

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

Documents:

[2025-10-22 REAL ESTATE COMMITTEE MEETING AGENDA.PDF](#)

1.I. Real Estate Committee Meeting Presentation

Documents:

[2025-10-22 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, OCTOBER 22, 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, October 22, 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.

IV. ACTION ITEMS

- A. Consider approval of Real Estate Committee meeting minutes – August 27, 2025
- B. Tickey Creek Force Main; Project No. 501-0637-24; Resolution No. 25-53; Right of Way Acquisition Program
- C. Trinity River Lock and Dam No. 7 Stabilization; Project No. 101-0550-19; Resolution No. 25-54; Right of Way Acquisition Program
- D. McKinney Prosper Sewer Improvements; Project No. 501-0641-24; Resolution No. 25-51; Right of Way Acquisition Program
- E. Stover Creek Force Main; Project No. 501-0624-23; Resolution No. 25-52; Right of Way Acquisition Program
- F. Preliminary Development Agreement with Cypress Point on the Lake LLC

V. DISCUSSION ITEMS

- A. Tickey Creek Lift Station Land Acquisition
- B. Settlement Agreement with New West Land LLC regarding the Belle Vie development
- C. Preston Road Lift Station Acquisition update
- D. 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 OCTOBER 22, 2025



Agenda

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



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Garrett Murphree, Real Estate Manager

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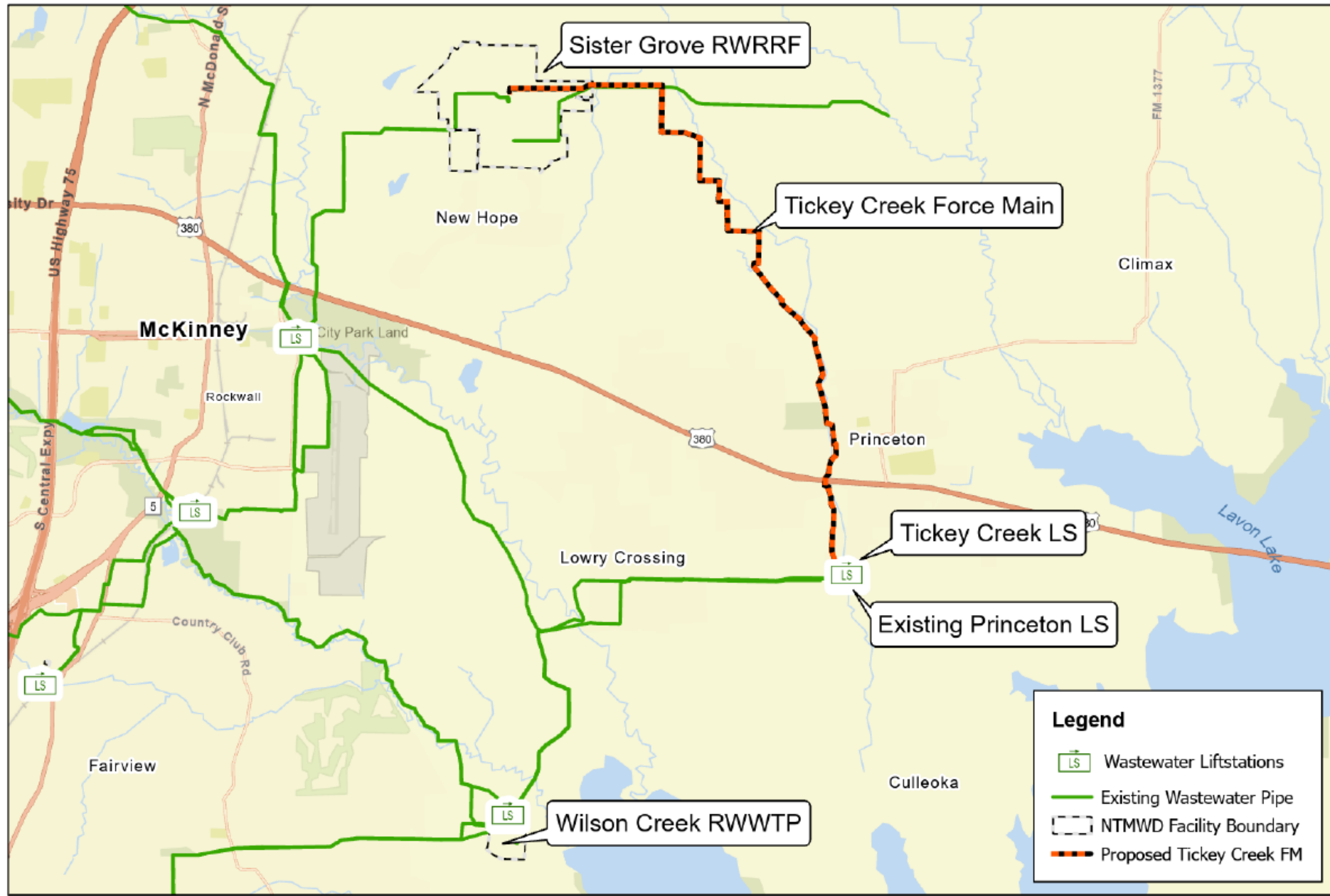
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Tickey Creek Force Main

- The UEFIS Regional Capacity Assessment and Assurance study identified the need to increase wastewater conveyance capacity to serve projected growth in Princeton
- Tickey Creek Force Main (FM) and Lift Station (LS) were planned to meet this need by conveying flows to Sister Grove RWRRF
- Land Acquisition for the LS is forthcoming, the location of which is adjacent to the existing Princeton LS
- The FM is approximately 42,000 linear feet from the forthcoming LS to Sister Grove RWRRF
- Permanent, Temporary, and Access Easements are required for the project



**Tickey Creek Force Main
Project No. 501-0637-24**





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 Tickey Creek Force Main, Project No. 501-0637-24, with a budget of \$14,700,000; and,
- 2) Adopt Resolution No. 25-53, "A Resolution Authorizing the Use of Eminent Domain to Acquire Right-of-Way for the Tickey Creek Force Main, Project No. 501-0637-24, and Delegating Authority to Initiate Condemnation Proceedings to the NTMWD Executive Director."

Consultant: N/A

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

Project: 501-0637-24, Tickey Creek Force Main

Amount: \$14,700,000

Funding: Upper East Fork Interceptor System Extendable Commercial Paper (ECP) Program

Drivers: Capacity



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Garrett Murphree, Real Estate Manager

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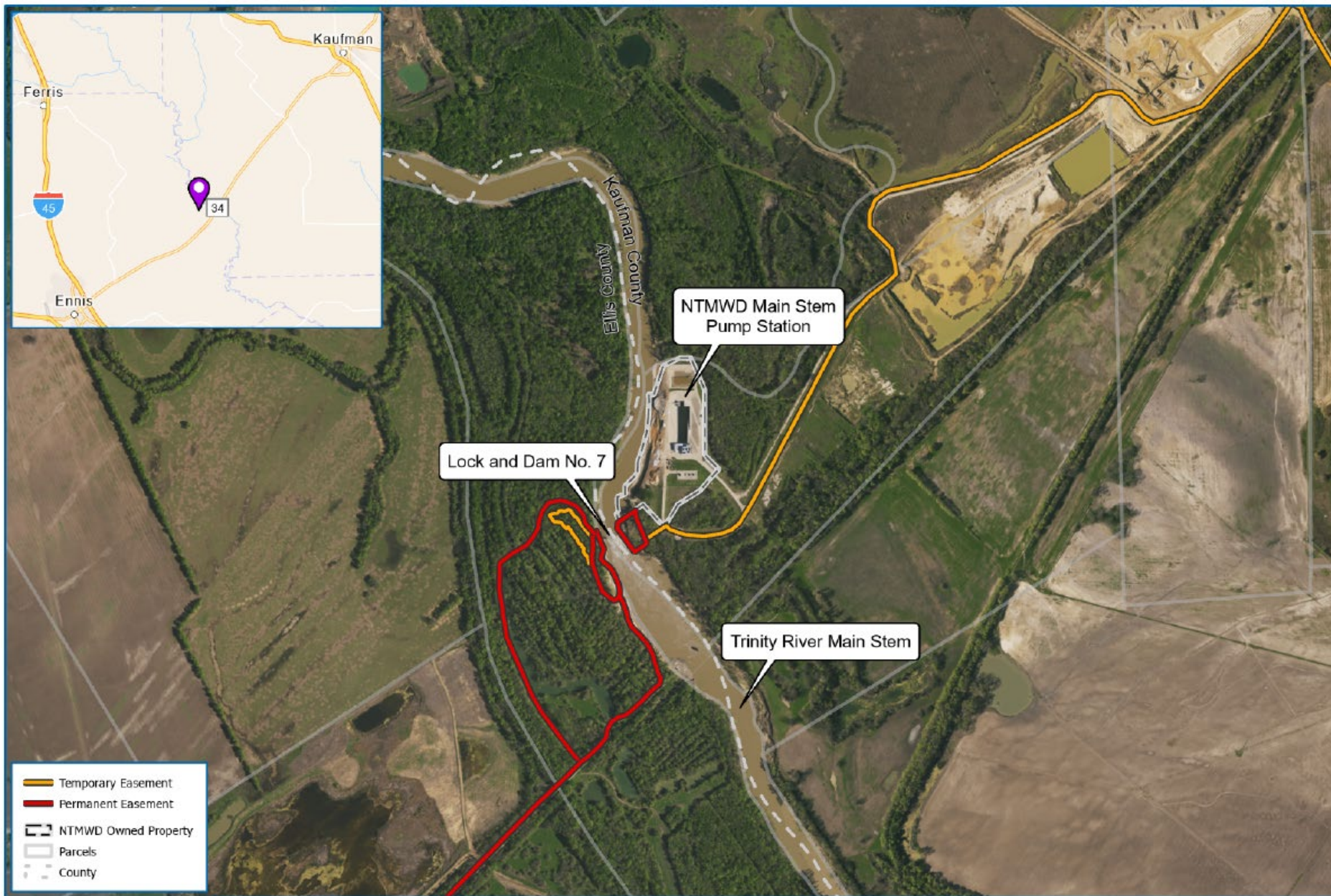
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Trinity River Lock & Dam No. 7 Stabilization

- Project design was initiated in 2019 to provide erosion protection of the riverbank near the west abutment of Lock No. 7 to preserve the intake pool for the Trinity River Main Stem Pump Station
- Investigations revealed significant erosion along the eastern bank, an imminent threat to the Main Stem Pump Station Air Burst Building
- Emergency Repairs were undertaken and completed
- The riverbank near the west abutment will now be addressed
- Additional measures will occur both upstream and downstream of Lock No. 7
- Permanent, Temporary and Access are needed to reach riverbank locations and for future maintenance
- A budget of \$850,000 is being requested



Trinity River Lock and Dam No. 7 Stabilization Project No. 101-0550-19





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 Trinity River Lock & Dam No. 7 Stabilization Project No. 101-0550-19, with a budget of \$850,000; and,
- 2) Adopt Resolution No. 25-54, "A Resolution Authorizing the Use of Eminent Domain to Acquire Right-of-Way for the Trinity River Lock & Dam No. 7 Stabilization Project No. 101-0550-19, 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. 101-0550-19, Trinity River Lock & Dam No. 7 Stabilization

Amount: \$850,000

Funding: Regional Water System Capital Improvement Fund

Drivers: Asset Condition



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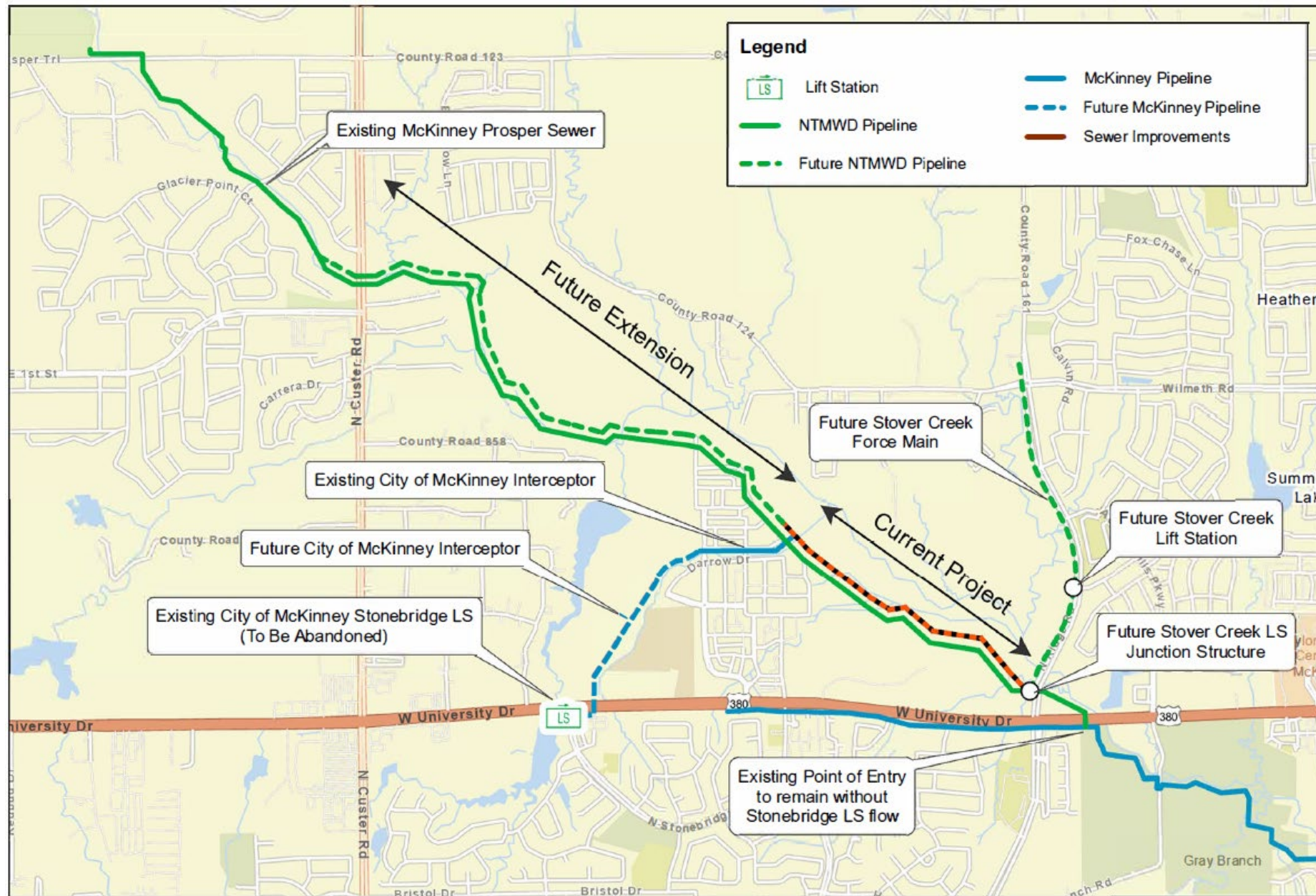
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McKinney Prosper Sewer Improvements

- The Upper East Fork Interceptor System Regional Capacity Assessment & Assurance study identified the need to increase capacity of the McKinney Prosper Sewer, which serves the cities of McKinney and Prosper
- City of McKinney has immediate plans to redirect flow from its Stonebridge Lift Station to NTMWD's McKinney Prosper Sewer
- A parallel 42-/48-inch interceptor will provide the capacity to accommodate the system flow projections from the Stonebridge areas, north of US Hwy 380
- This parallel line will convey flows to the planned Stover Creek Lift Station, ultimately to Sister Grove, through the planned Stover Creek Force Main
- Approximately 5,000 linear feet of interceptor and related appurtenances
- Permanent, Temporary, and Access easements are required
- A budget of \$2,900,000 is needed





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 McKinney Prosper Sewer Improvements Project No. 501-0641-24, with a budget of \$2,900,000; and,
- 2) Adopt Resolution No. 25-51, "A Resolution Authorizing the Use of Eminent Domain to Acquire Right-of-Way for the McKinney Prosper Sewer Improvements Project No. 501-0641-24, 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. 501-0641-24, McKinney Prosper Sewer Interceptor

Amount: \$2,900,000

Funding: Upper East Fork Interceptor System Extendable Commercial Paper (ECP) Program

Drivers: Capacity



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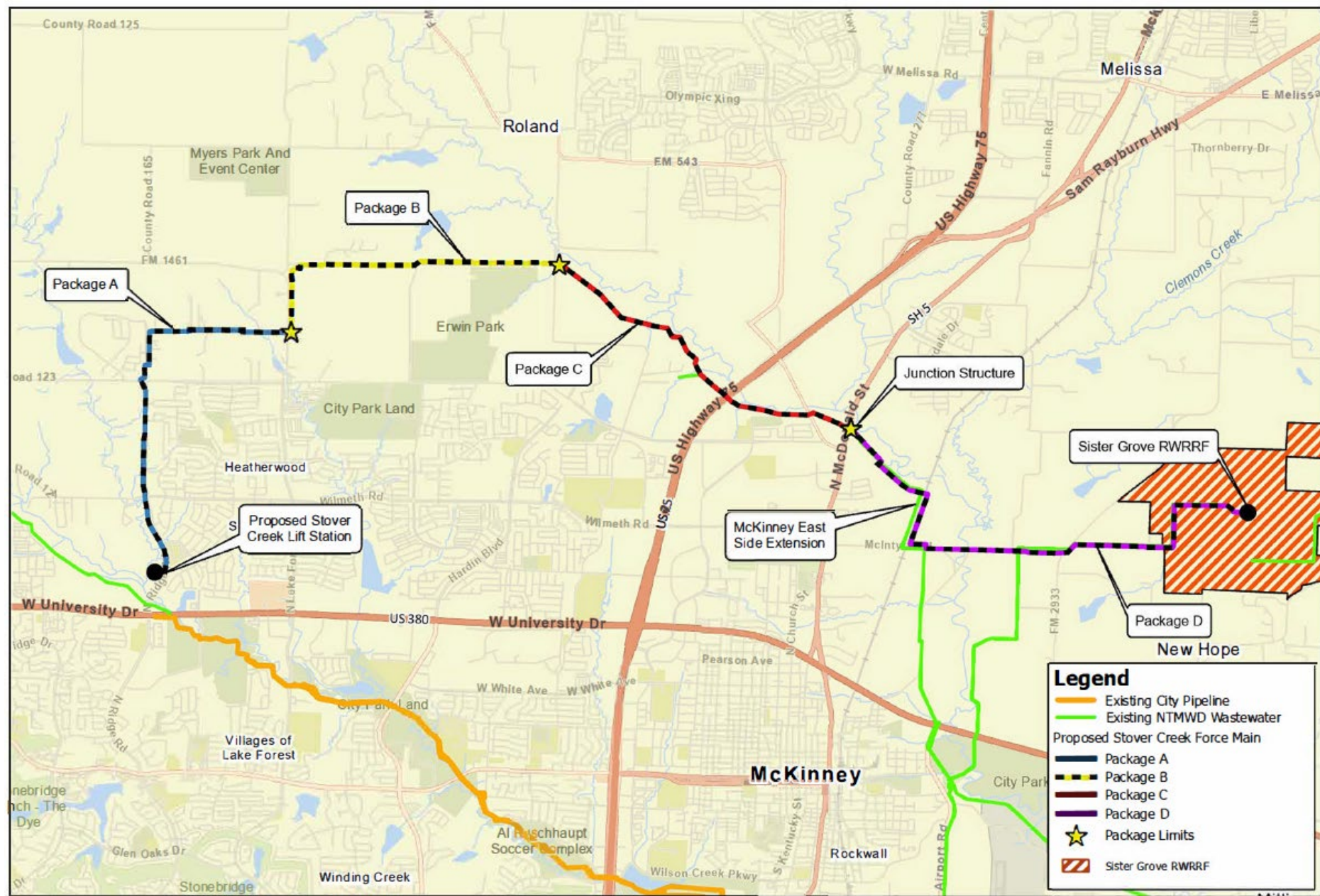
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Stover Creek Force Main

- This amendment adds funding for the existing ROW acquisition program
- Stover Creek FM is approximately 13 miles in length
- Funding for this ROW Acquisition program was proposed to be two separate requests as part of a strategy to spread the costs over multiple fiscal years to reduce impact of rate escalation
- Ad Memo 24-6028 and Resolution No. 24-15, May 2024 authorized a ROW acquisition program with funding in the amount of \$8M for early parcel acquisition totaling around 2.6 miles
- This second funding request is for \$24,700,000 for easement acquisition and legal services for the remaining phases resulting in a total budget amount of \$32,700,000.
 - Original estimates for this funding request were between \$50M-60M





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 Stover Creek Force Main, Project No. 501-0624-23, by providing additional funding of \$24,700,000, with a total budget of \$32,700,000; and,
- 2) Adopt Resolution No. 25-52, "A Resolution Authorizing the Use of Eminent Domain to Acquire Right-of-Way for the Stover Creek Force Main, Project No. 501-0624-23, and Delegating Authority to Initiate Condemnation Proceedings to the NTMWD Executive Director."

Consultant:	N/A
Scope:	Right-of-Way acquisition and the necessary support services to facilitate the purchasing of easements for the project.
Project:	501-0624-23, Stover Creek Force Main
Amount:	\$24,700,000 additional funding
Funding:	Upper East Fork Interceptor System Extendable Commercial Paper (ECP) Program
Drivers:	Capacity



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Galen Roberts, Director of Water Resources

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Cypress Point on the Lake LLC – Cypress Point

- Seeking approval to construct amenities for a **planned residential development** (Cypress Point)
- Cypress Point
 - Developed by Cypress Point on the Lake LLC
 - Consists of approximately 170 acres and 74 lots
 - Obtaining preliminary plat approval from Fannin County
 - No lots have been sold
 - Located on the southeastern portion of the lake



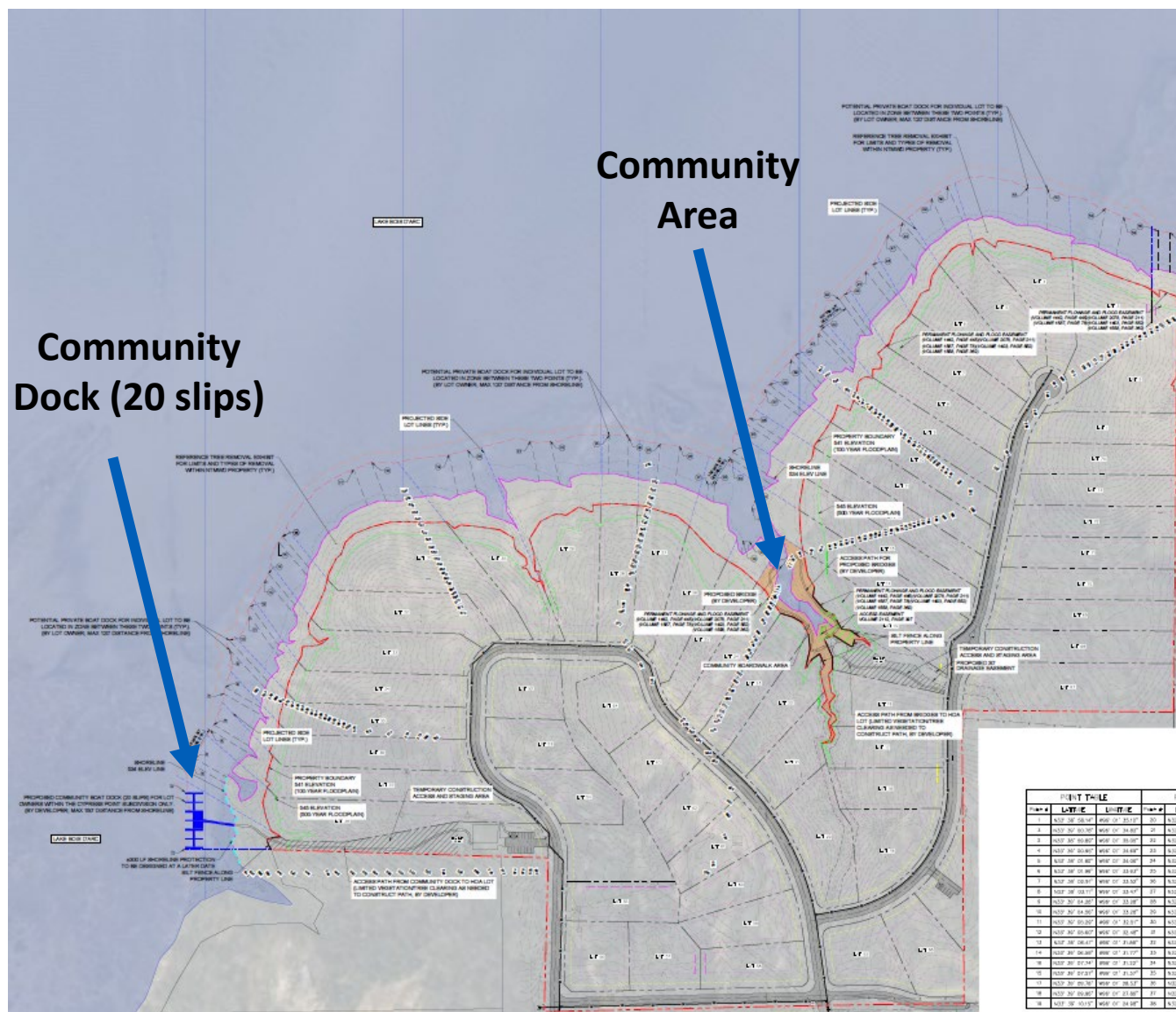
Cypress Point - Location

Approximate Location of Cypress Point on the Lake LLC planned residential development





Proposed Improvements on NTMWD Property



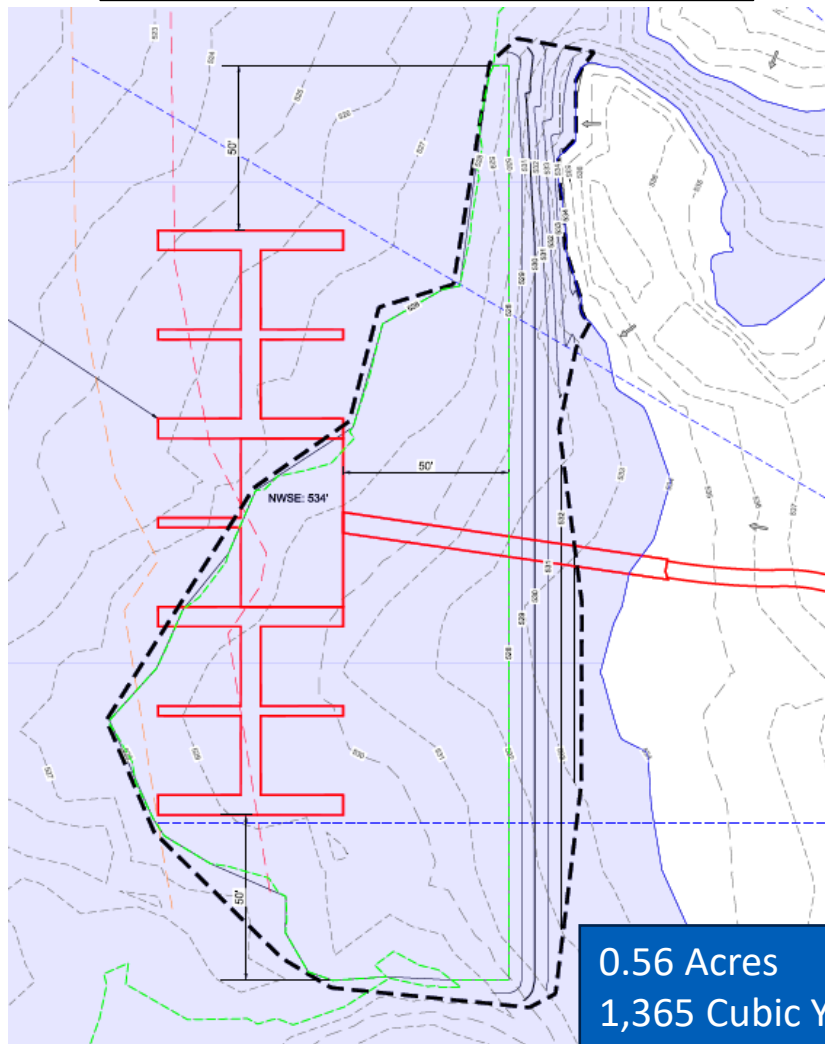
- Community Dock
- Community Area
 - Pedestrian paths, foot bridge, gazebo and fishing pier
- Vegetation modification within defined areas and limits
- Access paths for private lots
- Shoreline erosion control
- Dredging within defined areas

POINT FILE				
Point #	UTM E	UTM N	UTM E	UTM N
1	552 38 00 00	552 38 00 00	552 38 00 00	552 38 00 00
2	552 38 00 00	552 38 00 00	552 38 00 00	552 38 00 00
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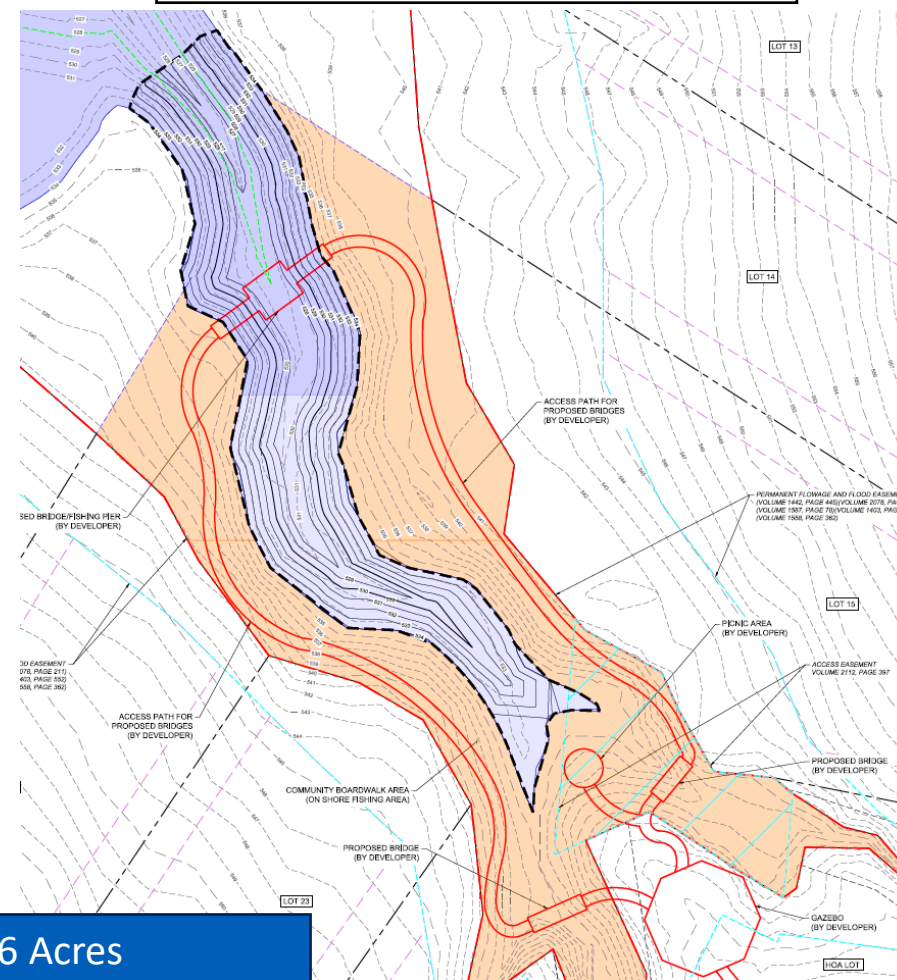
Cypress Point– Dredging

Approximate Extent of
Dredging for Community Dock



0.56 Acres
1,365 Cubic Yards

Approximate Extent of
Dredging for Community Area



0.36 Acres
510 Cubic Yards



Agreement Fees

- Fee calculation uses same methodology in prior Preliminary Development Agreements approved by the Real Estate Committee and Board in 2025
- First year fee calculation:
 - Number and size of docks (\$375/slip or pier x 20)
 - Linear feet of adjacent shoreline frontage (\$7.50 x 1,110 LF)

Contracting Party	First Year Fee	Recurring Annual Fee
Cypress Point on the Lake LLC	\$15,825	\$3,250



Agreements

- **Preliminary Development Agreement**

- Facilitates construction of improvements by Cypress Point on the Lake LLC (Developer)
- Five-year agreement term
- Includes provisions specific to preconstruction and construction phases
- Requires Developer and Homeowners Association (HOA) 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 Homeowners Association (HOA)
- Specific requirements for use, operation and maintenance of improvements and NTMWD property
- Subsequent Lease and Use Agreement must generally 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 Cypress Point on the Lake LLC and the Lease and Use Agreement required by the Preliminary Development Agreement with the future homeowners association.

Contracting Parties: Cypress Point on the Lake LLC
Future homeowners association

Scope: Preliminary Development Agreement

Contract Term: 5-years

Drivers: Relocation or External Requests, Administrative



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Garrett Murphree, Real Estate Manager

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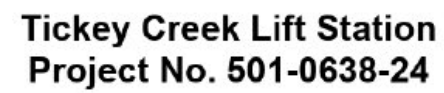
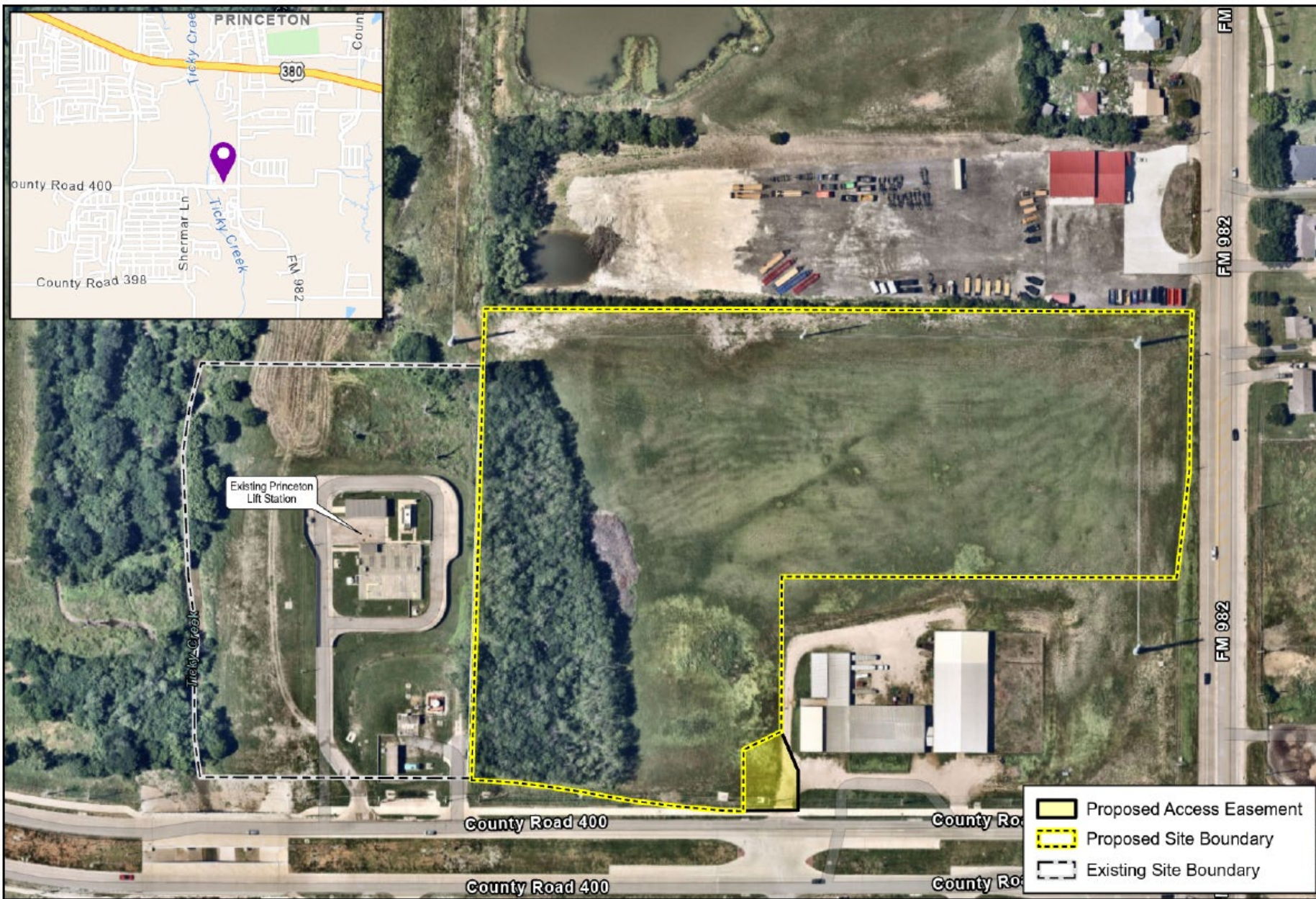
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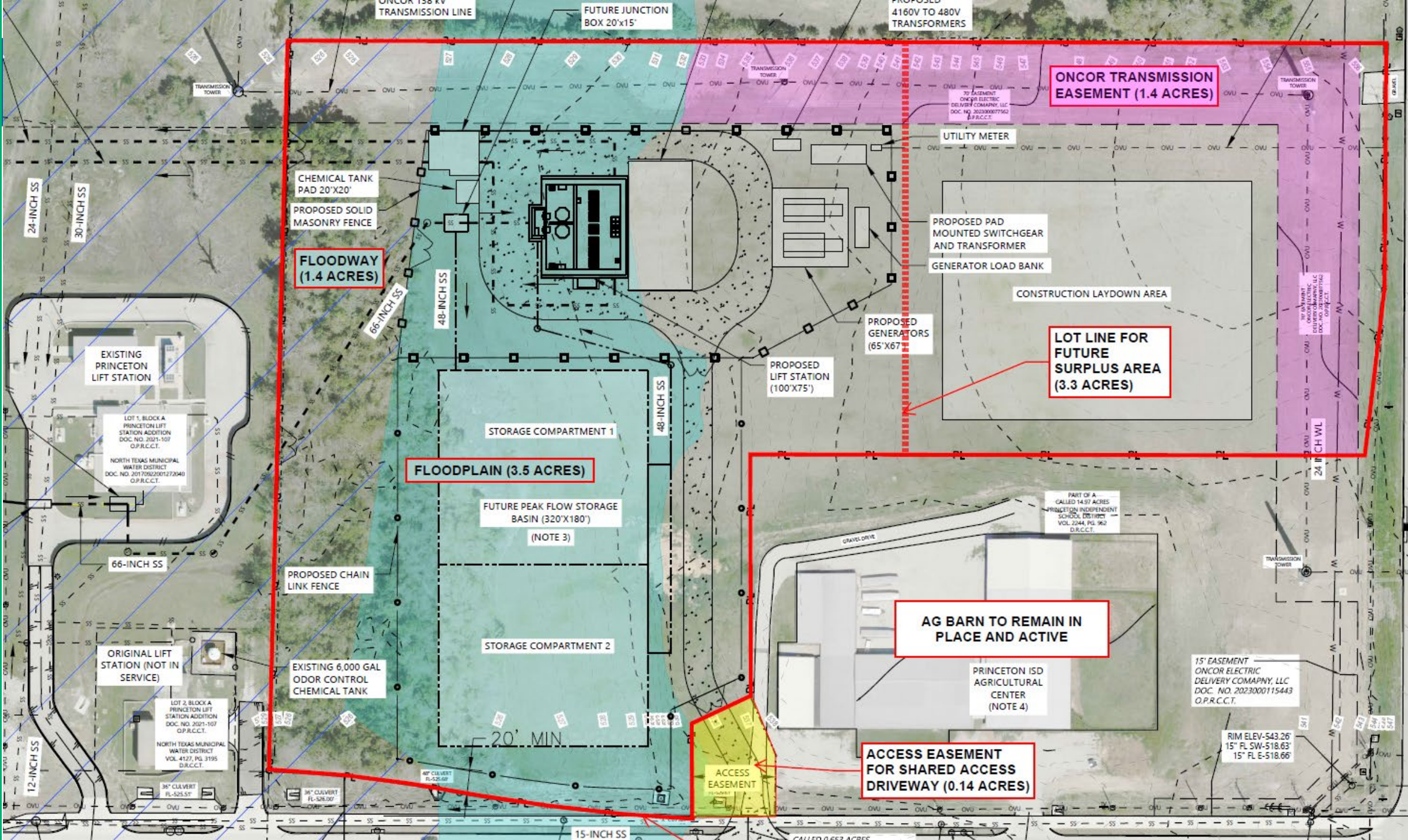
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Tickey Creek Lift Station – Proposed Acquisition

- Tickey Creek Force Main and Lift Station (LS) planned and designed to address current and future growth in Princeton
- Force Main Property Acquisition request is planned for October 2025 Board
- LS Property Acquisition request is planned for December 2025 Board
- Proposed LS site abuts existing site of Princeton Lift Station No. 1 and No. 2
- Princeton Independent School District (PISD) owns proposed LS site
- PISD's only site improvement is an Agriculture (Ag) Barn
- NTMWD designed the LS to avoid disrupting Ag Barn
- NTMWD to offer market value as determined by appraisal







Tickey Creek Lift Station – Proposed Acquisition

- Entire PISD site is approximately 14 acres
- PISD site Encumbrances:
 - Floodway: 1.4 Acres
 - Floodplain: 3.5 Acres
 - Oncor Easement: 1.4 Acres
- NTMWD proposed acquisition of approximately 10.3 acres contains all encumbrances
- PISD requests compensation in an amount that will allow it to acquire an approximately 14-acre site elsewhere in Princeton



Executive Session

Section 551.071, Consultation with Attorney

- Authorizes a government body to consult with its attorney in an Executive Session to seek advice on legal matters regarding pending or contemplated litigation or a settlement offer or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act.
- A government body may not invoke this Section to convene a closed session and then discuss matters outside of that provision.
- General discussion of policy, unrelated to legal matters, is not permitted under the language merely because an attorney is present.
- Items discussed during Executive Session are privileged and should remain confidential.

Section 551.072, Deliberations about Real Property

- Authorizes a government body to deliberate in Executive Session on certain matters concerning real property.
- It provides as follows:
 - A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.
- Items discussed during Executive Session are privileged and should remain confidential.



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Galen Roberts, Director of Water Resources

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Garrett Murphree, Real Estate Manager/Lewis Isaacks, Saunders Walsh & Beard

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- A. Consider approval of Real Estate Committee meeting minutes – August 27, 2025
- B. Tickey Creek Force Main; Project No. 501-0637-24; Resolution No. 25-53; Right of Way Acquisition Program
- C. Trinity River Lock & Dam No. 7 Stabilization; Project No. 101-0550-19; Resolution No. 25-54; Right of Way Acquisition Program
- D. McKinney Prosper Sewer Improvements; Project No. 501-0641-24; Resolution No. 25-51; Right of Way Acquisition Program
- E. Stover Creek Force Main; Project No. 501-0624-23; Resolution No. 25-52; Right of Way Acquisition Program
- F. Preliminary Development Agreement with Cypress Point on the Lake LLC

V. DISCUSSION ITEMS

- A. Tickey Creek Lift Station Land Acquisition
- B. Settlement Agreement with New West Land LLC regarding the Belle Vie development
- C. Preston Road Lift Station Acquisition Update
- D. 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**