



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



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Lewis Isaacks, Saunders, Walsh & Beard

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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



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Galen Roberts, Director of Water Resources

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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?**



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