



## **NORTH TEXAS MUNICIPAL WATER DISTRICT**

**501 E. Brown Street • Wylie, Texas 75098  
(972) 442-5405 – Phone • (972) 295-6440 – Fax**

### **REAL ESTATE COMMITTEE MEETING MINUTES JANUARY 26, 2022**

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 comment at the meeting must be made in person at the meeting location.

#### **I. CALL TO ORDER**

Chairman David Hollifield 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, January 26, 2022. The meeting was held with two-way video and audio communication between Board members participating by videoconference, establishing a quorum. 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; therefore, a quorum was present.

	<b>Real Estate Committee Members</b>	<b>Attendance</b>
1	Robert Appolito	Absent
2	John Carr	Remote
3	Marvin Fuller	Remote
4	Geralyn Kever	Remote
5	Keith Stephens	Remote
6	David Hollifield, Chair	Present

Members of the Executive Committee were present as well as other Board members. Lewis Isaacks with Saunders, Walsh and Beard and Lauren Kalisek with Lloyd Gosselink Rochelle & Townsend were present via videoconference. Executive Director Jenna Covington along with other members of the NTMWD management team were also in attendance.

## II. PUBLIC COMMENTS

Prior to the start of the meeting, speakers must complete and submit a "Public Comment Registration Form." During the public comment 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. The Committee may not discuss these items but may respond with factual or policy information.

There were no requests for public comment.

## III. OPENING REMARKS

- A. Chairman/Executive Director/Committee Champion Report concerning legislation and regulatory matters, budgets, current projects and ongoing programs of the District related to real estate

Deputy Director Cesar Baptista briefly reviewed today's agenda. He advised that an item that is not on this agenda but that is on the Board of Director's agenda for tomorrow is an Interlocal Agreement with the City of Wylie. Mr. Baptista reviewed that the Agreement is for a property swap with the City because Wylie needs some land for the Eubanks roadway project and the District needs some land for TxDOT's F.M. 2214 project. He noted that the Wylie City Council approved the Agreement at their meeting the previous evening.

## IV. ACTION ITEMS

- A. Consider approval of Real Estate Committee meeting minutes – November 17, 2021

Upon a motion by Director Geralyn Keever and a second by Director Keith Stephens, the Real Estate Committee voted unanimously to approve the minutes for November 17, 2021.

- B. **Authorize execution of property acquisition program and adoption of Resolution No. 22-01 to acquire property for the Bonham Water Treatment Plant Intake Improvements project – Consent Agenda Item No. 22-01-03**
- Consider recommendation on authorizing the Executive Director to execute a property acquisition program with a budget of \$86,000 and adoption of Resolution No. 22-01 authorizing use of eminent domain to acquire property for Project No. 101-0582-21, Lake Bonham Intake Improvements

Garrett Murphree, Real Estate Manager presented this item. He advised this item is to recommend authorizing funding and acquisition of property needed for the

Bonham Water Treatment Plant Intake Improvements project. He reviewed that a dredging project is being undertaken at the raw water intake structure at Lake Bonham. A tract of land abutting the site has five existing ponds that could be used for the decanting aspect of the dredging project. Acquiring the portion of the tract of land with these ponds eliminates the cost of digging new ponds or purchasing tanks for decanting.

Mr. Murphree explained that ponds or tanks are needed to allow the dredged material to settle prior to pumping water back into the lake. The tract of land abutting the northern boundary of the Bonham Water Treatment Plant has five existing ponds on approximately five acres of land. He advised that one of four property heirs has agreed to sell the property to the District for \$86,000. He added that it is unknown yet whether this heir has the authority to enter into the sale on behalf of the other heirs. Satellite imagery of the site was provided, and it was advised that the five acres in question is part of a larger tract of land.

Director John Carr expressed concern that the District was not offering an appropriate purchase amount for property. He noted that the savings to the District for using existing ponds is substantial. Mr. Murphree responded that the land is inactive farmland and comps were obtained for unimproved property when determining the offer.

Upon a motion by Director GERALYN KEVER and a second by Director KEITH STEPHENS, the Real Estate Committee voted to recommend approval to the Board of Directors. Director John Carr voted against the motion.

V. DISCUSSION ITEMS

A. Discuss property acquisition at Sabine Creek Wastewater Treatment Plant

Garrett Murphree presented this item. He advised that there are plans to expand the Sabine Creek Wastewater Treatment Plant up to 19 MGD capacity. The location of the floodplain around the Plant limits development within the existing NTMWD property boundary. The Texas Commission on Environmental Quality (TCEQ) requires wastewater treatment plant units to be 150' from the property boundary. Mr. Murphree advised that acquiring the proposed property will allow for current and future facilities to meet TCEQ distance requirements northeast and northwest of the plant. It will provide space for future pipelines, which are allowed in buffer zones, and reduce, if not eliminate, the potential for odor complaints from adjacent development. He advised the anticipated budget for these acquisitions is \$640,000, and the purchase totals 22.4 acres of land. A location map was provided that included the proposed purchase property as well as the existing flood plain. A layout of future residential development in proximity to the Plant was provided. Mr. Murphree added that it is planned for this item to go the Board of Directors for consideration in February.

Director Marvin Fuller inquired as to why it is not being proposed to purchase the strip along the northwest side the full length of the property. Mr. Murphree responded that it may not be represented accurately on the map, or it may be that more land is not needed because it is too close to the flood plain. Director John

Carr inquired whether this is enough property in light of the anticipated growth for this area in the next 10-15 years. Executive Director Covington responded that the population growth projections for the surrounding communities were considered during the Sabine Creek Wastewater Treatment Plant Master Plan preparation. She advised there is enough property for the two planned Plant expansions and that the property proposed for purchase is for buffer only.

B. Review of City of Melissa request to use property for recreational trails at 121 Regional Disposal Facility

Deputy Director Jeff Mayfield presented this item. He advised this is a continuation of the discussion held July 21, 2021 regarding the City of Melissa's desire to obtain property from the District for recreational purposes. He advised that after the July discussion the City of Melissa reduced the footprint and scope of the project. In December 2021, the revised plans were presented to the Solid Waste Committee, and he reviewed those plans during this discussion. Mr. Mayfield said that the property could be sold or leased (long-term) to the City of Melissa and requested direction from the Real Estate Committee.

Mr. Mayfield provided a parcel map reflecting the areas of interest and a proposed site layout map for portions of Parcels 6 and 7. The City would like to include walking and mountain biking trails, soccer fields, a tent camping area, parking, restrooms and a north/south road. Mr. Mayfield advised that during his discussions with the Melissa City Manager, it was expressed that the City would prefer to own the property however the cost may be prohibitive without some financial arrangements the City could work with.

Mr. Mayfield advised that the District purchased 221 acres as buffer land in 2017 for approximately \$1.8 million (Parcel 6). He reviewed the sale price for property in the area that recently sold and the current Collin County Appraisal District assessments for those properties. He also noted that if sold, the District would maintain an approximate 2,000 foot buffer from F.M. 545 that would be available for the District's use.

Discussion followed regarding the two parcels that were conveyed to Melissa Independent School District in 2004. Mr. Mayfield advised that the agreement with the school district is that if schools are not planned for those sites by 2024 the land would revert back to the District. One extension to that deadline was previously granted which expires in October of 2024.

Discussion among Directors included that the District currently has no plans to use any of the property in question, and when the landfill is full a different site would be obtained for another landfill. Several Directors expressed an interest in working with the City of Melissa while taking into consideration the future plans of the school district, if any. Director Marvin Fuller suggested that if the property is sold to the City, it would be preferable for them to have people access the site from the west.

C. Opportunity for Committee members to provide feedback on Real Estate Committee meeting

There was no feedback from Committee Members.

D. Opportunity for Committee members to request potential future agenda items

There were no potential future agenda items requested.

VI. ADJOURNMENT

There being no further business, the Real Estate Committee meeting adjourned at 2:04 p.m.

APPROVED:

A handwritten signature in black ink, appearing to read "David Hollifield", written over a horizontal line.

DAVID HOLLIFIELD  
Chairman