

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

Documents:

[2025-08-27 REAL ESTATE COMMITTEE MEETING AMENDED AGENDA.PDF](#)

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

Documents:

[2025-08-27 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, AUGUST 27, 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, August 27, 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.

AMENDED 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 AMENDED AGENDA

AUGUST 27, 2025

PAGE 2

IV. ACTION ITEMS

- A. Consider approval of Real Estate Committee meeting minutes – May 21, 2025
- B. Land for Additional Raw Water Supply; Project No. 101-0667-25; Resolution No. 25-42; Land Acquisition Program

V. DISCUSSION ITEMS

- A. Marina Solicitation Update
- B. McKinney Delivery Point No. 3 to McKinney Delivery Point No. 4 Pipeline
- C. Shiloh Ground Storage Tank
- D. Bois d'Arc Shoreline Fees
- E. 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
August 27, 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 – May 21, 2025
- B. Land for Additional Raw Water Supply; Project No. 101-0667-25; Resolution No. 25-42; Land Acquisition Program

V. DISCUSSION ITEMS

- A. Marina Solicitation Update
- B. McKinney Delivery Point No. 3 to McKinney Delivery Point No. 4 Pipeline
- C. Shiloh Ground Storage Tank
- D. Bois d'Arc Lake Shoreline Fees
- E. Opportunity for Committee members to provide feedback on Real Estate Committee meeting or request potential future agenda items



Agenda

Lewis Isaacks, Saunders, Walsh & Beard

IV. ACTION ITEMS

- A. Consider approval of Real Estate Committee meeting minutes – May 21, 2025
- B. Land for Additional Raw Water Supply; Project No. 101-0667-25; Resolution No. 25-42; Land Acquisition Program – **Executive Session**

V. DISCUSSION ITEMS

- A. Marina Solicitation Update
- B. McKinney Delivery Point No. 3 to McKinney Delivery Point No. 4 Pipeline
- C. Shiloh Ground Storage Tank
- D. Bois d'Arc Lake Shoreline Fees
- E. Opportunity for Committee members to provide feedback on Real Estate Committee meeting or request potential future agenda items



Committee Consideration

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

- 1) Authorize the Executive Director to amend a previously executed land acquisition program for Land for Additional Raw Water Supply, Project No. 101-0667-25, by providing additional funding; and,
- 2) Adopt Resolution No. 25-42, "A Resolution Authorizing Additional Funding and the Acquisition of Property to Secure Additional Raw Water Supply, Project No. 101-0667-25."

Consultant: Saunders, Walsh & Beard and Lloyd Gosselink Rochelle and Townsend

Scope: Property acquisition and the necessary support services to facilitate the purchasing of land for the project

Project: 101-0667-25, Land for Additional Raw Water Supply



Agenda

IV. ACTION ITEMS

- A. Consider approval of Real Estate Committee meeting minutes – May 21, 2025
- B. Land for Additional Raw Water Supply; Project No. 101-0667-25; Resolution No. 25-42; Land Acquisition Program

V. DISCUSSION ITEMS

- A. Marina Solicitation Update – **Executive Session**
- B. McKinney Delivery Point No. 3 to McKinney Delivery Point No. 4 Pipeline - **Executive Session**
- C. Shiloh Ground Storage Tank - **Executive Session**
- D. Bois d'Arc Lake Shoreline Fees
- E. 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 – May 21, 2025
- B. Land for Additional Raw Water Supply; Project No. 101-0667-25; Resolution No. 25-42; Land Acquisition Program

V. DISCUSSION ITEMS

- A. Marina Solicitation Update – Discussed in Executive Session
- B. McKinney Delivery Point No. 3 to McKinney Delivery Point No. 4 Pipeline - Discussed in Executive Session
- C. Shiloh Ground Storage Tank - Discussed in Executive Session
- D. Bois d'Arc Lake Shoreline Fees**
- E. Opportunity for Committee members to provide feedback on Real Estate Committee meeting or request potential future agenda items



Adoption of a Shoreline Management Plan for Bois d'Arc Lake

Resolution No. 20-53 (Oct. 2020):

- 1. Approves and adopts the Bois d'Arc Lake Shoreline Management Plan (SMP), including maps and appendices**
- 2. Authorizes the Executive Director (ED) or their designee to enter into the agreements in the SMP following future action by the Board**
 - a) Future Board action required to authorize ED or designee to accept applications for such agreements ([Resolution 24-14](#))*
 - b) Authorization includes the establishment of an agreement fee schedule*
- 3. Authorizes inspection of shoreline to ensure compliance**
- 4. Authorizes the ED or their designee to implement and enforce the SMP**



Adoption of a Shoreline Management Plan for Bois d'Arc Lake

Governance Structure

ED/GM or Designee

- Minor SMP Revisions
(e.g. *contact information*)
- Minor shoreline reclassifications
- Collect fees & levy fines
- Approve Shoreline Lease & Use Agreements
- ED/GM: Consider appeals

NTMWD Board

- Adopt fee and fine schedules
- Major SMP Revisions
(e.g. *carrying capacity*)
- Revise Shoreline Classification Maps
- Approve commercial activity agreements (e.g. *marinas*)

**Annually
via budget
resolution**

~5 years

As-needed

Major SMP Revision occurred in Dec. 2023
– Ad Memo No 23-5974



Original Fee Considerations

- **Staff time to administer typical lease**
 - Calculated average staff time to process new application, renewal and annual inspection (5-year term)
 - Adopted fees are not based on full cost recovery
- **Fees at other regional lakes**
 - Adjusted Shoreline Lease and Use Agreement fees to more closely align with market conditions in the region based on Board/Committee feedback



Shoreline Lease and Use Agreement – Fee Comparison

	Shoreline Use Dock Permit Fees	2020	2025
Lake Ray Hubbard (City of Heath)	First Year Fee: Subsequent Years:	\$1,550 \$700	\$600 \$350
Lake Ray Hubbard (Rowlett & Rockwall)	First Year Fee: Subsequent Years:	\$600 \$350	\$600 \$350
Lake Ray Hubbard (City of Garland)	First Year Fee: Subsequent Years:	\$1,425-\$1,650 \$50	\$1,425-\$1,650 \$50
Bois d'Arc Lake	First Year Fee: Subsequent Years:	\$750 \$325	To be determined
Misc. TRWD		\$100	\$100
Lake Fork & Lake Tawakoni (SRA)	Total first year fee for 100 ft. of shoreline:	\$95	\$95
Jim Chapman & Texoma (USACE)		\$30	\$30



Options for consideration

- **No change - Maintain fees at current levels**
 - Maintain in consideration of regional market conditions
 - Will reevaluate again in the future
- **Increase fees based on consumer price index (CPI)**
 - November 2020-May 2025 CPI change = 24%
 - May 2024-May 2025 CPI change = 2.4%
- **Other?**



Agenda

IV. ACTION ITEMS

- A. Consider approval of Real Estate Committee meeting minutes – May 21, 2025
- B. Land for Additional Raw Water Supply; Project No. 101-0667-25; Resolution No. 25-42; Land Acquisition Program

V. DISCUSSION ITEMS

- A. Marina Solicitation Update
- B. McKinney Delivery Point No. 3 to McKinney Delivery Point No. 4 Pipeline
- C. Shiloh Ground Storage Tank
- D. Bois d'Arc Lake Shoreline Fees
- E. 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