



NORTH
TEXAS
MUNICIPAL
WATER
DISTRICT

Regional Service Through Unity... Meeting our Region's Needs Today and Tomorrow



REAL ESTATE COMMITTEE MEETING

September 21, 2022



AGENDA

OPENING REMARKS

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



AGENDA

ACTION ITEMS

- A. Consider approval of Real Estate Committee meeting minutes – July 27, 2022**
- B. Adoption of Resolution No. 22-45 authorizing the Executive Director to amend a previously approved property program and authorization to execute a new property program for the Rowlett Creek Regional Wastewater Treatment Plant Improvements project - Administrative Memorandum No. 5868**
- C. Adoption of Resolution No. 22-44 authorizing the Executive Director to execute a Right-of-Way acquisition program for waterline relocations along State Highways in Dallas, Rockwall, and Kaufman counties - Administrative Memorandum No. 5867**



AGENDA

DISCUSSION ITEMS

- A. Review City of Melissa request to use property for recreational trails at 121 Regional Disposal Facility**
- B. Discuss authorization to request City of Melissa annexation of former Dallas China property**
- C. Opportunity for Committee members to provide feedback on the Real Estate Committee meeting or request potential future agenda items**

ADJOURNMENT



AGENDA

ACTION ITEMS

- A. Consider approval of Real Estate Committee Minutes – July 27, 2022**

Recommend Approval of Real Estate Committee Minutes – July 27, 2022



AGENDA

Mark Simon – Assistant Deputy
NTMWD
Lewis Isaacks – Saunders Walsh & Beard

ACTION ITEMS

B. Adoption of Resolution No. 22-45 authorizing the Executive Director to amend a previously approved property program and authorization to execute a new property program for the Rowlett Creek Regional Wastewater Treatment Plant Improvements project - Administrative Memorandum No. 5868

Consider recommendation on adoption of Resolution No. 22-45 authorizing the Executive Director to amend a previously approved property program providing additional funding in the amount \$1,200,000 of additional funding for Project No. 301-0524-19; and approving a new property program with a budget of \$50,000 for Project No. 301-0471-17

What: Authorize funding and resolution to amend previously approved property acquisition program to acquire additional property for Rowlett Creek Regional Wastewater Treatment Plant (RCRWWTP) and also authorize the acquisition of temporary construction easements.



ROWLETT CREEK REGIONAL WWTP

BACKGROUND – 301-0471-17

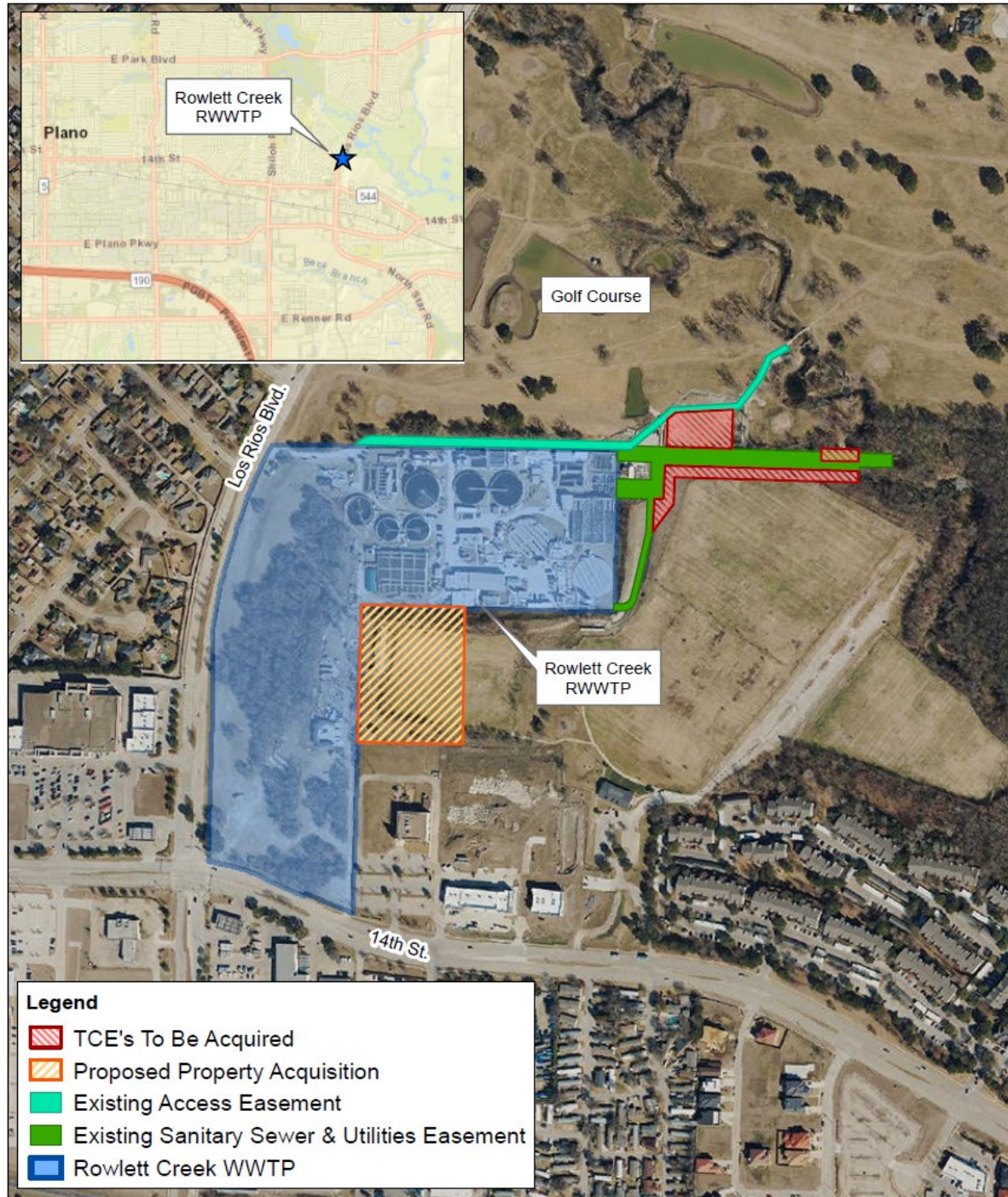
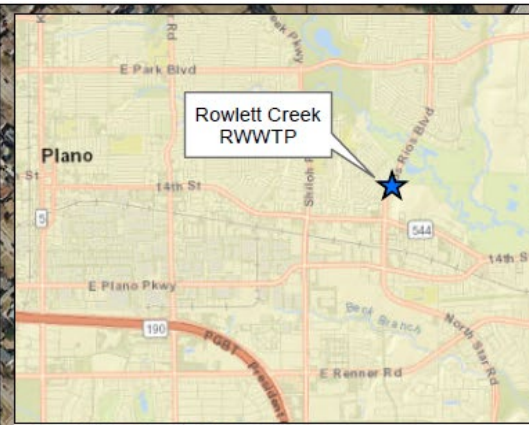
- Rowlett Creek Regional Wastewater Treatment Plant (RCRWWTP) Peak Flow Management Improvements, Phase II, increases peak flow capacity of the plant from 77.5 MGD to 95 MGD.
- The three existing outfall pipelines are insufficient to accommodate the new peak flows.
- One outfall pipeline will be upsized to an 84-inch pipe within the existing permanent easement.
- Existing access easements and permanent pipeline easements provide area for most of the work to be performed.
- Approximately 1.43 acres of temporary easement are needed.








ROWLETT CREEK REGIONAL WWTP

BACKGROUND – 301-0524-19

- Ad Memo 5360 and Resolution 19-10, February 2019, approved acquisition of land abutting the RCRWWTP to construct an Administration building.
- NTMWD acquired land zoned Agricultural (A), but was unable to change the zoning, or receive a variance or special use permit.
- Building permits will not be issued on this parcel.
- Another property abuts RCRWWTP with Neighborhood Office (O-1) zoning, which allows for construction of the Administration building.
- NTMWD is negotiating terms of a potential purchase with the owner.
- Approximately 3.79 acres of land is needed.
- Additional funding in the amount of \$1,200,000 is being requested, resulting in a total budget of \$3,136,286.



Legend

-  TCE's To Be Acquired
-  Proposed Property Acquisition
-  Existing Access Easement
-  Existing Sanitary Sewer & Utilities Easement
-  Rowlett Creek WWTP

Executive Session



**NORTH
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AGENDA

Jeff Mayfield – Deputy Director
NTMWD

DISCUSSION ITEMS

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

Return to Regular Session



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RECOMMENDATION

Consider recommendation on adoption of Resolution No. 22-45 authorizing the Executive Director to amend a previously approved property program providing additional funding in the amount \$1,200,000 of additional funding for Project No. 301-0524-19; and approving a new property program with a budget of \$50,000 for Project No. 301-0471-17

Party: N/A

Scope: Land acquisition and the necessary support services

Project: No. 301-0471-17 and 301-0524-19

**Amount: Project No. 301-0524-19: \$1,200,000 in additional funding;
Project No. 301-0471-17: \$ 50,000 in initial funding**



AGENDA

Garrett Murphree – Real Estate Manager
NTMWD

ACTION ITEMS

- C. Adoption of Resolution No. 22-44 authorizing the Executive Director to execute a Right-of-Way acquisition program for waterline relocations along State Highways in Dallas, Rockwall, and Kaufman counties - Administrative Memorandum No. 5867**

Consider recommendation on adoption of Resolution No. 22-44 authorizing the Executive Director to execute a Right-of Way acquisition program with a budget of \$200,000; and authorizing the use eminent domain to acquire easements for Project No. 101-0607-22, Waterline Relocations along State Highways in Dallas, Rockwall, and Kaufman Counties

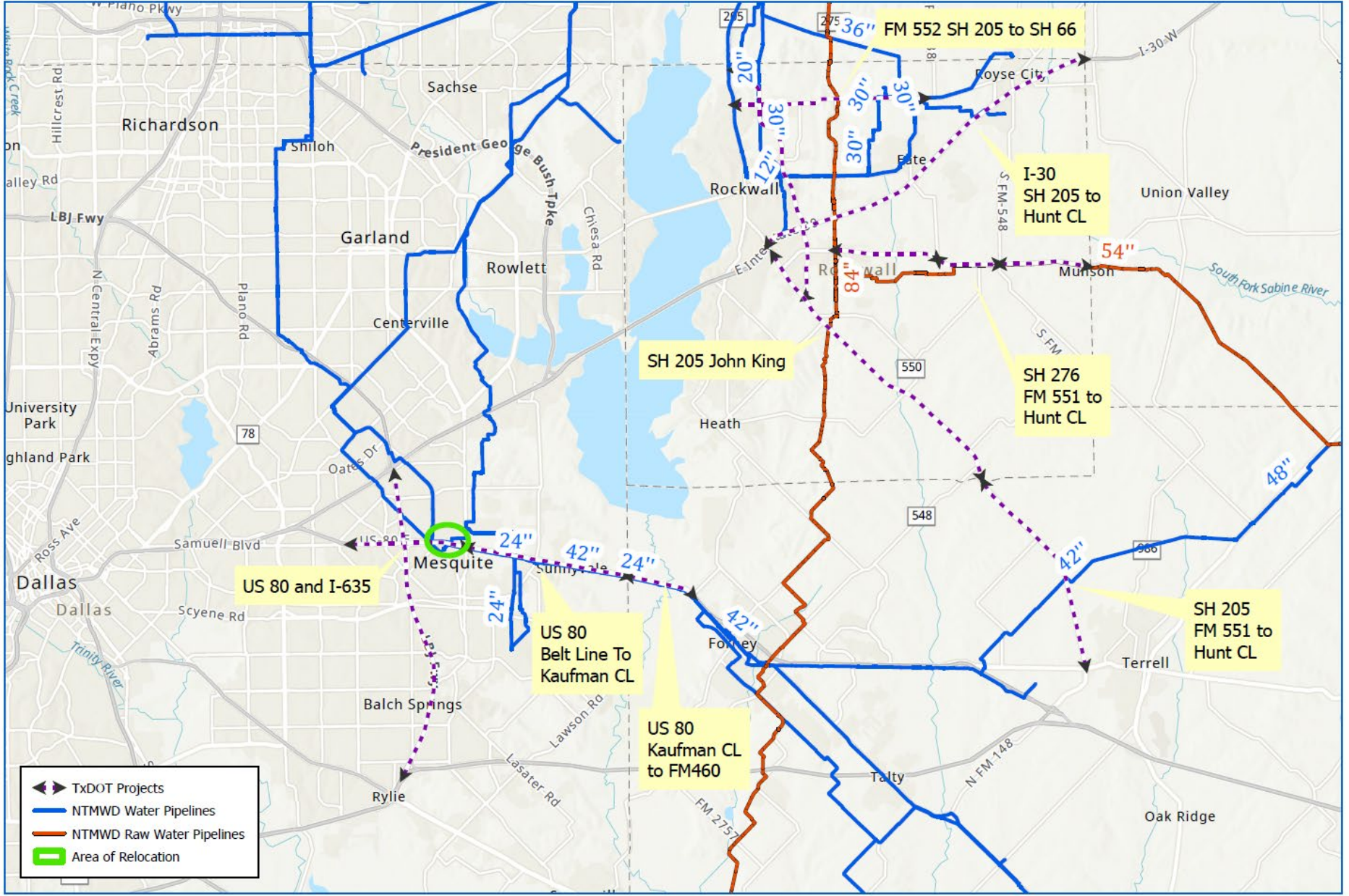
What: Authorize funding and resolution to acquire permanent and temporary easements needed for the Waterline Relocations along State Highways in Dallas, Rockwall and Kaufman Counties.



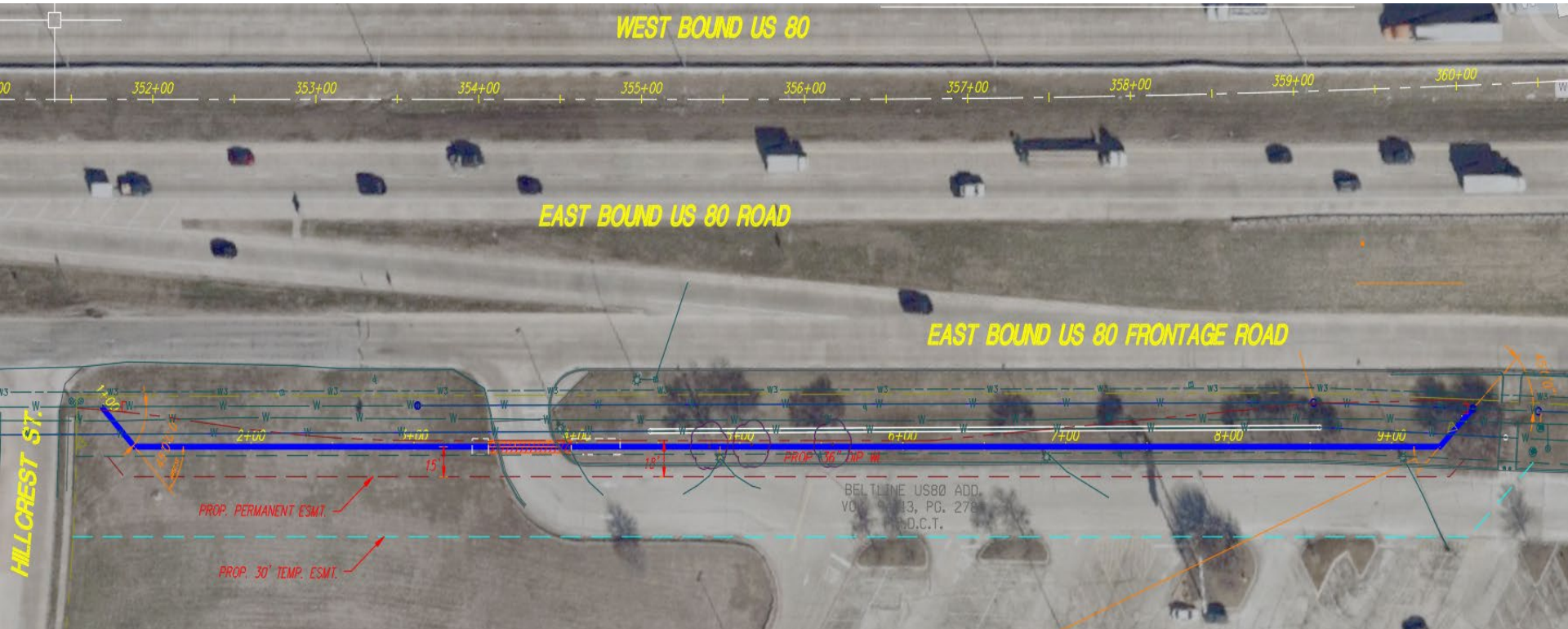
WATERLINE RELOCATIONS ALONG STATE HIGHWAYS

BACKGROUND

- TxDOT is planning eight separate road improvement projects in Dallas, Rockwall, and Kaufman Counties, that will encroach upon existing NTMWD water line easements.
- A high priority project in Dallas County will expand the southern frontage road along US 80 between Interstate 635 and Beltline Road.
- A portion of the Mesquite Hailey to Forney 36-inch water line must be relocated to accommodate the road widening.
- Approximately 0.42 acres of permanent and 0.61 acres of temporary easement are needed.
- Additional recommendations will be brought for approval as we continue to identify conflicts between NTMWD facilities and TxDOT's remaining road improvements.



	TxDOT Projects
	NTMWD Water Pipelines
	NTMWD Raw Water Pipelines
	Area of Relocation





RECOMMENDATION

Consider recommendation on adoption of Resolution No. 22-44 authorizing the Executive Director to execute a Right-of Way acquisition program with a budget of \$200,000; and authorizing the use eminent domain to acquire easements for Project No. 101-0607-22, Waterline Relocations along State Highways in Dallas, Rockwall, and Kaufman Counties

Party: N/A

Scope: Right-of-way acquisition and the necessary support services to facilitate the purchasing of permanent and temporary easements for the project.

Project: Project No. 101-0607-22, Waterline Relocations Along State Highways in Dallas, Rockwall, and Kaufman Counties

Amount: \$200,000



AGENDA

Jeff Mayfield – Deputy Director
NTMWD

DISCUSSION ITEMS

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

This item was discussed in Executive Session



AGENDA

Jeff Mayfield – Deputy Director
NTMWD

DISCUSSION ITEMS

- B. Discuss authorization to request City of Melissa annexation of former Dallas China property**



STATUS

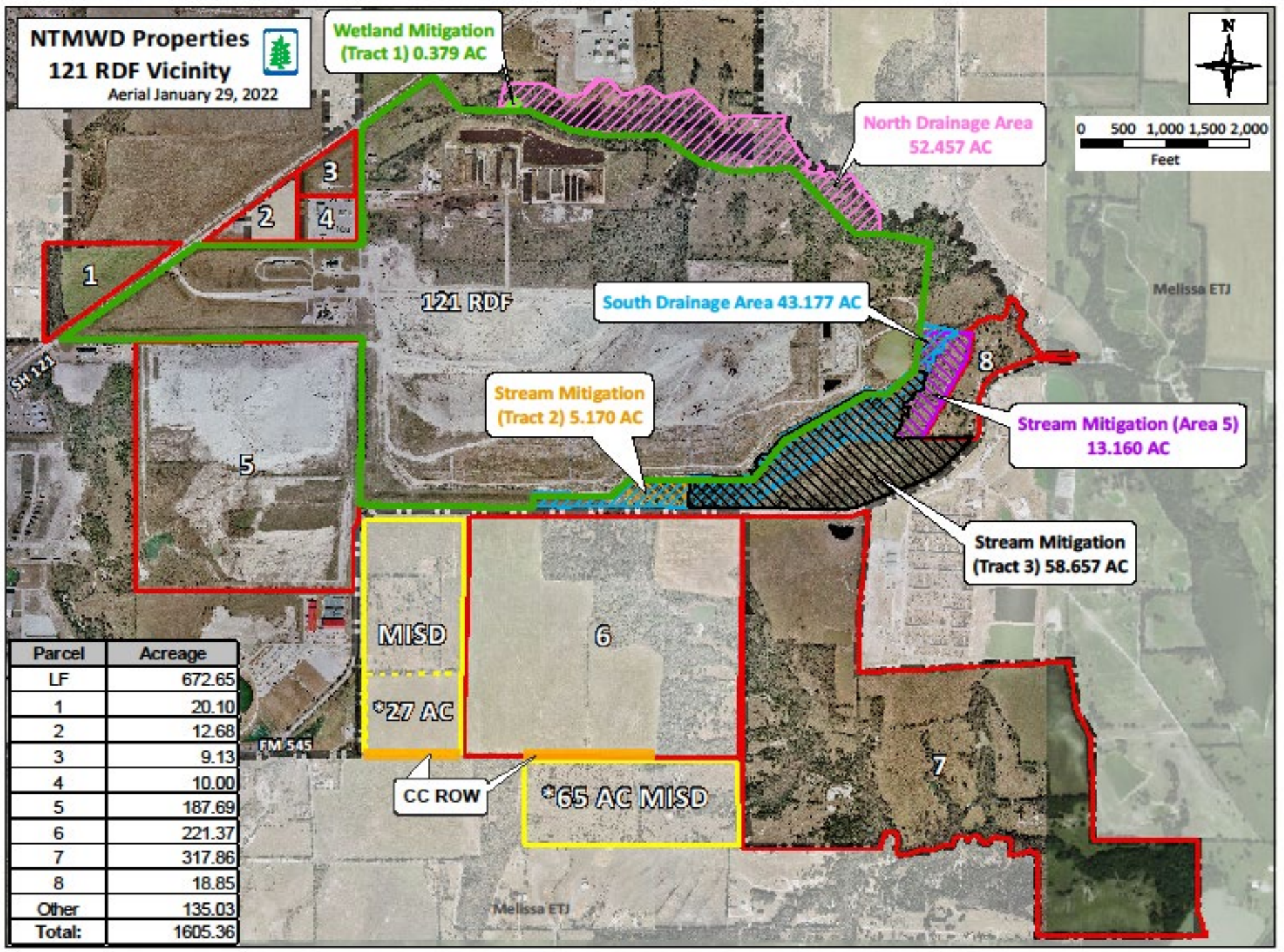
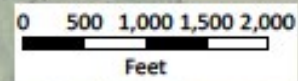
- June 2020 NTMWD acquired approximately 12.68 acres from Dallas China for purposes of buffer and use of the onsite office/warehouse building
- All other NTMWD property in vicinity was requested to be annexed by Melissa in 2005 per 121 RDF permit settlement agreement with City of Melissa
- Working with City of Melissa for building renovations and improvements to building and surrounding property
- 9.1 acres of property are in Melissa's ETJ
- Remainder zoned Agricultural
- Adjacent 10.0 acre Fleet Maintenance Shop is zoned Planned Development
- NTMWD prefers to combine both parcels as one for simplifying zoning and site development plan purposes
- NTMWD desires to request Melissa annex 9.1 acre portion of property
- Action item at October 2022 Board of Directors meeting

NTMWD Properties
121 RDF Vicinity



Aerial January 29, 2022

Wetland Mitigation
 (Tract 1) 0.379 AC



Parcel	Acreage
LF	672.65
1	20.10
2	12.68
3	9.13
4	10.00
5	187.69
6	221.37
7	317.86
8	18.85
Other	135.03
Total:	1605.36

CC ROW
 *27 AC
 *65 AC MISD

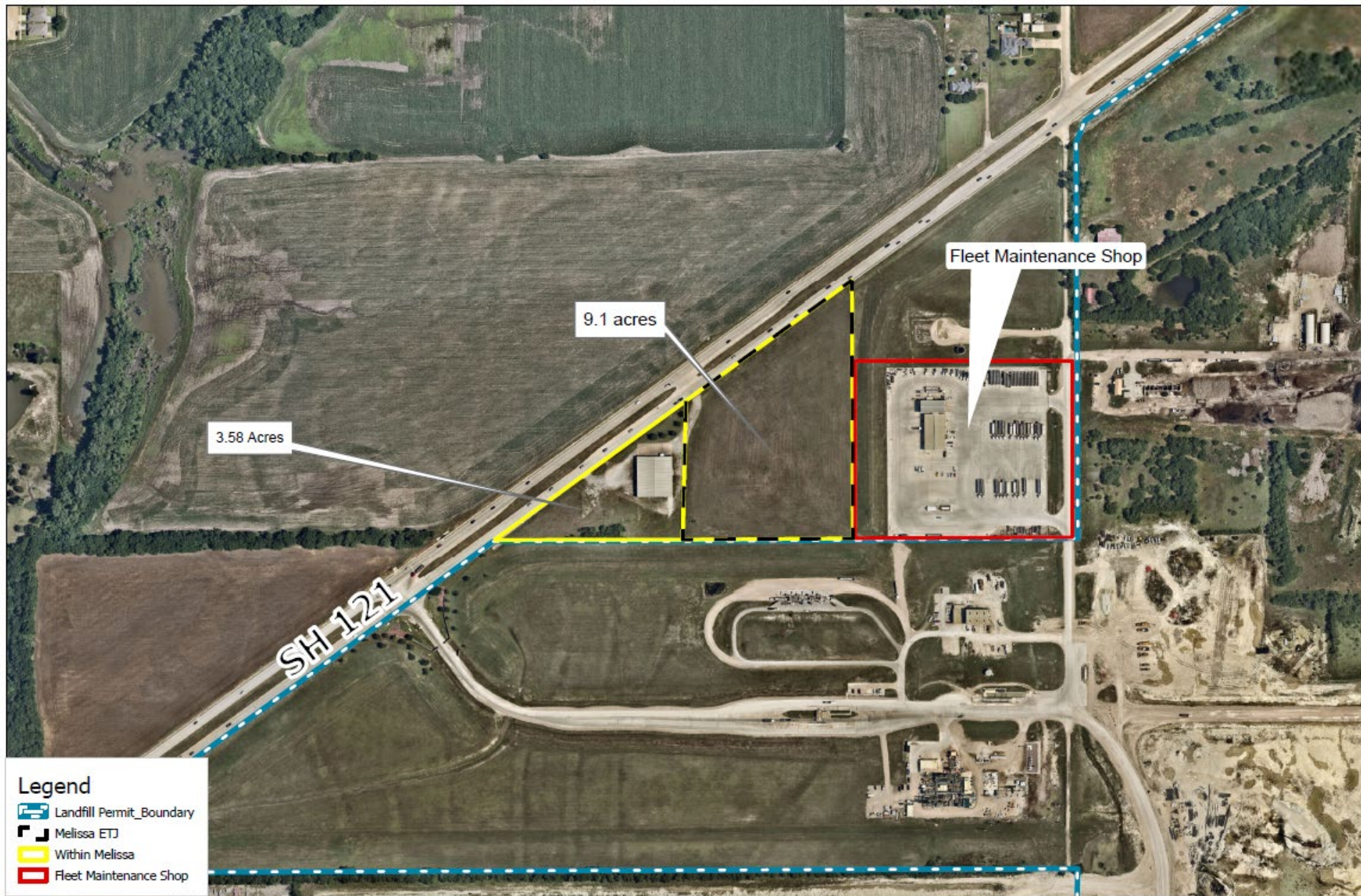
North Drainage Area
 52.457 AC

South Drainage Area 43.177 AC

Stream Mitigation
 (Tract 2) 5.170 AC

Stream Mitigation (Area 5)
 13.160 AC

Stream Mitigation
 (Tract 3) 58.657 AC



**121 Regional Disposal Facility Fleet
Maintenance Annex 12.68 Acres**





AGENDA

DISCUSSION ITEMS

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

ADJOURNMENT