



FORNEY ECONOMIC DEVELOPMENT CORPORATION

MINUTES

FEDC MEETING

Monday, February 26, 2018

5:30 p.m. Special Joint Meeting/Work Session with the
Forney Economic Development Corporation Board,
Forney Park & Recreation Board, Planning & Zoning Commission,
and the Forney TIF Board
City Hall, 101 EAST MAIN STREET
FORNEY, TEXAS 75126

I. CALL TO ORDER - Confirm Quorums of Each Board or Commission

- A. City Council
- B. Forney Economic Development Corporation
- C. Forney Parks & Recreation Board
- D. Planning & Zoning Commission
- E. Forney TIF Board

Mayor Wilson called the meeting to order at 5:30 p.m. and stated that there was a quorum of Council Members present. Present were Mayor Rick Wilson, Mayor Pro Tem Mary Penn and Council Members Cory McGee, Shaun Myers, Robbie Powers, Kevin Moon and David Johnson.

Joe Dan McBeth, President of the FEDC announced that there was a quorum of members in attendance. In attendance were Joe Dan McBeth, DeCarlo Coleman, Fred Alexander, William Tayamen, Amanda Lewis, Jessica Browning and Scott Burrus.

James Hatley, President of the Park Board announced that they had a quorum of members in attendance. In attendance were James Hatley, Thomas Anich, Anne Enloe, Jeremy Skellenger and Toby Daniels.

Brigham Wilcoxson, President of the Planning and Zoning Commission announced that they had a quorum of members in attendance. In attendance were Brigham Wilcoxson, Ann Lemons, John Carr, Steve Cunningham, Keith Wilkins, Justin Bowen and Kyle Brothers.

Raymond Smith, President of the TIF Board announced that they had a quorum of members in attendance. In attendance were Raymond Smith, Janice Wood, Mitch Owen, Skeet Phillips and Jakie Allen.

Interim City Manager Wendle Medford welcomed everyone to the meeting and recommended that we have these meetings more frequently so that everyone is informed about what is happening on this project.

Alan Bain, Herbert Hunt, John Blackburn, Fran and Alonzo Harris were in attendance.

II. PRESENTATIONS

1. General overview/update on Gateway Development.

Alan Bain gave a presentation on the Gateway Development and talked about Park Land Dedication and discussed the plans for the dedication and the Sports Center that the Harris' are planning.

2. Northside Parks Concept.

Parks Director Richard Curry gave a brief overview of the sports (baseball/football) planned for the dedicated parkland in the Gateway area. Updating the Park Land Dedication Ordinance will be sent back to the Park Board for discussion.

III. DISCUSSION / ACTION ITEMS

1. Discuss and take any necessary action on Gateway parkland dedication, and all related issues.

Recently, the Forney EDC Board of Directors authorized the sale of EDC owned property to Meadow Ridge Farms LP for parkland dedication. The purchase of the EDC property was contingent upon the acceptance of this property as parkland dedication by the Forney City Council. The EDC owned property, located along and east of Don T. Cates Boulevard, was surveyed and consists of 50.204 acres. It was stated that we will need more than one exit/access to the park. Mr. Bain stated that he would put in Reeder Lane if it's necessary.

Atmos Energy also has natural gas lines buried on this property. Those lines would need to be relocated if this property is to be used as parkland. Ms. Dinah Wood, Atmos, has provided the three "re-route" solutions which are attached as well. The EDC Board of Directors is aware of the gas line relocation and is willing to pay for the relocation from the proceeds of the property sale. An early estimate of such a relocation was \$100,000; however, that estimate is now \$230,000 with an overhead cost of 40%.

One of the issues raised was that we need more access to this area. Mr. Bain agreed. After discussion of the various routes or re-routing of the gas line, it was determined that option #2 would work best.

The EDC and Mr. Bain agreed to bring this back to the Council for discussion.

2. Discuss and take any necessary action related to the public infrastructure projects to help serve the Gateway Development, and all related issues.

City Engineer Richard Dormier discussed the public infrastructure needed. He discussed the waste water needs and talked about gravity lines. He showed maps with these lines. It would be at least 2 to 2 1/2 year timeframe to get these lines constructed once easements have been obtained. Alan Bain stated that they will work with Dormier on this issue.

3. Discuss and take any necessary action related to the continued development of the multi-family uses in the Gateway Development and any necessary amendments to the planned development ordinance, and all related issues.

Community Development Director Peter Morgan discussed the language in the ordinance that Petro-Hunt has an issue with. We will clarify the verbiage and bring it back to the Planning & Zoning Commission and the Council for approval.

4. Discussion and status update regarding current development projects in the City of Forney, and all related issues.

Community Development Director Peter Morgan discussed the new development software they are implementing in order to provide better information and expedite matters.

Mayor Pro Tem Penn made a point of order at this time. She requested to go back to item no. 1. Penn then made a motion to direct City Staff to provide assurances to Hunt Properties that the City Council will accept the

EDC 50 acres as parkland subject to their dedication by Hunt Properties. Council Member Myers seconded the motion and the motion passed by a vote of 6 ayes and 1 nay [Wilson].

Mayor Wilson thanked all the board and commission members in attendance and thanked them for their time that they put in serving on a board or commission. He thanked the Hunts and Mr. and Mrs. Harris for coming out tonight.

There being no further business to come before any the Council or boards and commission, Mayor Wilson adjourned the meeting at approximately 8:15 p.m.

APPROVED: KYM TAYAMEN, SECRETARY





APPROVED: JOE DAN McBETH, PRESIDENT

DATE: March 8, 2018