

FANNIN COUNTY LAKE ECONOMIC DEVELOPMENT COMMITTEE (FCLEDC) BYLAWS

ARTICLE I.

1.1 Name. The name of this committee shall be the Fannin County Lake Economic Development Committee (FCLEDC).

1.2 Purpose. The purpose of the FCLEDC is to support, guide, and help shape smart, sustainable, lake-oriented economic and community development within the lake regions of Fannin County, specifically surrounding:

1.2.a. Bois d'Arc Lake

1.2.b. Lake Ralph Hall

The Committee shall serve as an advisory body to:

1.2.c. Bois d'Arc Lake Zoning Commission (BDALZC)

1.2.d. Lake Ralph Hall Zoning Commission (LRHZC)

1.2.e. Fannin County Subdivision Committee

1.2.f. Fannin County Commissioners Court

Its purpose is not to encourage unchecked growth, but to mold the inevitable growth through research, planning, and strategic recommendations.

1.3 Scope of Work. The Committee shall:

1.3.a. Identify, review, and support lake-oriented economic opportunities

1.3.b. Promote equitable public access for Fannin County residents and tourists

1.3.c. Support development that strengthens local business and tourism

1.3.d. Identify and evaluate suitability of lake-area business proposals and commercial growth tied to lake use

1.3.e. Support zoning commissions through early-stage analysis and recommendations

1.3.f. Build strong, proactive partnerships with North Texas Municipal Water District (NTMWD), Upper Trinity Regional Water District (UTRWD), Texas Parks and Wildlife Department (TPWD), and Texoma Council of Governments, to identify and advance opportunities for marina development, shoreline and public-access improvements, recreational uses, and tourism initiatives ensuring alignment with regulatory requirements while maximizing community and economic benefit.

1.3.g. Identify infrastructure needs and risks proactively (roads, sidewalks, trails, utilities, drainage, safety)

1.3.h. Enhance equitable access and maximize lake-related county revenue

1.3.i. Assist in long-term planning and land-use strategy for lake regions

1.3.j. Support high-end amenity planning while preserving rural & natural character

FCLEDC shall not possess spending authority.

ARTICLE II.

2.1 Membership. The Committee initially shall have twelve (12) members representing a diverse cross-section of county interests with eleven (11) members having voting authority including:

One (1) Member of the Committee shall serve as the designated legal representative, drawn from qualified legal professionals within Fannin County. (Advisory Member: Non-Voting)

Eligible roles may include, but are not limited to, the Fannin County District Attorney, the Fannin County Civil Attorney, or licensed attorneys practicing in areas such as real estate, land use, construction, contracts, or municipal law. These Members may delegate a designee to go to meetings in their place.

One (1) Member of the Committee are selected by the current roster of County Commissioners Court. Fannin County Commissioners Court can select a Fannin County Elected Official every two years. This Member may delegate a designee to go to meetings in their place.

Ten (10) Members of the Committee are selected from the citizenry of Fannin County and shall be chosen from the following areas of expertise: County Development Services Director, lake developers and/or real estate professionals, lake-area landowners & farmers, lake guides / tourism sector, business owners, BEDCO, city officials, chamber of commerce executives, and NTMWD/UTRWD/TPWD representatives. These Members may delegate a designee to go to meetings in their place.

The number of Members may be increased or decreased without further amendment of these Bylaws. At no time may the number of members be less than nine (9).

2.2 Term. Members may serve three (3) Consecutive terms of two (2) years. Which may be extended with permission from the Fannin County Commissioners Court.

2.3 Appointment Process. Members are nominated by existing committee members and approved by the Fannin County Commissioners Court.

ARTICLE III.

3.1 Officers.

3.1.a. The Officers of the Committee shall be Chairman, Vice Chairman, and Secretary. Each shall have authority to carry out the duties prescribed in these Bylaws. The initial officers of the Committee shall be designated by the Fannin County Commissioners Court and shall serve for one (1) year.

3.1.b. Election and Term. Officers of the Committee shall be reelected at the January meeting annually and shall serve for one (1) year or until their replacements are elected. Either the Chair or co-Chair should be selected from the two members of the Fannin County Lake Economic Development Committee (FCLEDC) unless otherwise elected by the committee.

3.1.c. Removal. At any regular or special meeting, any officer may be removed by majority vote of the FCLEDC followed by majority vote of the Fannin County Commissioners Court for failure to carry out the duties of the office as prescribed by these bylaws. Both steps are required. A Committee member that has not been present for 4 successive meetings will be reviewed for removal and replacement.

3.1.d. Compensation. Officers of the Committee shall not receive compensation.

3.1.e. Vacancy. Vacancies, in any office for any reason, shall be filled using the same appointment and removal process for the unexpired term of office. Vacancies are elected by majority vote of the Committee.

3.2 Duties of Officers.

3.2.a. The Chairman shall preside at all meetings, appoint subcommittees, and perform all duties related to the office of Chairman and any other duties that may be required by these Bylaws or prescribed by the Fannin County Commissioners Court. Some of the duties include securing the meeting room and conferring with the Secretary/County Clerk in creating the Agenda for the next meeting, distributing the Agenda, any material pertinent to the next meeting, and a draft of the previous meeting's minutes to the Members seven (7) days prior to the next scheduled meeting. In addition, the Chairman shall preside over meetings according to Robert's Rules of Order and update the Committee's website, as necessary. Also, the Chairman shall report to the Fannin County Commissioners Court, as requested.

3.2.b. The Vice Chairman shall act in the capacity of the Chairman in his/her absence. In the event the office of Chairman becomes vacant, the Vice Chairman shall succeed to this office for the unexpired term, and the Fannin County Lake Economic Development Committee shall select a successor to the office of Vice Chairman for the unexpired term.

3.2.c. The Secretary shall execute documents in the name of the Committee, perform the duties hereinafter listed below, and shall perform such other duties as the Fannin County Commissioners Court may determine.

3.2.c.1. Minutes. The Secretary shall be responsible for maintaining a permanent record of the minutes of each meeting and shall have them recorded in suitable permanent records maintained by the County Clerk. The minutes shall contain a brief synopsis of the meeting, including a complete restatement of all motions and record of votes, conditions or recommendations made on any action and record of attendance. Minutes shall be available at least seven (7) days prior to the next meeting and posted on the County website after approval.

3.2.c.2. Correspondence. The Secretary shall be responsible for issuing written correspondence with other groups or people, as directed by the Fannin County Commissioners Court. All communications, requests, reports, or other written materials received by the Secretary shall be brought to the attention of the Committee.

3.2.c.3. Attendance. The Secretary shall be responsible for maintaining an attendance record for each meeting of the Committee.

3.2.c.4. Notices. The Secretary shall issue such notices as may be required by the Committee.

3.2.c.5. Agenda. The Secretary shall assist with preparing the Agenda with the Chairman and shall file the agenda with the Fannin County Clerk a minimum of three (3) business days prior to each meeting per Texas House Bill 1522, 89th Legislature.

3.2.c.6. Membership. The Secretary shall keep track the rotation of membership and report to the Chairman before the January meeting of each year.

ARTICLE IV.

4.1 Meetings. The committee shall meet monthly as established by the committee. Regular meetings will be held on the **second (2nd) Tuesday of the month at 5:30 pm** unless otherwise scheduled by the Committee or Fannin County Commissioners Court.

4.2 Special Meetings. A special meeting may be called by the Chairman or by the County Commissioners Court. Persons authorized to call special meetings shall provide notice of the time and location of such meetings and state the purpose thereof: and shall provide notice to the Members and public, as required by these Bylaws, and shall be posted on the County website.

4.3 Notice and Waiver. Notice of regular meetings and special meetings need not be in writing. The Secretary of the Committee shall post electronic notice of an agenda with the County Clerk at least five (5) business days prior to the meeting and posted on the County website.

4.4 Quorum. A quorum shall consist of seven (7) Members. If at any meeting there is less than a quorum present, the meeting will be cancelled, and no action shall be taken.

4.5 Location. Derrell Hall Education Center / Texas A&M AgriLife Extension Service – Fannin County – 2505 N Center St, Bonham, TX 75418

4.6 Public Meetings. Meetings will comply with the Texas Open Meetings Act, ensuring transparency and public accessibility.

4.7 Duration. The committee shall have perpetual existence.

ARTICLE V.

5.1. Duties & Responsibilities. The Committee shall:

5.1.a. Identify, review, and support lake-oriented economic opportunities

5.1.b. Promote equitable public access for Fannin County residents and tourists

5.1.c. Support development that strengthens local business and tourism

5.1.d. Identify and evaluate suitability of lake-area business proposals and commercial growth tied to lake use

5.1.e. Support zoning commissions through early-stage analysis and recommendations

5.1.f. Build strong, proactive partnerships with North Texas Municipal Water District (NTMWD), Upper Trinity Regional Water District (UTRWD), Texas Parks and Wildlife Department (TPWD), and Texoma Council of Governments, to identify and advance opportunities for marina development, shoreline and public-access improvements, recreational uses, and tourism initiatives ensuring alignment with regulatory requirements while maximizing community and economic benefit.

5.1.g. Identify infrastructure needs and risks proactively (roads, sidewalks, trails, utilities, drainage, safety)

5.1.h. Enhance equitable access and maximize lake-related county revenue

5.1.i. Assist in long-term planning and land-use strategy for lake regions

5.1.j. Support high-end amenity planning while preserving rural & natural character

ARTICLE VI.

6.1 Authority & Relationship to the Fannin County Commissioners Court. The FCLEDC is authorized to:

6.1.a. Conduct research and evaluate proposed business development within lake regions;

6.1.b. Engage with developers, landowners, businesses, and regulatory entities;

6.1.c. Prepare written findings, analyses, and recommendations related to lake-area growth;

6.1.d. Provide proactive planning support to county boards and commissions—including

the Bois d'Arc Lake Zoning Commission (BDALZC), Lake Ralph Hall Zoning Commission (LRHZC), Fannin County Subdivision Committee, and the Fannin County Commissioners Court while collaborating with North Texas Municipal Water District (NTMWD), Upper Trinity Regional Water District (UTRWD), Texas Parks and Wildlife Department (TPWD), Texoma Council of Governments, local utility providers, and regional infrastructure entities to evaluate needs, identify opportunities, and strengthen lake-oriented development strategies.

6.1.e. Submit formal recommendations to the BDALZC, LRHZC, Fannin County Subdivision Committee, and the Fannin County Commissioners Court regarding lake-region development, infrastructure considerations, public access, business attraction, and long-range planning initiatives, recognizing that final decision-making authority rests with each respective governing body.

6.2 Limits of Authority. FCLEDC is advisory only. It does not have spending authority, regulatory authority, or approval authority.

6.3 Authority of Fannin County Commissioners Court. The Fannin County Commissioners Court retains exclusive authority to:

6.3.a. Approve, deny, or modify FCLEDC recommendations

6.3.b. Enact zoning or development decisions

6.3.c. Approve member appointments or removals

6.3.d. Amend or dissolve the Committee

6.4 Collaborative Framework. The FCLEDC serves as a strategic planning body designed to support and streamline lake-related decision-making. Its work shall enhance—not replace—the responsibilities of county officials and zoning bodies.

ARTICLE VII.

7.1 Statement of Nondiscrimination. Notwithstanding any provision of these Bylaws, the Committee shall not discriminate against any Member, officer, or participant on the basis of sex, race, color, ethnicity, or national origin.

7.2 Members must adhere to County policies and regulations (i.e. nepotism).

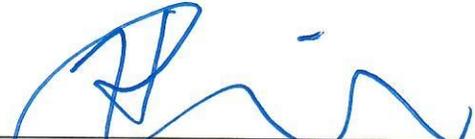
ARTICLE VIII.

8.1 Bylaws. These Bylaws may be amended, altered, made, and repealed by a majority vote of the FCLEDC, and a majority vote of the Fannin County Commissioners Court.

Adoption of Bylaws.

These bylaws shall take effect upon approval by the Fannin County Commissioners Court.

Approved January 20, 2026.



Newt Cunningham
County Judge



Troy Waggoner
Commissioner Precinct 1



Kurt Fogelberg
Commissioner Precinct 3



A.J. Self
Commissioner Precinct 2



Doug Kopf
Commissioner Precinct 4