

FANNIN COUNTY SUBDIVISION COMMITTEE

1/26/2022 Meeting Minutes

THE STATE OF TEXAS, COUNTY OF FANNIN

On Wednesday, Jan 26, 2022, the Fannin County Subdivision Committee held a public meeting after public notice was posted on Jan 19, 2022 at 4:00 pm with the following board members being present:

Board members present:

A.J. Self
Jarret Tucker
Matt Siompson
Jim Simpson
Dean Lackey

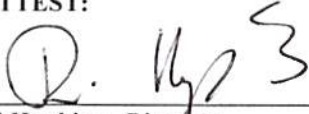
Guests & others present: Di Hopkins, Maureen Henderson, Casey Berend, Carla Easton.

- 1. Call to Order / Establish Quorum;** Commissioner A.J. Self, Chair, called the meeting to order at 9:05 a.m. Quorum established.
- 2. Introductions;** Carla Easton & Casey Berend from EST engineering introduced themselves.
- 3. Public Forum;** No one spoke in public forum.
- 4. Approve Meeting Minutes from 12/15/2021;**
Motion:
- 5. Discussion consideration and action regarding: Engineering review of plats, EST engineering-AJ Self**
EST gave an overview of their company. EST established in 2000, 200 employees over 3 states.
Q. Per Jim Allison Recommendation do we need Engineer Reviews on plats, so that the county may be able to charge impact fees?
EST suggestions:
 1. Establish a Comprehensive plan.
 2. Update regulations to include the Comprehensive plan.
 3. Capital improvement plan.**Time frame:** 3 to 6 months (All depending on the county public hearings to include necessary Cities etc.)
EST can recommend regulation improvements & can help with paperwork for funding of improved infrastructure. There are firms that overview modeling infrastructure.
Water companies: these are private entities; the county can help by cosigning grants. Currently water companies expect developers to pay for all upgrades and do not consider future developments; there are no Pro Rata agreements.
Impact fees for Roads: Subdivision regulations can require that developers over X amount of lots be required to upgrade feeder roads. Capital improvement plan needed. There are possible State grants for counties for road improvement.
EST: Will send a proposal with costs.
- 6. Discussion, consideration and action regarding Jim Allen Subdivision Regulations from TX**
Agri life class in Hopkins County - AJ Self
Tabled
- 7. Discussion, consideration and action regarding enforcement letter protocol –AJ Self**
Tabled: Committee to review for next meeting.
- 8. Discussion, consideration and action regarding Subdivision Committee members - AJ Self**
Discussion on possible new subdivision members: Clark Sanderson, Lance Capehart, Linda Lambright, Maureen Henderson.

9. **Discussion, consideration and action regarding update of subdivision regulations – AJ Self Tabled**
10. **Discussion, consideration and action regarding new Subdivision related topics in the County;**
Could there be a conflict a possibility of interest if we only use 1 engineering company?
It would be good to have back up companies and hear from them.
Companies to consider: Freese & Nichols, Chris Stringer.
11. **Set next subdivision committee regular meeting;**
Feb 23rd 2022, 9:00am. Motion: Commissioner Self, 2nd Matt Simpson Motion passed 5-0
12. **Adjourn; 10.00am**
Motion: Commissioner AJ Self, 2nd Jarret Tucker. Motion passed 5-0.

The above and foregoing represents true and correct minutes of the Fannin County Subdivision Committee meeting that was held on Jan 26, 2022 at 9:05 a.m.

ATTEST:



Di Hopkins - Director
Fannin County Development Services