

1. 1:00 P.M. Real Estate Committee Meeting Agenda

Documents:

[2025-05-21 REAL ESTATE COMMITTEE MEETING AGENDA.PDF](#)

- 1.1. 1:00 PM Real Estate Committee Meeting Presentation

Documents:

[2025-05-21 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, MAY 21, 2025
1:00 P.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, May 21, 2025, at 1:00 p.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

MAY 21, 2025

PAGE 2

IV. ACTION ITEMS

- A. Consider approval of Real Estate Committee meeting minutes – February 26, 2025
- B. **Preliminary Development Agreement with North Texas Acquisitions, LLC**
 - Consider recommendation on authorizing execution of a Preliminary Development Agreement with North Texas Acquisitions, LLC, a subsidiary of Lakewood Capital Group, to construct and use shoreline improvements on NTMWD property adjacent to Bois d'Arc Lake for residential purposes and authorize the subsequent execution of a Lease and Use Agreement with the future property owners association who will own the improvements as required by the Preliminary Development Agreement
- C. **Buffalo Creek Parallel Interceptor, Phase II; Project No. 507-0636-34; Resolution No. 25-25; Right of Way Acquisition Program**
 - Consider recommendation on authorizing funding in the amount of \$3,200,000 to acquire permanent and temporary easements for the Buffalo Creek Parallel Interceptor Phase II
- D. **Stover Creek Lift Station; Project No. 501-0625-23; Resolution No. 25-23; Right of way Acquisition Program**
 - Consider recommendation on authorizing funding in the amount of \$2,800,000 to acquire fee simple property
- E. **Lower East Fork Regional Water Resource Recovery Facility; Project No. 301-0598-21; Resolution No. 25-24; Land Acquisition Program**
 - Consider recommendation on authorizing additional funding in the amount of \$10,000,000 for property acquisition
- F. **Land Acquisition and Support Service to facilitate purchasing land for additional raw water supply; Project No. 101-0667-25; Resolution No. 25-28**
 - Consider recommendation on authorizing funding in the amount of \$7,750,000 to make a written offer to acquire real estate located in Red River County, needed to increase raw water supply

V. DISCUSSION ITEMS

- A. Meter Vault Standardization Phase V
- B. First Amendment to Preliminary Development Agreement with Bois d'Arc Shores LLC
- C. Treated Water Pipeline to Farmersville
- D. McKinney Delivery Point No. 3 to McKinney Delivery Point No. 4 Pipeline
- E. Shiloh Ground Storage Tank
- F. 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 MAY 21, 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 – February 26, 2025
- B. Preliminary Development Agreement with North Texas Acquisitions, LLC
- C. Buffalo Creek Parallel Interceptor, Phase II; Project No. 507-0636-34; Resolution No. 25-25; Right of Way Acquisition Program
- D. Stover Creek Lift Station; Project No. 501-0625-23; Resolution No. 25-23; Right of way Acquisition Program
- E. Lower East Fork Regional Water Resource Recovery Facility; Project No. 301-0598-21; Resolution No. 25-24; Land Acquisition Program
- F. Land Acquisition and Support Service to facilitate purchasing land for additional raw water supply; Project No. 101-0667-25; Resolution No. 25-28

V. DISCUSSION ITEMS

- A. Meter Vault Standardization Phase V
- B. First Amendment to Preliminary Development Agreement with Bois d'Arc Shores LLC
- C. Treated Water Pipeline to Farmersville
- D. McKinney Delivery Point No. 3 to McKinney Delivery Point No. 4 Pipeline
- E. Shiloh Ground Storage Tank
- F. Opportunity for Committee members to provide feedback on Real Estate Committee meeting or request potential future agenda items



Agenda

Galen Roberts, Director of Water Resources

IV. ACTION ITEMS

- A. Consider approval of Real Estate Committee meeting minutes – February 26, 2025
- B. Preliminary Development Agreement with North Texas Acquisitions, LLC**
- C. Buffalo Creek Parallel Interceptor, Phase II; Project No. 507-0636-34; Resolution No. 25-25; Right of Way Acquisition Program
- D. Stover Creek Lift Station; Project No. 501-0625-23; Resolution No. 25-23; Right of way Acquisition Program
- E. Lower East Fork Regional Water Resource Recovery Facility; Project No. 301-0598-21; Resolution No. 25-24; Land Acquisition Program
- F. Land Acquisition and Support Service to facilitate purchasing land for additional raw water supply; Project No. 101-0667-25; Resolution No. 25-28

V. DISCUSSION ITEMS

- A. Meter Vault Standardization Phase V
- B. First Amendment to Preliminary Development Agreement with Bois d'Arc Shores LLC
- C. Treated Water Pipeline to Farmersville
- D. McKinney Delivery Point No. 3 to McKinney Delivery Point No. 4 Pipeline
- E. Shiloh Ground Storage Tank
- F. Opportunity for Committee members to provide feedback on Real Estate Committee meeting or request potential future agenda items



Lakewood Capital – Bridgewater

- Seeking approval to construct amenities for a **planned residential development** (Bridgewater)
- Bridgewater
 - Developed by Lakewood Capital and its subsidiary, North Texas Acquisitions, LLC
 - Consists of approximately 80 acres and 53 lots
 - Have obtained final plat approval from Fannin County
 - Many lots have already been sold
 - Located on the eastern portion of the lake



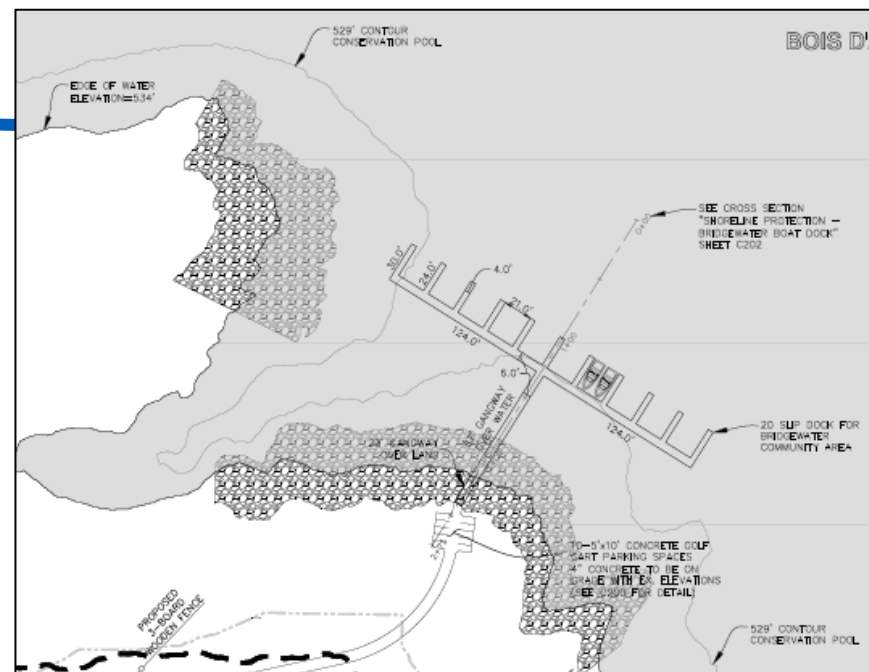
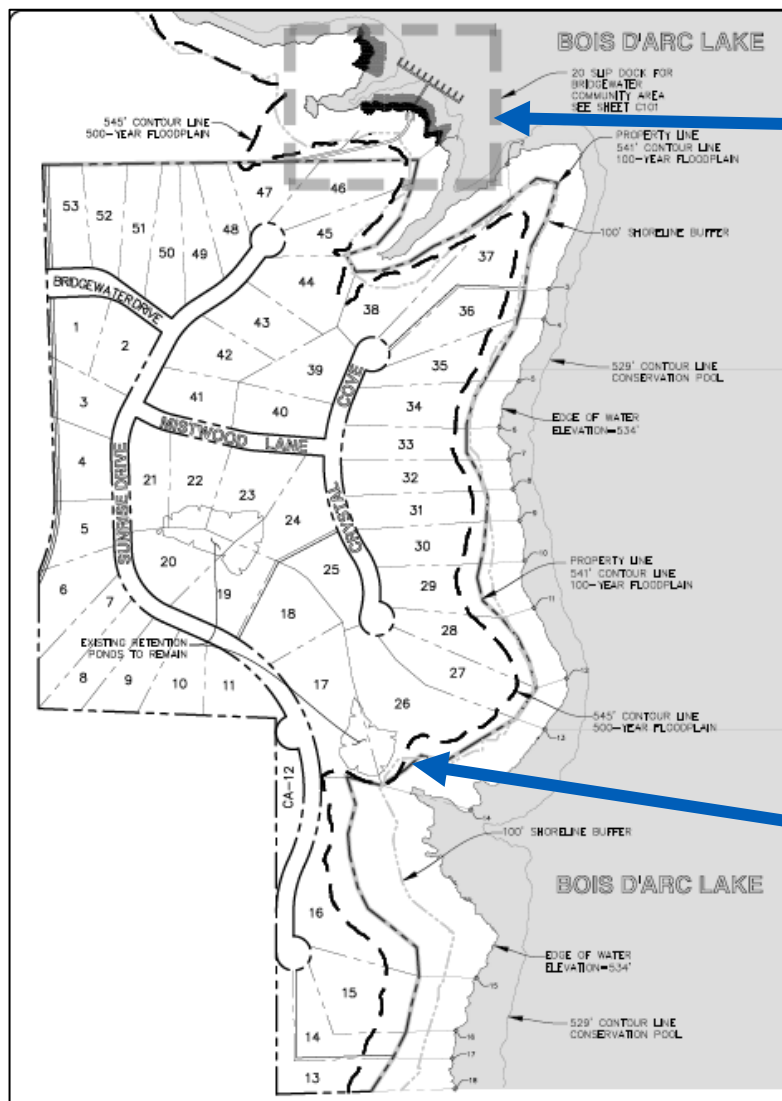
Bridgewater - Location

Approximate Location of Lakewood Capital's planned residential development





Proposed Improvements on NTMWD Property



- Community Dock with 20 slips
- Access path
- Shoreline erosion control
- Vegetation modification within defined limits

- Erosion Control and Drainage Improvements
 - Existing retention pond located within the NTMWD flood and flowage easement
 - Existing drainage channel extends onto NTMWD property



Agreement Fees

- Fee calculation uses same methodology in prior Preliminary Development Agreements approved by the Real Estate Committee and Board in 2024
- First year fee calculation:
 - Number and size of docks (\$375/slip x 20 slips)
 - Linear feet of adjacent shoreline frontage (\$7.50 x 335 LF)

Contracting Party	First Year Fee	Recurring Annual Fee
North Texas Acquisitions LLC	\$10,013	\$3,250



Agreements

- **Preliminary Development Agreement**

- Facilitates construction of improvements by Lakewood Capital and their subsidiary, North Texas Acquisitions LLC (Developer)
- Five-year agreement term
- Includes provisions specific to preconstruction and construction phases
- Requires Developer and Property Owners Association (POA) to enter into a subsequent Lease and Use Agreement with NTMWD upon completion of construction to NTMWD's satisfaction

- **Subsequent Lease and Use Agreement**

- Facilitates use and maintenance of improvements by Developer and Property Owners Association (POA)
- Specific requirements for use, operation and maintenance of improvements and NTMWD property
- Subsequent Lease and Use Agreement must conform to the draft attached to this agreement
- The Ad Memo authorizing the Executive Director to execute this agreement also authorizes execution of the required Lease and Use Agreement

Individual lot owners must obtain separate Lease and Use Agreement from NTMWD for private docks and other improvements



Committee Consideration

The Executive Director and NTMWD staff recommend the Board of Directors authorize execution of a Preliminary Development Agreement with North Texas Acquisitions LLC and the Lease and Use Agreement required by the Preliminary Development Agreement with the future property owners association.

Contracting Parties: North Texas Acquisitions LLC
Future property owners association

Scope: Preliminary Development Agreement

Contract Term: 5-years



Agenda

Garrett Murphree, Real Estate Manager

IV. ACTION ITEMS

- A. Consider approval of Real Estate Committee meeting minutes – February 26, 2025
- B. Preliminary Development Agreement with North Texas Acquisitions, LLC
- C. Buffalo Creek Parallel Interceptor, Phase II; Project No. 507-0636-34; Resolution No. 25-25; Right of Way Acquisition Program
- D. Stover Creek Lift Station; Project No. 501-0625-23; Resolution No. 25-23; Right of way Acquisition Program
- E. Lower East Fork Regional Water Resource Recovery Facility; Project No. 301-0598-21; Resolution No. 25-24; Land Acquisition Program
- F. Land Acquisition and Support Service to facilitate purchasing land for additional raw water supply; Project No. 101-0667-25; Resolution No. 25-28

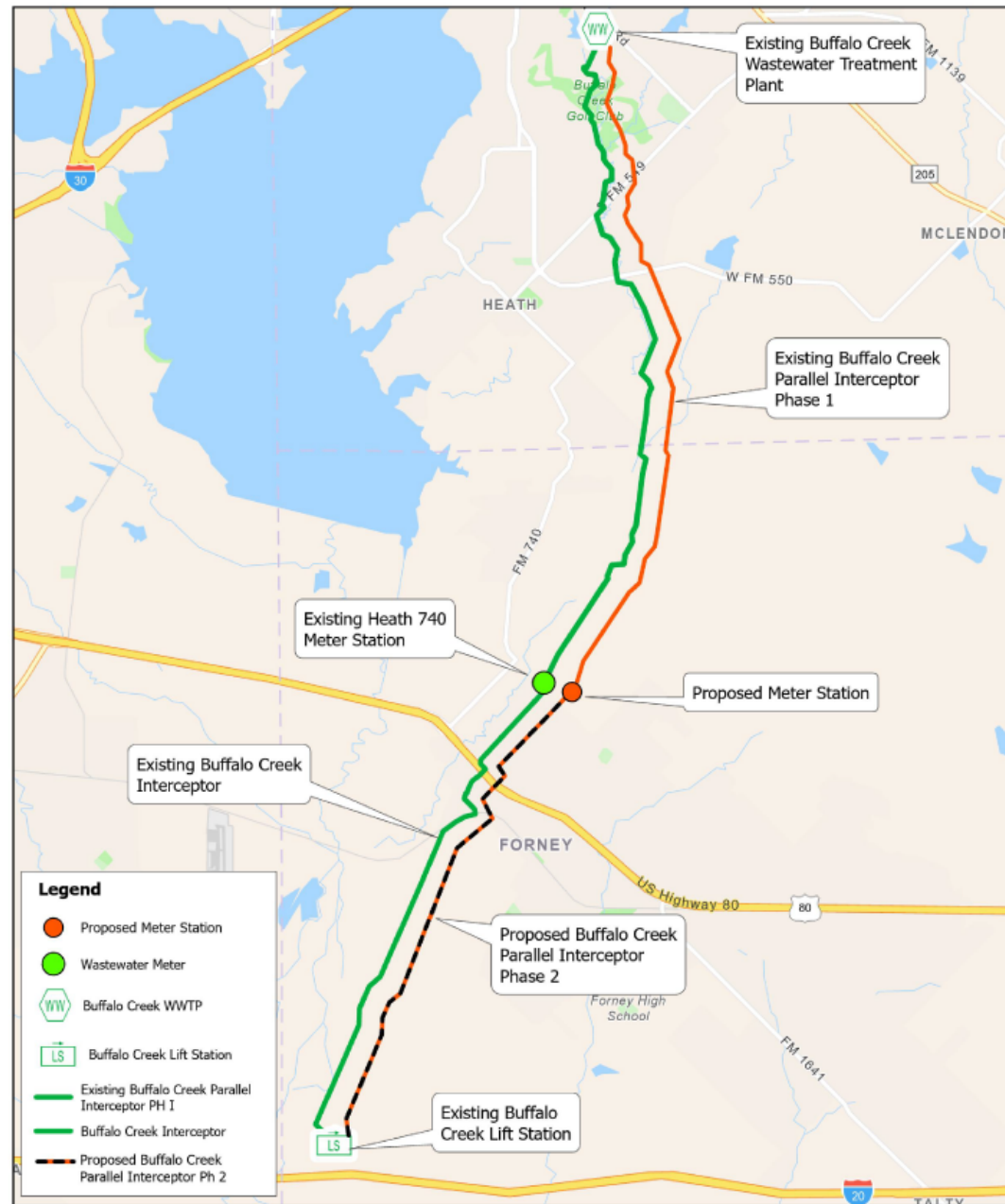
V. DISCUSSION ITEMS

- A. Meter Vault Standardization Phase V
- B. First Amendment to Preliminary Development Agreement with Bois d'Arc Shores LLC
- C. Treated Water Pipeline to Farmersville
- D. McKinney Delivery Point No. 3 to McKinney Delivery Point No. 4 Pipeline
- E. Shiloh Ground Storage Tank
- F. Opportunity for Committee members to provide feedback on Real Estate Committee meeting or request potential future agenda items



BUFFALO CREEK PARALLEL INTERCEPTOR, PHASE II

- The 2021 Buffalo Creek Interceptor System Capacity Assessment & Assurance report recommends a parallel interceptor to meet growth projections in Forney, Heath and Rockwall.
- Construction is complete on Buffalo Creek Parallel Interceptor, Phase I, Project No. 507-0484-17
- Phase I mostly parallels the existing Buffalo Creek Interceptor from Buffalo Creek Wastewater Treatment Plant to Manhole No. 3022 located north of FM 740
- Phase II shall continue to Buffalo Creek Lift Station and to currently-in-design Buffalo Creek Lift Station, Phase II, Project No. 504-0639-24
- Approximately 32,000 linear feet of interceptor and related appurtenances
- Permanent, Temporary, and Access easements are required
- A budget of \$3,700,000 is needed for the purchase of the easement



Buffalo Creek Parallel Interceptor Phase 2 Project No. 507-636-24





Committee Consideration

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

- 1) Authorize the Executive Director to execute a right-of-way acquisition program for the Buffalo Creek Parallel Interceptor Phase II Project No. 507-0636-24, with a budget of \$3,700,000; and,
- 2) Adopt Resolution No. 25-25, "A Resolution Authorizing the Use of Eminent Domain to Acquire Right-of-Way for the Buffalo Creek Parallel Interceptor Phase II Project No. 507-0636-24, and Delegating Authority to Initiate Condemnation Proceedings to the NTMWD Executive Director."

Consultant: N/A

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

Project: Project No. 507-0636-24, Buffalo Creek Parallel Interceptor Phase II

Amount: \$3,700,000

Funding: Buffalo Creek Wastewater Interceptor System Series 2025 Bonds



Agenda

IV. ACTION ITEMS

- A. Consider approval of Real Estate Committee meeting minutes – February 26, 2025
- B. Preliminary Development Agreement with North Texas Acquisitions, LLC
- C. Buffalo Creek Parallel Interceptor, Phase II; Project No. 507-0636-34; Resolution No. 25-25; Right of Way Acquisition Program
- D. Stover Creek Lift Station; Project No. 501-0625-23; Resolution No. 25-23; Right of way Acquisition Program – [Executive Session](#)
- E. Lower East Fork Regional Water Resource Recovery Facility; Project No. 301-0598-21; Resolution No. 25-24; Land Acquisition Program – [Executive Session](#)
- F. Land Acquisition and Support Service to facilitate purchasing land for additional raw water supply; Project No. 101-0667-25; Resolution No. 25-28 – [Executive Session](#)

V. DISCUSSION ITEMS

- A. Meter Vault Standardization Phase V
- B. First Amendment to Preliminary Development Agreement with Bois d'Arc Shores LLC
- C. Treated Water Pipeline to Farmersville
- D. McKinney Delivery Point No. 3 to McKinney Delivery Point No. 4 Pipeline
- E. Shiloh Ground Storage Tank
- F. Opportunity for Committee members to provide feedback on Real Estate Committee meeting or request potential future agenda items



Agenda

Garrett Murphree, Real Estate Manager

IV. ACTION ITEMS

- A. Consider approval of Real Estate Committee meeting minutes – February 26, 2025
- B. Preliminary Development Agreement with North Texas Acquisitions, LLC
- C. Buffalo Creek Parallel Interceptor, Phase II; Project No. 507-0636-34; Resolution No. 25-25; Right of Way Acquisition Program
- D. Stover Creek Lift Station; Project No. 501-0625-23; Resolution No. 25-23; Right of way Acquisition Program
- E. Lower East Fork Regional Water Resource Recovery Facility; Project No. 301-0598-21; Resolution No. 25-24; Land Acquisition Program
- F. Land Acquisition and Support Service to facilitate purchasing land for additional raw water supply; Project No. 101-0667-25; Resolution No. 25-28

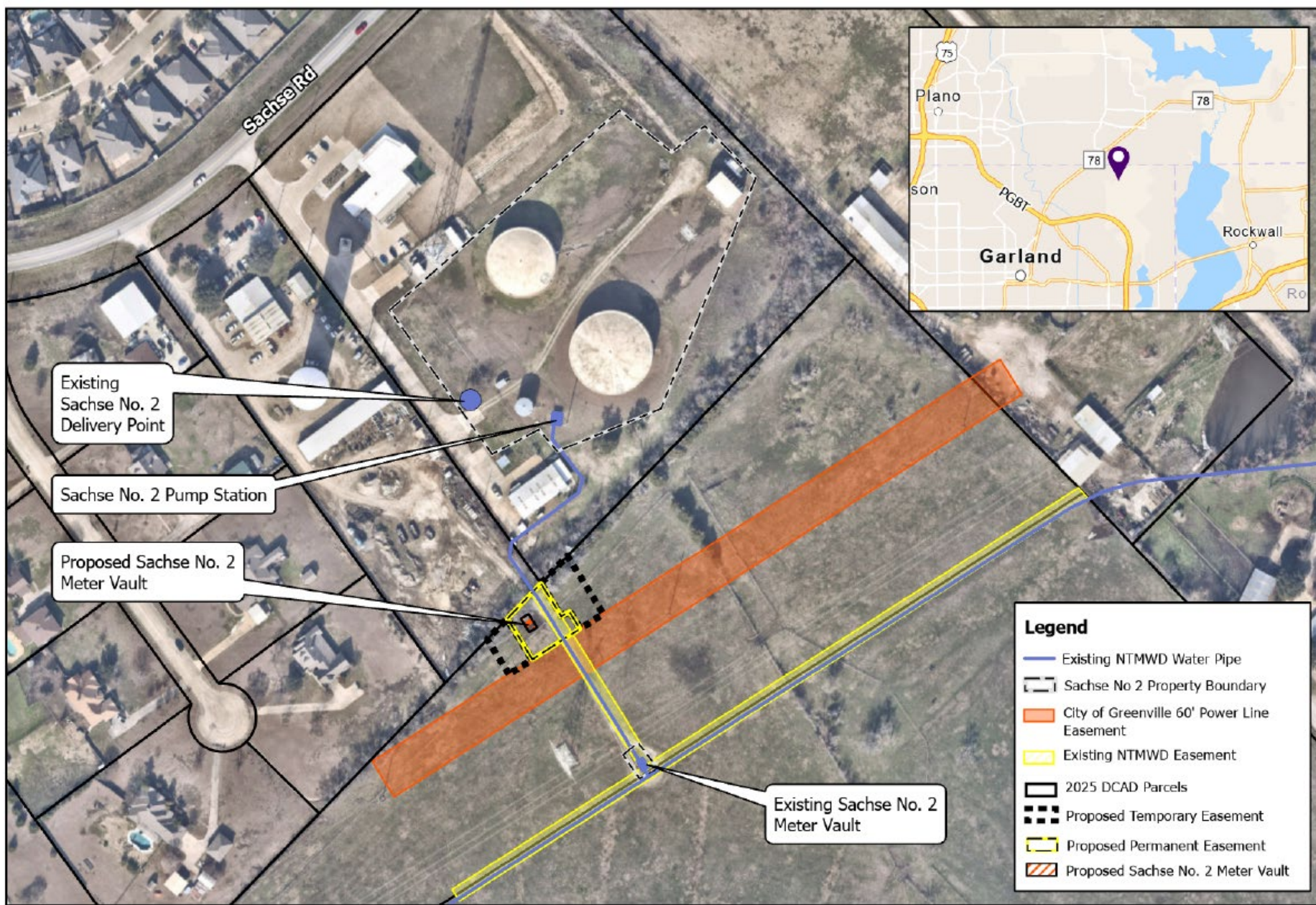
V. DISCUSSION ITEMS

- A. Meter Vault Standardization Phase V
- B. First Amendment to Preliminary Development Agreement with Bois d'Arc Shores LLC
- C. Treated Water Pipeline to Farmersville
- D. McKinney No. Delivery Point No. 3 to McKinney Delivery Point No. 4 Pipeline
- E. Shiloh Ground Storage Tank
- F. Opportunity for Committee members to provide feedback on Real Estate Committee meeting or request potential future agenda items



Meter Vault Standardization, Phase V, Set Point Control

- Meter Vault Standardization project is a phased initiative to upgrade delivery point infrastructure throughout the water system.
 - Optimizes operational efficiency by providing valve and controls that can maintain predetermined rates of delivery.
 - Facilitates a more constant rate of delivery.
 - Allows daily delivery volumes to be set for each delivery site in the event maximum delivery rates are required due to stricter conservation levels.
- Phase V includes the final 26 remaining member and customer city delivery points.
- Design is still ongoing. Future locations will be brought as design is completed.
- Permanent and Temporary easements are being requested for this location (Bid Package 2).
- Funding exists in prior phases, so there is no budget request for Bid Package 2.





Agenda

Galen Roberts, Director of Water Resources

IV. ACTION ITEMS

- A. Consider approval of Real Estate Committee meeting minutes – February 26, 2025
- B. Preliminary Development Agreement with North Texas Acquisitions, LLC
- C. Buffalo Creek Parallel Interceptor, Phase II; Project No. 507-0636-34; Resolution No. 25-25; Right of Way Acquisition Program
- D. Stover Creek Lift Station; Project No. 501-0625-23; Resolution No. 25-23; Right of way Acquisition Program
- E. Lower East Fork Regional Water Resource Recovery Facility; Project No. 301-0598-21; Resolution No. 25-24; Land Acquisition Program
- F. Land Acquisition and Support Service to facilitate purchasing land for additional raw water supply; Project No. 101-0667-25; Resolution No. 25-28

V. DISCUSSION ITEMS

- A. Meter Vault Standardization Phase V
- B. First Amendment to Preliminary Development Agreement with Bois d'Arc Shores LLC
- C. Treated Water Pipeline to Farmersville
- D. McKinney Delivery Point No. 3 to McKinney Delivery Point No. 4 Pipeline
- E. Shiloh Ground Storage Tank
- F. Opportunity for Committee members to provide feedback on Real Estate Committee meeting or request potential future agenda items



Background

Approximate Location of Texas Land & Lakes' Bois d'Arc Shores Development



Bois d'Arc Lake Shores:

Executed preliminary development agreement with Bois d'Arc Shores LLC (Developer) in 2024

- Community docks (x2)
- Shared docks (x4)
- Access paths
- Vegetation modification
- Shoreline erosion control
- Timber clearing for boat lanes

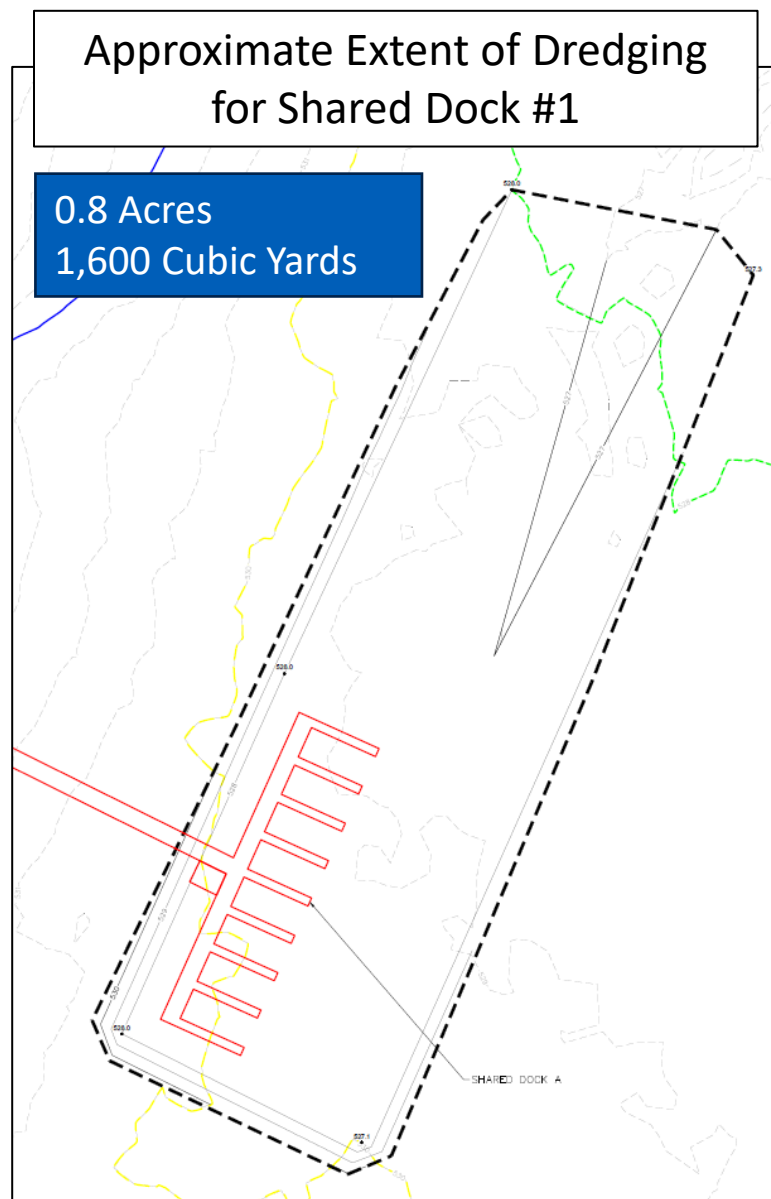
Preliminary development agreement granted an exception to maximum dock length (+30 ft.)

Property is located on west side of lake and was encumbered by standing timber

- Developer conducted more detailed survey of lake bottom after clearing boat lanes
- Subsequently requested approval to dredge for more reliable access to docks



Bois d'Arc Lake Shores – Dredging Request



Scope:

Immediate area around community and shared docks

Total estimated extent of dredging:

- ~3 acres, ~5,850 cubic yards

All dredging activities to be performed in compliance with all United States Army Corps of Engineer requirements:

- 'One-step' removal
- No redistribution of fill material within lake
- No discharge of fill material to lake

Dredging activities like this are consistent with Shoreline Management Plan and current agreement template:

- Existing preliminary development agreement includes provisions relating to dredging activities
- Amendment needed to update authorized project activities to include dredging
- Anticipate bringing to Board in June for consideration

Minimum Amendment Fee - \$5,000

- Sufficient to recover staff time to process this amendment



Agenda

IV. ACTION ITEMS

- A. Consider approval of Real Estate Committee meeting minutes – February 26, 2025
- B. Preliminary Development Agreement with North Texas Acquisitions, LLC
- C. Buffalo Creek Parallel Interceptor, Phase II; Project No. 507-0636-34; Resolution No. 25-25; Right of Way Acquisition Program
- D. Stover Creek Lift Station; Project No. 501-0625-23; Resolution No. 25-23; Right of way Acquisition Program
- E. Lower East Fork Regional Water Resource Recovery Facility; Project No. 301-0598-21; Resolution No. 25-24; Land Acquisition Program
- F. Land Acquisition and Support Service to facilitate purchasing land for additional raw water supply; Project No. 101-0667-25; Resolution No. 25-28

V. DISCUSSION ITEMS

- A. Meter Vault Standardization Phase V
- B. First Amendment to Preliminary Development Agreement with Bois d'Arc Shores LLC
- C. Treated Water Pipeline to Farmersville – **Executive Session**
- D. McKinney Delivery Point No. 3 to McKinney Delivery Point No. 4 Pipeline – **Executive Session**
- E. Shiloh Ground Storage Tank – **Executive Session**
- F. Opportunity for Committee members to provide feedback on Real Estate Committee meeting or request potential future agenda items



Agenda

IV. ACTION ITEMS

- A. Consider approval of Real Estate Committee meeting minutes – February 26, 2025
- B. Preliminary Development Agreement with North Texas Acquisitions, LLC
- C. Buffalo Creek Parallel Interceptor, Phase II; Project No. 507-0636-34; Resolution No. 25-25; Right of Way Acquisition Program
- D. Stover Creek Lift Station; Project No. 501-0625-23; Resolution No. 25-23; Right of way Acquisition Program
- E. Lower East Fork Regional Water Resource Recovery Facility; Project No. 301-0598-21; Resolution No. 25-24; Land Acquisition Program
- F. Land Acquisition and Support Service to facilitate purchasing land for additional raw water supply; Project No. 101-0667-25; Resolution No. 25-28

V. DISCUSSION ITEMS

- A. Meter Vault Standardization Phase V
- B. First Amendment to Preliminary Development Agreement with Bois d'Arc Shores LLC
- C. Treated Water Pipeline to Farmersville
- D. McKinney Delivery Point No. 3 to McKinney Delivery Point No. 4 Pipeline
- E. Shiloh Ground Storage Tank
- F. Opportunity for Committee members to provide feedback on Real Estate Committee meeting or request potential future agenda items



Agenda

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