



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

REAL ESTATE COMMITTEE MEETING MINUTES
AUGUST 27, 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 Randy Roland served as Presiding Officer and called the meeting of the North Texas Municipal Water District (NTMWD) Real Estate Committee to order at approximately 1:01 p.m. on Wednesday, August 27, 2025. 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 | Randy Roland, Chair | Present |
| 2 | Terry Sam Anderson | Remote |
| 3 | Rick Crowley | Remote |
| 4 | Lori Barnet Dodson | Remote |
| 5 | Joe Farmer | Remote |
| 6 | Alan McCuistion | Remote |
| 7 | George Purefoy | 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.

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The following consultants participated via teleconference:

- Lauren Kalisek — Lloyd Gosselink Rochelle & Townsend, P.C.
- Lewis Isaacks — Saunders, Walsh & Beard

II. PUBLIC COMMENTS

Members, customers, and the public were invited to participate during the public comment period of the meeting. Before the start of the meeting, speakers completed and submitted a "Public Comment Registration Form." During this portion of the meeting, speakers were recognized by name and asked to provide their comments. The time limit was three (3) minutes per speaker, not to exceed a total of thirty (30) minutes for all speakers. Texas Open Meetings Act prohibited the Committee from discussing items not listed in the agenda. However, Committee Members could respond with factual or policy information.

There were no requests for public comments.

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.

Chair Roland expressed his appreciation to Director Terry Sam Anderson for his leadership while serving on this committee.

Assistant General Manager Cesar Baptista advised that on the next Board of Directors Consent Agenda there will be an interlocal agreement with the Town of Sunnyvale. Sunnyvale is relocating a water line to accommodate TxDOT's widening of US Highway 80 that is in an encroachment area.

Mr. Baptista also stated that next month's Board Consent Agenda will include a request to place a fence on a neighboring property at the East Fork Wetlands.

IV. ACTION ITEMS

A. Consider approval of Real Estate Committee meeting minutes – May 21, 2025

Upon a motion by Director Terry Sam Anderson and a second by Director Alan McCuistion, the Real Estate Committee voted unanimously to approve the meeting minutes for May 21, 2025.

B. Land for Additional Raw Water Supply; Project No. 101-0667-25; Resolution No. 25-42; Land Acquisition Program

Chair Roland advised that Executive Session would be convened next to discuss Action Item B. and Discussion Items A-C.

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EXECUTIVE SESSION

At 1:06 p.m. Chair Roland announced the need for an Executive Session to discuss Items IV.B. and V.A., B., and C. pursuant to Texas Government Code, Section 551.072, Deliberations about Real Property and Section 551.071, Consultation with Attorney.

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

DISCUSSION ITEMS

- A. Marina Solicitation Update
- B. McKinney Delivery Point No. 3 to McKinney Delivery Point No. 4 Pipeline
- C. Shiloh Ground Storage Tank

Open Session reconvened at 2:26 p.m. The public teleconference line was reconnected. No action was taken in Executive Session.

Chair Roland called for a motion on Action Item B. discussed during Executive Session.

Motion on Action Item IV.B.:

IV. B. Land for Additional Raw Water Supply; Project No. 101-0667-25; Resolution No. 25-42; Land Acquisition Program

Upon a motion by Director Terry Sam Anderson and a second by Director Alan McCuistion, the Real Estate Committee voted unanimously to recommend approval of Resolution No. 25-42 as discussed in 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~~

Items V.A., B., and C. were discussed during Executive Session.

- D. Bois d'Arc Shoreline Fees

Galen Roberts, Director of Water Resources, presented this item. He advised that next month the Board will consider adopting fees for the Bois d'Arc Lake Shoreline Management Plan, as is done annually. He provided an overview of the original Resolution adopting the Shoreline Management Plan which establishes responsibilities for both staff and the Board of Directors.

Mr. Roberts advised that when the original fees were established, they were based on a comparison of fees for docks at other area lakes. A full cost recovery of staff time involved with processing applications is not applied to the adopted fees. He reviewed a chart of area lakes' dock fee structures and found all remain the same

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as they were in 2020 with the exception of one, which was reduced. Mr. Roberts advised that staff is recommending no change to the current fee schedule for Bois d'Arc Lake at this time. He stated that if the Committee desired, another option would be to tie increases to the Consumer Price Index.

Chair Roland inquired how many lease and use agreements have been issued to individual landowners for boat docks. Mr. Roberts advised that there are none to date.

No further discussion occurred regarding Mr. Roberts' recommendation to keep the fees the same as they currently are.

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

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

VI. ADJOURNMENT

There being no further business, the Real Estate Committee meeting adjourned at 2:36 p.m.

APPROVED:



RANDY ROLAND
Chair