



NORTH TEXAS MUNICIPAL WATER DISTRICT
501 E. Brown Street • Wylie, Texas 75098
(972) 442-5405

REAL ESTATE COMMITTEE MEETING MINUTES
FEBRUARY 26, 2025

The Presiding Officer was 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 was invited to attend the meeting in person at the meeting location and offer Public Comments. Board Members participating by videoconference were visible to members of the public in attendance at the meeting location. Members of the public who wished to listen to live audio from the meeting were able to do so by calling (469) 210-7159 or toll free (844) 621-3956 and entering the following access code: 928 587 040. This line did not provide two-way communication. The audio recording of the meeting is available on the NTMWD website.

I. CALL TO ORDER

Chair Terry Sam Anderson served as Presiding Officer and called the meeting of the North Texas Municipal Water District (NTMWD) Real Estate Committee to order at approximately 10:00 a.m. on Wednesday, February 26, 2024. General instructions were provided to attendees. Any reference to unanimous votes refers to a unanimous vote of the Committee members present.

The following Real Estate Committee members were present. A quorum of Committee members were present.

	Real Estate Committee Members	Attendance
1	Terry Sam Anderson, Chair	Present
2	Lori Dodson	Remote
3	Joe Farmer	Remote (no video)
4	Ron Kelley	Absent
5	Alan McCuiston	Remote
6	Randy Roland, Vice Chair	Remote
7	Jody Sutherland	Remote

Members of the Executive Committee were present as well as other Board members. Executive Director Jenna Covington along with other members of the NTMWD management team were also in attendance.

The following consultants participated via teleconference:

- Lauren Kalisek — Lloyd Gosselink Rochelle & Townsend
- Lewis Isaacks – Saunders, Walsh & Beard

II. 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.

Assistant General Manager Cesar Baptista reviewed the following:

- Overview of today's agenda
- Board Consent Agenda Item- to convey easements to Fannin Electric Cooperative along C.R. 2985 and F.M. 1396 for electrical power to High Point Development
- Three Bois d'Arc Lake Marina proposals are in the review process; it is possible there will be a recommendation at the May Board meeting

III. ACTION ITEMS

- A. Consider approval of Real Estate Committee meeting minutes – November 20, 2024

Upon a motion by Director Randy Roland and a second by Director Jody Sutherland, the Real Estate Committee voted unanimously to approve the meeting minutes for November 20, 2024.

- B. **Plano West Side Pipeline, Plano Delivery Point No. 3 to Richardson Delivery Point No. 2; Project No. 101-0566-20; Resolution No. 25-09; Right-of-Way Acquisition Program**

- Consider recommendation authorizing additional funding in the amount of \$1,200,000 for right-of-way acquisition program for the Plano West Side Pipeline, Plano Delivery Point No. 3 to Richardson Delivery Point No. 2 project

Garrett Murphree, Real Estate Manager, presented this item. He reviewed that the Board previously approved a Right-of-Way Acquisition Program with a budget of \$3,600,000 in June 2021, Administrative Memorandum No. 5736, Resolution No. 21-30. He said that twelve of the fourteen parcels have been acquired. Additional funding of \$1,200,000 is being requested to complete the easement acquisition. He said that factors contributing to the additional funding request include an increase in market values, as well as negotiated and included restoration costs as part of compensation on several parcels. This provides property owners with more control over restoration efforts. It also reduces the risk and cost to the NTMWD construction contract. Mr. Murphree added that this is a heavily developed corridor resulting in additional restoration. A location map of the pipeline route was provided.

Mr. Murphree advised staff is requesting authorization for the Executive Director to amend a previously executed right-of-way acquisition program for the Plano West Side Pipeline, Plano Delivery Point No. 3 to Richardson Delivery Point No. 2, Project No. 101-0566-20, to provide additional funding in the amount of \$1,200,000, resulting in the total authorization of \$4,800,000.

Director Don Paschal inquired whether the pipeline diminishes use capabilities of the properties. Attorney Lewis Isaacks responded that two properties are still being negotiated and detailed discussion would need to be in executive session. Director Paschal commented that the property owners might have some responsibility for the need for the pipeline due to their own developments. Mr. Baptista added that the cost for the restoration will be deducted from the overall construction cost for the project.

Director Alan McCuiston inquired why it is taking three years to complete the negotiations on this right of way property. Mr. Baptista responded that there are two components to the project: Pipelines on Renner Road and Custer Road. The timeline on these were pushed back. He explained that there was also a separate agreement with Richardson due to them also making improvements to their pump station and pipeline installation, so the projects were combined in order to minimize the disruption to the public. Coordination with Richardson has continued so property owners can do their own restoration. Mr. Baptista stated the pipeline along Renner Road feeds the City of Richardson while the pipeline along Custer Road feeds the City of Plano.

Director Richad Peasley, who attended the meeting, commented that he understands the approach for the District to be a *Good Neighbor* on the projects.

Upon a motion by Director Randy Roland and a second by Director Alan McCuiston, the Real Estate Committee voted unanimously to recommend approval to the Board of Directors.

IV. DISCUSSION ITEMS

A. Encroachment and trespass on NTMWD property at Bois d'Arc Lake

At 10:16 a.m. Chair Anderson announced the need for an Executive Session of the Committee to discuss Item IV. A. pursuant to Texas Government Code, Section 551.072, Deliberations about Real Property.

Chair Anderson confirmed with staff that the public access line was disconnected and that the audio recording was disabled during the Executive Session discussion.

Open Session reconvened at 11:05 a.m. The public teleconference line was reconnected.

No action was taken in Executive Session. No action was taken in Open Session following the conclusion of Executive Session.

B. Opportunity for Committee members to provide feedback on the Real Estate Committee meeting or request potential future agenda items

There were no other comments and no requests for potential future agenda items.

V. ADJOURNMENT

There being no further business, the Real Estate Committee meeting adjourned at 11:07 a.m.

APPROVED:

A handwritten signature in black ink, appearing to read "Perry Sam Anderson", written over a horizontal line.

PERRY SAM ANDERSON
Chair