

NORTH TEXAS MUNICIPAL WATER DISTRICT

RESOLUTION NO. 25-49

A RESOLUTION FOR CONVEYANCE OF FEE SIMPLE PROPERTY TO RAYBURN COUNTY ELECTRIC COOPERATIVE, INC. AT SISTER GROVE REGIONAL WATER RESOURCE RECOVERY FACILITY, PROJECT NO. 301-0426-16

WHEREAS, in March 2018, the NTMWD Board of Directors declared a 6-acre tract of land at Sister Grove Regional Water Resource Recovery Facility (Sister Grove) site to be surplus to the needs of NTMWD, Administrative Memorandum No. 5179, Resolution 18-32,

WHEREAS, Rayburn County Electric Cooperative, Inc. (Rayburn), acquired the 6-acre tract by public bid, for the purpose of constructing the New Hope Substation, which serves Sister Grove; and,

WHEREAS, in July 2022, the NTMWD Board of Directors authorized the sale of an additional 3.28 acres to Rayburn at Sister Grove for stormwater conveyance & detention and erosion control around the eastern and northern substation boundaries, Consent Agenda Item No. 22-07-06, Resolution 22-33; and,

WHEREAS, Grayson Collin Electrical Cooperative (GCEC) transmits power from Rayburn's NHS to NTMWD facilities; and,

WHEREAS, NTMWD entered into a Laydown Yard Lease Agreement with GCEC from December 2022 through July 2024 for the storage of equipment necessary for GCEC to construct its facilities at Sister Grove; and,

WHEREAS, Rayburn desires to purchase approximately 5.33 acres (Property) to be used by GCEC as a regional equipment yard; and,

WHEREAS, the Property is not required for operation of the District's Sister Grove Water Recovery Facility; and,

WHEREAS, the Property abuts Rayburn's 9.28-acre tract; and,

WHEREAS, the Property has limited utility due to being encumbered by multiple overhead power lines, an underground electrical line, and an eminent 300-foot buffer zone; and,

WHEREAS, the Board determines and declares that the Property is not needed for Sister Grove Regional Water Resource Recovery Facility operations, and that the Property is surplus to the needs of NTMWD and there is no further need for the Property; and,

WHEREAS, the Board determines the Property should be sold for no less than the market value as determined by the appraisal previously obtained on the Property; and,

WHEREAS, Rayburn Electric Cooperative, Inc. is willing to pay market value as determined by the appraisal previously obtained on the Property and pay expenses incurred by NTMWD associated with this transaction.

**NOW, THEREFORE, THE BOARD OF DIRECTORS IN A REGULAR MEETING
RESOLVES THAT:**

1. There is a public need for, and the public welfare and convenience are to be served by the conveyance of NTMWD property in the form of a fee simple conveyance to Rayburn Country Electric Cooperative, Inc.
2. The 5.326 acres has limited utility and abuts land already owned by Rayburn Country Electric Cooperative, Inc.
3. It is the recommendation of the Executive Director and NTMWD staff that the Board authorize conveyance of approximately 5.326 acres in fee simple located adjacent to the New Hope Substation facility to Rayburn Country Electric Cooperative, Inc.
4. The Executive Director is authorized to execute the deed and any and all transaction documents necessary to convey the 5.326 acres to Rayburn Country Electric Cooperative, Inc.

**THIS RESOLUTION ADOPTED BY THE NTMWD BOARD OF DIRECTORS IN A REGULAR
MEETING ON OCTOBER 23, 2025, IN THE ADMINISTRATIVE OFFICES OF THE NTMWD,
WYLIE, TEXAS.**

KEITH STEPHENS, Secretary

DAVID HOLLIFIELD, President

(SEAL)