REMARKS
- IV. ACTION ITEMS
- V. DISCUSSION ITEMS
- VI. ADJOURNMENT



Agenda

IV. ACTION ITEMS

- A. Consider approval of Real Estate Committee meeting minutes – November 20, 2024
- B. Plano West Side Pipeline, Plano Delivery Point No. 3 to Richardson Delivery Point No. 2; Project No. 101-0566-20; Resolution No. 25-09; Right-of-Way Acquisition Program

V. DISCUSSION ITEMS

- A. Encroachment and trespass on NTMWD property at Bois d'Arc Lake
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Agenda

Garrett Murphree, Real Estate Manager

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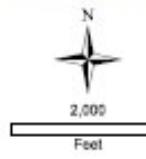
Plano West Side Pipeline, Plano No. 3 to Richardson No. 2

- Board previously approved Right-of-Way Acquisition Program with a budget of \$3,600,000 in June 2021, Administrative Memorandum No. 5736, Resolution No. 21-30
 - Twelve of the fourteen parcels have been acquired
 - Additional funding of \$1,200,000 is being requested to complete easement acquisition
 - Factors contributing to the additional funding request:
 - Increase in market values
 - Negotiated and included restoration costs as part of compensation on several parcels
 - Provides Property Owners more control over restoration efforts
 - Reduced risk and cost to NTMWD construction contract



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Plano West Side Pipeline
Plano No. 3 to Richardson No. 2
Project No. 101-0566-20





Committee Consideration

The Executive Director and NTMWD staff recommend the Board of Directors:

- 1) Authorize the Executive Director to amend a previously executed right-of-way acquisition program for the Plano West Side Pipeline, Plano Delivery Point No. 3 to Richardson Delivery Point No. 2, Project No. 101-0566-20, to provide additional funding in the amount of \$1,200,000, resulting in the total authorization of \$4,800,000; and,
- 2) Adopt Resolution No. 25-09, "A Resolution Authorizing Additional Funding of Right-of-Way for the Plano West Side Pipeline, Plano Delivery Point No. 3 to Richardson Delivery Point No. 2, Project No. 101-0566-20."

Consultant: N/A

Scope: Right-of-way acquisition and the support services necessary to facilitate purchasing of easements for this project

Project: 101-0566-20, Plano West Side Pipeline, Plano No. 3 to Richardson No. 2

Amount: \$1,200,000 additional funding

Funding: Regional Water System Capital Improvement Fund



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Galen Roberts, Director of Water Resources

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V. DISCUSSION ITEMS

- A. Encroachment and trespass on NTMWD property at Bois d'Arc Lake – **Executive Session**
- B. Opportunity for Committee members to provide feedback on Real Estate Committee meeting or request potential future agenda items



Agenda

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V. DISCUSSION ITEMS

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