



## **NORTH TEXAS MUNICIPAL WATER DISTRICT**

**501 E. Brown Street • Wylie, Texas 75098  
(972) 442-5405**

### **REAL ESTATE COMMITTEE MEETING MINUTES OCTOBER 22, 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 1:00 p.m. on Wednesday, October 22, 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 was present.

	<b>Real Estate Committee Members</b>	<b>Attendance</b>
1	Randy Roland, Chair	Present
2	Terry Sam Anderson	Remote
3	Rick Crowley	Remote
4	Lori Barnett Dodson	Remote
5	Joe Farmer	Absent
6	Alan McCuiston	Remote
7	George Purefoy	Arrived 1:12 p.m.

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:

- Kathryn Bibby — Lloyd Gosselink Rochelle & Townsend, P.C.
- Lewis Isaacks – Saunders / Walsh

## 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.

Assistant General Manager Cesar Baptista provided a review of two October Board meeting Consent Agenda items. The first is for the conveyance of property to Rayburn County Electric Cooperative, Inc. abutting its New Hope Substation facility. The second is for an Interlocal Agreement with Rockwall County for acquisition of a portion of the District's property along Crenshaw Lane at the Sabine Creek Wastewater Treatment Plant for right-of-way.

## IV. ACTION ITEMS

- A. Consider approval of Real Estate Committee meeting minutes – August 27, 2025

Upon a motion by Director Alan McCuiston and a second by Director Rick Crowley, the Real Estate Committee voted unanimously to approve the meeting minutes for August 27, 2025.

- B. Tickey Creek Force Main; Project No. 501-0637-24; Resolution No. 25-53; Right of Way Acquisition Program

Garrett Murphree, Real Estate Manager, presented this item to the Committee. He advised that the Upper East Fork Interceptor System Regional Capacity Assessment and Assurance study identified the need to increase wastewater conveyance capacity to serve projected growth in Princeton. The Tickey Creek Force Main and Lift Station were planned to meet this need by conveying flows to Sister Grove Regional Water Resource Recovery Facility (RWRRF). Land acquisition for the lift station is forthcoming, the location of which is adjacent to the existing Princeton Lift Station. The force main is approximately 42,000 linear feet from the forthcoming lift station to Sister Grove RWRRF. Permanent, temporary,

and access easements are required for the project. A map reflecting the route for the force main as it relates to the lift station was reviewed.

Mr. Murphree advised that this item is to authorize the acquisition of right-of-way property for the force main with an estimate of \$14.7 million, and authorization for the use of eminent domain if necessary.

Discussion followed as to how the estimated cost of the right-of-way was determined. Mr. Murphree confirmed that the estimated cost includes legal fees, surveys, and appraisal costs, etc. Considerable discussion followed as to the process for making offers and negotiations on land acquisitions, appraisals and offer letters.

Upon a motion by Director Rick Crowley and a second by Director Alan McCuiston, the Real Estate Committee voted unanimously to recommend approval of Resolution 25-53 as presented.

C. Trinity River Lock and Dam No. 7 Stabilization; Project No. 101-0550-19; Resolution No. 25-54; Right of Way Acquisition Program

Garrett Murphree presented this item to the Committee. He explained that in 2019 design was initiated 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 easements are needed to reach riverbank locations and for future maintenance. An aerial photo of the site was provided. Mr. Murphree added that existing roadways will be used where possible.

Mr. Murphree advised that this item is to authorize the acquisition of right-of-way property for the Trinity River Lock and Dam No. 7 Stabilization project with an estimate of \$850,000, and authorization for the use of eminent domain if necessary.

Upon a motion by Director Rick Crowley and a second by Director Alan McCuiston, the Real Estate Committee voted unanimously to recommend approval of Resolution No. 25-54 as presented.

D. McKinney Prosper Sewer Improvements; Project No. 501-0641-24; Resolution No. 25-51; Right of Way Acquisition Program

Garrett Murphree presented this item to the Committee. He advised that 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. The City of McKinney has immediate plans to redirect flow from its Stonebridge Lift Station to NTMWD's McKinney Prosper Sewer. A parallel 42-inch and in some areas 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, and ultimately to Sister Grove, through the planned Stover Creek Force Main. Approximately 5,000 linear feet of interceptor and related appurtenances are needed for permanent, temporary, and access easements. A map reflecting the location of the project was reviewed.

Mr. Murphree advised that this item is to authorize the acquisition of right-of-way property for the parallel interceptor with an estimate of \$2.9 million, and authorization for the use of eminent domain if necessary.

Upon a motion by Director Terry Sam Anderson and a second by Director Rick Crowley, the Real Estate Committee voted unanimously to recommend approval of Resolution No. 25-51 as presented.

E. Stover Creek Force Main; Project No. 501-0624-23; Resolution No. 25-52; Right of Way Acquisition Program

Garrett Murphree presented this item to the Committee. He advised this request is an amendment to an existing project, the Stover Creek force main, which is approximately 13 miles long. Mr. Murphree stated that 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. Resolution No. 24-15 approved in May 2024 authorized a ROW acquisition program with funding in the amount of \$8 million for early parcel acquisition totaling around 2.6 miles. This second funding request is for \$24.7 million for easement acquisition and legal services for the remaining phases resulting in a total budget amount of \$32.7 million. Mr. Murphree added that the original estimates for this funding request were between \$50 million-\$60 million. Approval of this item will include authorization for the use of eminent domain if necessary.

A map of the various force main package locations as it reaches the Sister Grove RWRRF was reviewed.

In response to a Director's question, Mr. Murphree stated that the original \$8 million was used primarily for Package A, and this item is for Packages B, C, and D. A question was raised as to the cost of the overall project. Mr. Baptista stated the construction is estimated at \$98 million, not including the lift station.

Upon a motion by Director Rick Crowley and a second by Director Alan McCuiston, the Real Estate Committee voted unanimously to recommend approval of Resolution No. 25-52 as presented.

F. Preliminary Development Agreement with Cypress Point on the Lake LLC

Galen Roberts, Director of Water Resources, presented this item to the Committee. He advised this is a request from a developer for a planned residential development, Cypress Point, on approximately 170 acres consisting of 74 lots. The area is located on the southeastern portion of Bois d'Arc Lake. The Developer

is in the process of obtaining preliminary plat approval from Fannin County. A map of the lake was provided with the location of this development identified.

Mr. Roberts reviewed the proposed improvements that include a Community Dock with 20 slips, and a Community Area with walking paths, foot bridge, gazebo and a fishing pier. Vegetation modification within defined areas and limits would be permitted. Shoreline erosion control is included and dredging is requested for the Community Dock. A diagram of the proposed dredging area was reviewed. Mr. Roberts added that the Corp of Engineers is the entity responsible for approving the dredging request.

Mr. Roberts advised that the first-year fee calculation based on \$375 per slip (for 20 slips) and \$7.50 per linear foot of adjacent shoreline frontage (1,110 LF) is \$15,825. The recurring annual fee is \$3,250.

Mr. Roberts said that this request is for authorizing the execution of a Preliminary Development Agreement and a future subsequent HOA Lease and Use Agreement. The contract term is for five years. He advised this is the same agreement template that was previously adopted by the Board. Discussion followed regarding the District's right to access its property in the future.

Upon a motion by Director Terry Sam Anderson and a second by Director Rick Crowley, the Real Estate Committee voted unanimously to recommend approval of a Preliminary Development Agreement with Cypress Point on the Lake, LLC as presented.

## V. DISCUSSION ITEMS

### A. Tickey Creek Lift Station Land Acquisition

Garrett Murphree presented this item. He reviewed that the Tickey Creek Force Main and Lift Station were planned and designed to address current and future growth in the town of Princeton. The force main property acquisition request is to be considered by the Board in October 2025 and the lift station property is to be considered by the Board in December 2025.

Mr. Murphree advised that the proposed lift station site abuts the existing site of the Princeton Lift Station No. 1 and No. 2. The proposed site is owned by the Princeton Independent School District, however the only improvement on the site is an Agriculture Barn. He added that the lift station was designed to avoid disrupting the use of that barn. District staff are proposing to offer market value as determined by the appraisal. Mr. Murphree added that the total acreage on the site is 14 acres, however the District only intends to acquire 10.3 acres for the lift station. A site map was provided, and it was explained that the 10.3 acres the District is proposing to purchase includes all encumbrances: floodway, floodplain, and an Oncor easement.

Mr. Murphree explained that Princeton ISD is requesting payment in an amount that would allow them to purchase a different 14-acre site elsewhere.

At this time, it was determined to continue discussion of this item during Executive Session.

At 1:59 p.m. Chair Roland announced the need for an Executive Session to discuss Items 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.

- B. Settlement Agreement with New West Land LLC regarding the Belle Vie development
- C. Preston Road Lift Station Acquisition update

Open Session reconvened at 2:39 p.m. The public teleconference line was reconnected. No action was taken in Executive Session. No action was taken in Open Session.

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

Director Anderson stated that this committee was created within the most recent few years and the level of detail being provided is very helpful. He commented that the developments surrounding the Bois d'Arc Lake are important and suggested that perhaps a project manager be assigned to the various developments to look after the District's interests.

## VI. ADJOURNMENT

There being no further business, the Real Estate Committee meeting adjourned at 2:41 p.m.

APPROVED:

  
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RANDY ROLAND  
Chair