



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.

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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.