

## **Fannin County Lake Economic Development Committee (FCLEDC)**

### **Official Meeting Minutes — Meeting #2**

**Date: March 10, 2026**

**Time: 5:30 PM — Called to Order**

**Location: Derrell Hall Education Center / Texas A&M AgriLife Building, Bonham, Texas**

**Committee: Fannin County Lake Economic Development Committee (FCLEDC)**

**Attendance: Dan Cooper, Commissioner Doug Kopf, Shane Williams (proxy for Jason Conn), Curtis Smith, Garry Mills, Drew Farris, Stephanie Liebel, Di Hopkins, Adam Jochelson (proxy for Jeff Saba), Hannah Cupps , William Myers**

#### **1. Call to Order & Quorum**

Hannah Cupps called the meeting to order at 5:30 PM and established quorum.

#### **2. Public Forum**

Two speakers addressed the committee during public forum.

##### **2.1 Gaylen Bennett**

Gaylen Bennett addressed the committee as a concerned citizen and spoke regarding county road maintenance and traffic impacts associated with growth around Bois d'Arc Lake, Lake Ralph Hall, and Lake Bonham. Key themes included:

- Consideration of a centralized road maintenance unit system in place of the current four-precinct structure
- The need for improved efficiency in road maintenance and equipment use
- Standardized planning for road projects and corrective maintenance
- Importance of road conditions in supporting future lake-related development
- Petition effort to place unitization of county road maintenance on the November ballot

##### **2.2 County Judge Newt Cunningham**

County Judge Newt Cunningham addressed the committee regarding public park opportunities in the county. Key themes included:

- Potential boat launching park opportunity on the Red River
- Discussion of a possible park at Lake Fannin and associated cost considerations

- Opportunity for North Texas Municipal Water District to potentially provide approximately 10 acres for a county park at Bois d'Arc Lake, subject to county investment
- Judge Cunningham stated that, based on current information, he would favor investment in a park opportunity associated with the lake because of its potential to support development

No additional registered speakers addressed the committee.

### **3. Action Item — Approval of Minutes from February 10, 2026 Regular Meeting**

The committee reviewed the February 10, 2026 meeting minutes. A correction was noted regarding the vice chair election motion language.

**Motion:** Approve the February 10, 2026 meeting minutes with one correction related to the vice chair motion

**Motion By:** Drew Farris

**Second By:** Curtis Smith

**Vote:** Approved by committee vote, with Commissioner Doug Kopf abstaining

**Result:** February 10, 2026 meeting minutes approved as corrected

### **4. Discussion — Steps to Create an Economic Development Plan for the County Lake Regions**

William Myers, Executive Director of BEDCO, provided a high-level overview regarding the creation of an economic development plan for the county lake regions. Key discussion points included:

- Importance of reviewing existing plans before initiating major revisions
- Cost and time involved in creating or updating comprehensive plans
- Value of using existing data and baseline metrics already compiled by the committee
- Need to prioritize plan review and establish a schedule for committee study
- Recommendation to consider a future land use plan update as a focused action item rather than immediately pursuing a full comprehensive plan rewrite
- Importance of tracking additional indicators such as hotel occupancy tax
- Need for stakeholder matrix, public engagement, SWOT analysis, and action plan development

- Potential use of Texoma Council of Governments (TCOG) as a facilitator for future planning work
- Recommendation to classify action items into short-term, medium-term, and long-term priorities

No formal action was taken on this item, but it was recommended that this remain an ongoing agenda item.

### **5. Discussion, Consideration, and Possible Action — Future Land Use Map for Bois d’Arc Lake**

Di Hopkins presented on the current Bois d’Arc Lake Future Land Use Map and discussed potential updates related to the US-82 and FM-897 corridors. Key themes included:

- Existing future land use map does not reflect all zoning changes already approved
- Potential consideration of additional commercial or planned development designations along US-82 and FM-897 within the 5,000-foot buffer
- Explanation that future land use designations do not change current zoning, property taxes, or ag exemptions
- Clarification that future land use serves as guidance for whether a future zoning request is aligned with the adopted plan
- Discussion of property owner concerns, timing, process, and the importance of communication before making broad recommendations
- Discussion of whether to approach future land use changes corridor-wide or in phases
- Clarification that zoning authority only applies within the buffer area; outside the buffer, county zoning restrictions do not apply in the same manner

The committee discussed concerns about property owner notification, the distinction between future land use and current zoning, and the need for more review before moving forward.

**Motion:** Table Agenda Item 5 and bring it back for further review at the next meeting

**Motion By:** Drew Farris

**Second By:** Curtis Smith

**Vote:** Approved by committee vote

**Result:** Agenda Item 5 postponed for additional review and to be brought back at a future meeting

## **6. Discussion — New Economic Development Topics in the County Lake Regions**

Chair Hannah Cupps led discussion on new economic development topics in the county lake regions. Topics included:

### **6.1 Transportation Plan Context**

The committee reviewed the Lower Bois d'Arc Creek Comprehensive Plan Transportation Plan as context for the future land use discussion. Key themes included:

- US-82 and FM-897 identified as major primary corridors
- Secondary roads and thoroughfare planning shown in the adopted transportation framework
- Importance of emergency service access as additional communities and businesses develop
- Need to align future development patterns with transportation access and emergency response capabilities
- Potential future roadway expansions along major corridors

### **6.2 Tourism / Tournament Activity**

Discussion also included recent tourism activity associated with Bois d'Arc Lake, including a recent kayak bass fishing tournament. Key themes included:

- Opportunity for Fannin County businesses and chambers to better capture visitor spending
- Need to proactively coordinate lodging, hospitality, and promotion efforts for lake-related tournaments and events
- Mention that hotel occupancy tax funds may be available to support promotional efforts
- Input from local hotel manager and chamber/tourism representative regarding available HOT funds and future sponsorship opportunities

No formal action was taken on this item.

## **7. Action Item — Next Meeting Date**

The committee discussed the next regular FCLEDC meeting date and location due to a scheduling conflict at Derrell Hall.

**Motion:** Set the next regular FCLEDC meeting for **April 14, 2026 at 5:30 PM at Bois d’Arc Hall, 365 5th Street, Honey Grove, Texas 75446**

**Motion By:** Adam Jochelson

**Second By:** Di Hopkins

**Vote:** Approved by committee consensus

**Result:** Next regular FCLEDC meeting set for April 14, 2026 at Bois d’Arc Hall

Additional discussion included committee “homework” for the next meeting, including review of:

- Future Land Use Map
- Transportation Plan
- Relevant sections of lake zoning regulations (pages 17, 18, and 19)

**8. Adjournment**

A motion to adjourn was made and seconded. The meeting adjourned at **6:40 PM**.

**Motion to Adjourn:** Di Hopkins

**Second By:** Commissioner Doug Kopf

**Vote:** Approved

**Meeting Adjourned:** 6:40 PM

---

**Motions & Votes Summary Table**

<b>Item</b>	<b>Motion By</b>	<b>Second By</b>	<b>Result</b>
Approve February 10, 2026 Minutes (with correction)	Drew Farris	Curtis Smith	Approved
Table Agenda Item 5 for further review	Drew Farris	Curtis Smith	Passed
Set Next Meeting Date – April 14, 2026 at Bois d’Arc Hall	Adam Jochelson	Di Hopkins	Approved
Adjournment	Di Hopkins	Commissioner Doug Kopf	Approved

---

**The above and foregoing represents true and correct minutes of the Fannin County Lake Economic Development Committee meeting that was held on the 10th day of March 2026 at 5:30 PM.**

**ATTEST:**

Authentisign

**HRC**

Chair: \_\_\_\_\_

Date: 04/15/26

Secretary: \_\_\_\_\_

Date: 3/30/26