

MINUTES OF ANNUAL AND REGULAR MEETING

March 20, 2023

MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION

CALL TO ORDER

President Rebecca Huss called the meeting to order at 6:00 p.m.

Present: Rebecca Huss - President
Jeff Angelo – Vice President
Ryan Londeen - Secretary
Wade Nelson – Board Member

Absent: Carol Langley - Treasurer
Dan Walker – Board Member
Byron Sanford – Board Member

Also Present: Dave McCorquodale, Assistant City Administrator
Diana Cooley, Deputy City Secretary

CALL TO ORDER

OPEN PUBLIC COMMENT

No public comments were made.

APPROVAL OF MINUTES

1. Approval of February 20, 2023 Regular Meeting Minutes.

Jeff Angelo said he did not see the discussions with Charlie Diggs regarding collaboration with the Chamber mentioned in the minutes. Rebecca Huss said she believes that was included with the Board Inquiry section. Ryan Londeen said there were no comments in the Board Inquiry section. Jeff Angelo said it looks like there are some minutes missing. Rebecca Huss asked Diana Cooley, Deputy City Secretary to look into the comments regarding this and they would table their approval of the February 20, 2023 meeting minutes to the next meeting.

Motion to table the February 20, 2023 meeting minutes was made by Rebecca Huss and seconded by Jeff Angelo. All in favor. (4-0)

Rebecca Huss stated for the record she wanted to note they do have a quorum with four of the members in attendance. Rebecca Huss said Carol Langley, Dan Walker and Byron Sanford are missing.

Jeff Angelo said he questions these minutes because they have always been so thorough. Jeff Angelo asked if there is something that has changed. Mr. McCorquodale said meeting minutes are never verbatim of a conversation, but with the videos it is even less imperative. Mr. McCorquodale said they do want the important points to be included in the minutes. Mr. McCorquodale said one of the reasons that you see Diana here in the meeting and have not seen her in the past is because what she has been doing is watching the video online to transcribe minutes. Mr. McCorquodale said with her here she will have a better gauge of what the highlights are that the Board discusses. Mr. McCorquodale said there will be a condensing of certain points of a discussion, and they are not intended to be literally everything that is discussed, but the important points certainly need to be included. Mr. McCorquodale said with Diana attending the meetings it will be easier for her. Jeff Angelo said these minutes are cliff notes based on what was discussed and thinks it needs to have more substance to it. Jeff Angelo said just for the record he thinks they need to at least include some of the hot topics discussed so it will be on record.

Ryan Londeen said he did feel the previous minutes were a bit too detailed for typical minutes. Mr. McCorquodale said there will be improvements made over the coming months and asked the Board to continue to give feedback so there can be a balance. Jeff Angelo said he agrees that Ryan Londeen's minutes were a little too detailed, but the February 20, 2023 minutes were not. Rebecca Huss said she greatly appreciated Ryan Londeen's efforts and his detailed nature because you could miss a meeting and know exactly what happened without watching the video. Rebecca Huss also said the point of reading the minutes is to make sure that things you personally thought were an important point to bring up are in the minutes and as the note taker she may have felt it was included in a different part of the minutes she wrote down and you may feel it needs to be highlighted as an important point by itself.

APPROVAL OF FINANCIAL REPORT

2. Financial Report covering December 2022, January 2023, and February 2023.

Rebecca Huss said there has been a break in having a financial person, so all of the information is being presented at once. Rebecca Huss said most of the balance sheet information is as of February and the disbursements cover everything from December through February. Rebecca Huss said page 12 of the packet shows where they are year-to-date, month-to-date, and budget remaining for each item in the budget which

is as of February as well. Jeff Angelo said the MEDC's finances are looking good. Rebecca Huss said the sales tax revenues look good. Rebecca Huss said February is five months to date and they are well over half of the way there on their income.

Motion to approve all three financial statements as presented was made by Jeff Angelo and seconded by Ryan Londeen. All in favor. (4-0)

CONSIDERATION AND POSSIBLE ACTION:

3. Consideration and possible action on a grant request not to exceed \$3,000 for Freedom Fest 2023.

Ms. Shannan Reid, Executive Director with the Montgomery Area Chamber of Commerce said they are the host that will be organizing the Freedom Fest which happens on the first Saturday of July every year in honor of the Independence Day celebration. Ms. Reid said they are looking to once again partner with the City. Ms. Reid said safety is a huge consideration as the event has grown and the world has changed. The cost for law enforcement exceeds the revenue they generate as a festival. Ms. Reid said it is not necessarily a fund raiser for the Chamber, but a community project they do to bring Montgomery together. Ms. Reid said she is reaching out to the City and MEDC once again to see if they would like to help with having the law enforcement that is needed and required by the City. Ms. Reid said Public Works is also added in as well so they can cover all their bases for the day of the event.

Rebecca Huss said this was done last year. Rebecca Huss said this would be money that does not leave City accounts. Rebecca Huss said they obtain a list of who the officers are and what their rates are, and they sign the checks that go directly to them. Rebecca Huss said for Public Works the money gets transferred through the fund that pays them directly. Ryan Londeen said he wanted to clarify the funds are not coming out of the grant line item but instead the unallocated events line item. Rebecca Huss said the funds would be taken from the unallocated events line item.

Motion to approve the \$3,000 grant for Freedom Fest 2023 to be taken from the unallocated events budget line item was made by Jeff Angelo and seconded by Ryan Londeen. All in favor. (4-0)

4. Consideration and possible action on hosting a Spring 2023 Joint Workshop with the City Council and Planning & Zoning Commission on April 17, 2023.

Mr. McCorquodale said this body as well as the Planning & Zoning Commission and City Council have all discussed a joint workshop to share ideas, ensure the alignment of overall goals, and to understand what role each Board or body plays in the City's governance.

Mr. McCorquodale asked if the Board would consider hosting the workshop and that way it would take place on their regular meeting night and they would invite Planning & Zoning Commission and City Council who have all indicated they are very interested in a joint workshop. Mr. McCorquodale said there would be light refreshments, but he does not know if the location of the workshop would be City Hall, the Community Building, or the Community Center off of Lone Star Parkway.

Rebecca Huss said there is going to be turnover on City Council and is wondering if it makes sense to wait until the month after and meet after the election. Rebecca Huss said there will be two new members on City Council. Mr. McCorquodale said it is entirely up to the Board if the workshop takes place in mid-summer or next month. Mr. McCorquodale said he would defer to the Board as he does not think there is a right or wrong answer. Wade Nelson said he would assume the sooner the better. Jeff Angelo said he is an advocate for the sooner the better.

Jeff Angelo said the candidates he is familiar with who are running for Council have either been on Council or they are familiar with the process. Mr. McCorquodale said the two candidates running for Place 3 have both previously served either as the Mayor or a council member, so they are not starting from scratch in understanding where the City is heading and what the major issues are. Wade Nelson said they will not be too far ahead of the new council members if someone new shows up.

Mr. McCorquodale said while City Council is certainly a receiver of the benefit of the workshop because they are the ones who are driving the legislative work that comes out of the City, he does see it being very beneficial for both the EDC and the Planning and Zoning Commission to understand what the Council's desires are to be able to say that is the direction and they can help with that and help facilitate that whether it is a Planning and Zoning action or a funding item that is coming to EDC.

Rebecca Huss said she thinks in terms of the amount of money they are intending to spend for the next few years once the planning comes to fruition and implementation, they need to make sure Council is on board because they ultimately permit them to spend the money they have been entrusted with.

Jeff Angelo asked Shannan Reid if the Montgomery Area Chamber of Commerce would have any interest in participating in some way because they have the software and a lot of the tools that they may not have access to. Shannan Reid said yes. Jeff Angelo said making decisions can be difficult when you do not know where all the growth is coming from and so having some insight and the Chamber who has their ear to the

ground with the legislative process with respect to taxes which are big concerns right now especially for businesses is a plus. Jeff Angelo said including the Chamber is almost like a mini summit and would reap good benefits for everyone.

Ryan Londeen said he would prefer to wait to have the workshop after the election. Ryan Londeen said Carol Langley and Byron Sanford are already on MEDC and the other two that are swapping out would be new unless there is a reason to be more urgent in meeting sooner.

Wade Nelson said he thinks summertime comes into play with scheduling the workshop. Jeff Angelo agreed and said people start going out of town for vacation. Wade Nelson said they have become pretty good at kicking the can down the road. Jeff Angelo said it has gotten out of control.

Rebecca Huss said maybe they should specially invite the four candidates. Ryan Londeen said as long as they do not make it a political event. Rebecca Huss said they could sit in the audience as spectators, and not speak. Rebecca Huss said they would also have a specific agenda. Rebecca Huss said it would be interesting to have Shannan Reid present a 10-minute introduction of where they are and where the Chamber thinks they are going in terms of growth and industries. Wade Nelson said as businesses start looking at this area, a lot of times the Chamber is the first place they stop.

Mr. McCorquodale said he thinks it would be helpful for City Council to see the Chamber's, Planning and Zoning, and MEDC's point of view and to discuss what we think our goals need to be as a joint Council, Planning and Zoning and EDC. Mr. McCorquodale said it would also be helpful for the overall group to focus and discuss some things the folks out there are talking about on the street. Mr. McCorquodale said it would help define the direction of discussion especially when discussing the business end and the work that this body more than any other one does. Mr. McCorquodale said it would be helpful for the Council to have a five-to-10-minute primer on where the Chamber sees the business community because the Chamber is going to have more interactions and feedback from the local business owners than any other governmental body including this one. Mr. McCorquodale said it might help Council to think about what our community feels like the economic development needs are, which would help Council and EDC to align those goals.

Jeff Angelo said Mr. McCorquodale said it best as the Chamber has the ear of a lot of the local businesses as they do weekly mixers with several different old and new businesses and Shannan Reid knows where everything is headed regarding the business owners' mindsets and what their concerns are. Jeff Angelo said to have that voice gives them a complete perspective and that is what is needed in making important

decisions. Rebecca Huss said she thinks with Shannan Reid opening with her information, it will give more context to the meeting that will explain why they are coming from the angle they are.

Jeff Angelo said there are lots of areas south of the City that are getting filled up and need to bring their businesses up north to where we are. Jeff Angelo said having those discussions now about tourists and other types of incentives including mobility would help them to highlight where the possibilities for those changes are going to be and to bring in other businesses which is what economic development is all about to support this community which is growing so fast. Jeff Angelo said the Chamber knows what is going on and they know who the developers are. Jeff Angelo said people want to come here and it is growing so it is important that they expand.

Wade Nelson said a lot of the time it is the Chamber and EDC working together. Wade Nelson said a lot of the time the Chamber gets approached first and EDC picks it up from there who then work with City Council in attracting the right business. Wade Nelson said they are at that point where they can be selective with developers and businesses.

Motion to support a spring 2023 joint workshop with the City Council and Planning and Zoning Commission on April 17, 2023 including the 100 dollar expenses was made by Wade Nelson and seconded by Jeff Angelo. All in favor. (4-0)

5. **Consideration and possible action on adding Dave McCorquodale as an authorized signer on MEDC banking accounts.**

Mr. McCorquodale said he is going to be the Board's primary staff liaison for the foreseeable future. Mr. McCorquodale said it would be beneficial for him to be one of the two signers which are required for all MEDC checks. Rebecca Huss said she is uncomfortable with Mr. McCorquodale and Mr. Palmer signing checks together. Rebecca Huss said she would like it to be one administration and one Board member at all times. Rebecca Huss said she does not know if that needs to be written into the Bylaws if they remove Mr. Palmer as a signer or exactly how that works. Mr. McCorquodale said Rebecca Huss makes a very good point. Mr. McCorquodale said he will find out if it is a Bylaw amendment or a financial policy the Board can set. Rebecca Huss said, or they can simply remove Mr. Palmer in which case it does not matter. Mr. McCorquodale said it works as long as both he and Mr. Palmer are here, and they know two staffers are not going to be signing checks as it is going to be one staff and one director. Mr. McCorquodale asked how they set that roadmap when one of them is not there. Jeff Angelo said he thinks it could be either or and it

does not matter if Mr. Palmer stays on just as long as it is either or. Rebecca Huss said she thinks they can wait and go on a verbal okay until they get to the annual meeting in January and change the Bylaws for that. Rebecca Huss said she trusts both Mr. Palmer and Mr. McCorquodale to be men of their word, but as a policy point it makes sense to keep the Board in control of their financial decisions.

Motion to add Mr. McCorquodale as an authorized signer on the MEDC banking accounts and with the expectation that only one Mr. McCorquodale or Gary Palmer will sign any check was made by Rebecca Huss and seconded by Jeff Angelo. All in favor. (4-0)

6. **Consideration and possible action on procuring advocacy services for mobility projects that will aid in economic development and improve quality of life in and around Montgomery.**

Mr. McCorquodale said he was absent at the last meeting where this item was discussed and he would like clarity from the Board as to what exactly they want since there was a lot of overlap in discussion on this item and he wanted to talk through specific goals the MEDC is looking to achieve. Mr. McCorquodale said one of the things that will be helpful and will come out at the workshop is some of the items they have discussed there is an implication the City is going to spend money on those things when the City would normally spend money on those things. Mr. McCorquodale asked is the Board willing to pay for things they need i.e., plans which Council is going to have to adopt those plans. Mr. McCorquodale said when it comes down to HGAC, TxDOT or any other grant, they are going to want to see an adopted plan.

Ryan Londeen said he has the exact same thoughts and if they are going to be a squeaky wheel they need to have a plan as they will not be able to receive any grant funding unless they have a plan in place. Rebecca Huss said that is part of what they wanted to have something that said this is what we are doing next, and this is why we want money as opposed to where they are now. Ryan Londeen said if you want drainage projects you need a drainage plan, if you want mobility projects you need a mobility plan. Ryan Londeen said they are not going to be given money to do something [without a plan]. Ryan Londeen said they want to see that they have thought about it and are serious about it.

Rebecca Huss said where they are versus where the City is, the City has other priorities that do not include mobility. Rebecca Huss said MEDC sees what is happening and wants to get ahead of it with their plans and wants to go to TxDOT and present their ideas and implement them before TxDOT comes through and does other things or do they see the congestion and the mobility problems. Rebecca Huss said City Council is looking at other things and feels it is almost incumbent on [MEDC] to say to City Council for them to continue what they are doing yet this is a huge problem they can see coming in two or three years, but since

Council is doing their own thing, then MEDC will have to do it because someone has to. Rebecca Huss said she hopes Council would not say “no” if they were doing it with [the MEDC] piece of the tax revenue that they can hopefully divert to some of this especially if it wins grants.

Jeff Angelo asked if this agenda item is to approve locating a consultant or putting out an RFQ or RFP. Mr. McCorquodale said you have up to and including that but what he really wanted to do was get a better sense of exactly what it was they are looking at and talking about. Mr. McCorquodale said he thinks the end result to some of this and the interface with Council is going to be the City budget. Mr. McCorquodale said if both bodies are going to try and go after [as an example] of billions of dollars in transportation money, what plan do they need to obtain that money or to be eligible for it and does that involve City funds or EDC funds. Mr. McCorquodale said with City Council having an idea and an understanding before they get to the budget, that this is the goal they are working toward, this will be an objective that takes them one step closer to that.

Rebecca Huss said her goal would be to take some of the ideas they have from the work that has already been done and break it into a project with its own portfolio and its own set of plans where everything is in place and ready to go. Rebecca Huss said there would be no scrambling to gather all the necessary information as they would be prepared to apply and be considered for project funding. Ryan Londeen asked if they had a water and sewer plan. Mr. McCorquodale said they do and also a Thoroughfare plan. Mr. McCorquodale said it is just a matter of having the plans updated.

Mr. McCorquodale said in watching the previous MEDC meeting video which he did not attend, it almost sounded to him like the EDC wants an engineer on staff. Mr. McCorquodale said he thinks if they tried to give more to our City Engineer he does not see that working because they have enough on their plate. Rebecca Huss said they also do not have the contacts they need. Rebecca Huss said they need someone who has contact with the people who are looking at projects and putting projects in the queue or before the people who have the decision making power and saying this is a great project and should be considered. Rebecca Huss said she thinks it is engineers who would do that. Rebecca Huss said she thinks they need someone who knows what is going on at the dirt level.

Mr. McCorquodale said the legislature has been working for six years on going after cities control. Mr. McCorquodale said one of the things they are doing now is there is a bill that would prevent what they call lobbying activities. Mr. McCorquodale said TML, the Texas Municipal League is a conglomerate of cities of all sizes all across the State. Mr. McCorquodale said they are very effective at stopping some of these

bad bills that sound ok on the surface but what they really do is take local control away and move it to Austin which does not work any better than taking away states rights and moving it to the federal government. Mr. McCorquodale said lobbying is really advocating for your interests. Mr. McCorquodale said whether it is someone advocating to our legislators, it often helps to have staffers working together and actually getting the work done.

Mr. McCorquodale said they want to be mindful in how they frame what they are looking for. Mr. McCorquodale said if we ensure we are clear of lobbying activities then they do not have to change gears six months after they start this effort. Mr. McCorquodale said again, making sure they are advocating certain projects and certain types of projects without falling into the guise of lobbying. Rebecca Huss said she thinks if they had an engineer on staff helping to present our projects that really would not be lobbying, that is engineering. Mr. McCorquodale agreed.

Jeff Angelo asked how you find someone like that. Mr. McCorquodale said you would craft what you are looking for in a Request for Qualifications and receive submittals. Mr. McCorquodale said the RFP or RFQ process is a good way to go about finding the qualified person. Jeff Angelo asked if that information would come back to the Board so they can review it before a decision is made. Mr. McCorquodale said yes the final outcome would be a decision from the Board.

Ryan Londeen asked how that would work with our current City Engineer. Ryan Londeen asked if there would be two different engineers working for the City and why would they not consolidate to a single engineer. Ryan Londeen said it would seem to be most economical for the City and MEDC to be on the same page with one single engineer to do both plan reviews and coordinating projects around the City. Rebecca Huss said the current City Engineer does not have the skill set or the connections to do what they want and so they are not getting the services they are looking for. Rebecca Huss said they would be paying for something that they would receive less than what they want.

Wade Nelson said that would be his concern because whoever the person would be they must be qualified and have a success rate of accomplishing this type of task. Jeff Angelo asked if they are looking to choose someone from the outside since there is no one on staff to call on. Rebecca Huss said that is what was done for the Downtown Design Plan. Jeff Angelo said it cannot hurt to look to see if there is someone who does have some success in going to TxDOT and putting together grant requests. Ryan Londeen said he understands the problem that MEDC has their own desires that may not align necessarily with what the City is doing right now. Rebecca Huss said they already know someone who is currently doing this for

them, however, going through the RFP process would be the best.

Wade Nelson said there is a person he knows of who could attend one of their meetings and answers questions about how the city of Navasota went through this process. Jeff Angelo said he wants to get the process going and if they need to go through the RFQ or RFP process that is fine. Jeff Angelo said they need to do something. Rebecca Huss said they will do an RFP. Rebecca Huss said to give credit where credit is due, Kyle and Lori have been doing a lot of work for them. Rebecca Huss they have both been very helpful in contacting people and getting them connections.

Wade Nelson said that is exactly why they are doing this and trying to get ahead instead of retroactively going back after they have announced a project. Ryan Londeen said he is not clear on what this person would be doing for them. Ryan Londeen asked what the goal is. Rebecca Huss said they do not have anyone on staff to do this for them. Ryan Londeen said they do not have any plans in place to go to express themselves to TxDOT or to HGAC. Rebecca Huss said she would like some good plans in place. Ryan Londeen asked why they cannot do an RFQ for what they need as a City such a drainage or mobility plan and pay for that specific thing and not necessarily an engineer. Ryan Londeen said they do not need an engineer to do that, and they can do an RFQ just for the specific needs they have. Ryan Londeen said to get the plans on the shelf they do not need an engineer. Ryan Londeen said they need the plans in place before they can hire someone to advocate for them. Rebecca Huss said they need someone with a technical background to tell them what to do. Rebecca Huss said she thinks this is where they are perennially stuck because they do not have what it takes to get funding.

Wade Nelson asked Ryan Londeen what he would suggest because they need plans today. Ryan Londeen asked what they are trying to accomplish through this. Ryan Londeen asked do they see mobility as a plan or transportation as a plan. Ryan Londeen said he can help with those things if they have an idea of what they need. Ryan Londeen asked how old the Thoroughfare Plan is. Mr. McCorquodale said it has been a few years since the Plan was updated. Ryan Londeen said there is no drainage plan, a transportation plan, or a mobility plan. Ryan Londeen said if they have those plans in place they can use those documents and present to HGAC or Commissioners and present their need for them to help fund it. Ryan Londeen said he can help with that. Ryan Londeen said he would need direction and know what they are trying to accomplish. Ryan Londeen said when they have the plan in place, then they can hire someone to advocate for them to meet with the Commissioner. Ryan Londeen said if they do not even know what they want, how are they going to pay someone to advocate for them. Rebecca Huss said in some ways they do know what they want. Rebecca Huss said they want the north side of FM 149 in town. Ryan Londeen said TxDOT

is not going to listen to them if they do not have any plans. Mr. McCorquodale said he thinks this is where the joint workshop is going to be helpful because any formal plan they have will need to be adopted by City Council.

Wade Nelson said a lot of the studies that are needed take a long time to be completed. Wade Nelson said they need someone that is very concentrated on doing this because all of it takes a lot of time. Wade Nelson said if they started today it is two or three years down the road before they will even see any results. Wade Nelson said a lot of times the City is overlooked because no one sees the growth immediately like it is seen everywhere else. Wade Nelson said it is going to catch up to them and it is great there are a lot of people moving here but the gridlock is going to cause so much havoc that businesses will overlook them too as they do not want to be a part of something that does not have mobility or transportation. Wade Nelson said it is a domino effect. Rebecca Huss said she does not disagree with Ryan Londeen, but she feels that having an engineer to distill what it is they have and need to be able to convince other engineers to talk with other engineers is where it is at because no one has the time to do essentially another part-time job. Jeff Angelo said maybe Ryan Londeen can oversee instead of taking the lead because he speaks the same language.

Rebecca Huss asked Ryan Londeen if he could help Mr. McCorquodale distill what it is they need for an RFQ. Ryan Londeen said if they are going to advocate then going to HGAC is different than going to have lunch with the Commissioner. Ryan Londeen said those are different conversations with different approaches. Rebecca Huss said which is why different presentations are needed for different audiences and you need to be able to have something that speaks to a variety of different people who have the money. Ryan Londeen said he would like to see what plans they have, and he will try to condense it. Rebecca Huss said she would like to try for an RFQ with possible action and if they need to update the Thoroughfare Plan they can list that as a separate action item for the next meeting.

Jeff Angelo said it sounds like the Thoroughfare Plan is going to make the greatest impact and asked with regard to the Thoroughfare Plan, are they still looking at two to three or even five years out. Rebecca Huss said she does not think they can afford to wait that long. Ryan Londeen said they can create a plan within a year to a year and a half. Rebecca Huss said they can always update portions of the plan. Mr. McCorquodale said they can update these plans as they go along, but he will work with Ryan Londeen over the next month and go over the plans they already have. Mr. McCorquodale said his intent is to have a short EDC meeting before the joint workshop, but the focus of the evening would be the workshop. Rebecca Huss said this is in some ways an absolute poster child for why the meeting needs to happen.

Motion to table item #6 was made by Rebecca Huss and seconded by Ryan Londeen. All in favor. (4-0)

ECONOMIC DEVELOPMENT REPORTS

7. City Engineer's Report.

Mr. McCorquodale said some of the big developments moving through town include Town Creek Storage II, which is an expansion of a storage facility by the high school and Hills of Town Creek Section 5 is on an indefinite hold at the moment. Mr. McCorquodale said Popeye's is now under construction, Dutch Brothers will be located by Kroger and Discount Tire has approved plans although no word on when they will begin breaking ground. Mr. McCorquodale said as a reminder, one of the first pieces they have committed to doing is completing the little gap in the roadway in the private drive on the north side where the Blue Wave Car Wash is with the idea that someone can then get to Kroger without going through. Mr. McCorquodale said he knows they have discussed the other private drive there, but that will just be one little piece that gets traffic off of SH 105.

Mr. McCorquodale said on FM 1097 east just past Terra Vista there is a lot of clearing for a Pulte subdivision which will be 45-foot lots with a total of 309 homes with three phases containing 100 homes each. Mr. McCorquodale said they are scheduled to deliver 100 lots at the end of this calendar year with the other homes being added three to six months later.

Jeff Angelo asked how many homes including Red Bird Meadows within the two zip codes 77316 and 77356 will there be within the next three to five years. Mr. McCorquodale said these two developments alone are at 1,000 homes. Mr. McCorquodale said Waterstone is the big one where there are a lot of lots left and the subdivisions are platted. Mr. McCorquodale said they are also working on a couple of new sections of Waterstone. Mr. McCorquodale said Section 2 when it was developed seven or eight years ago was never built on. Mr. McCorquodale said one of the big builders that was involved with Town Creek Crossing bought all of those lots. Mr. McCorquodale said he estimates 2,500 homes within the next three to five years. Jeff Angelo said that does not even include apartments. Mr. McCorquodale said that is right. Mr. McCorquodale said the zoning controls a lot of the multi-family and the big unknown is the Buffalo Springs Planned Development which is essentially all of Buffalo Springs. Mr. McCorquodale said the majority of the planned development is eligible for single family, commercial and multi-family so they do not really know what will go in there because it could be a number of things according to the zoning.

Wade Nelson asked if the lot minimum is still 75 feet. Mr. McCorquodale said it is, but Council wants to reduce the size. Mr. McCorquodale said it was presented to Planning and Zoning who want to study the neighborhoods and pros and cons first before making a change in the lot size. Wade Nelson said he would rather not rush through the process. Wade Nelson asked if Council wants to change the size because they do not want to do a variance. Mr. McCorquodale said they felt that if the standard of a 75-foot lot is not feasible outside of a high end product there is not a demand for, it needs to change. Wade Nelson said he agrees a 75-foot lot is not always feasible but that gives you the strength to dictate what happens. Wade Nelson said if they are going to give a variance, then at least give a variance to someone that is reputable. Mr. McCorquodale said he has always seen it as a checkpoint. Mr. McCorquodale said what Council wants is to have the standards set with no exceptions. Mr. McCorquodale said Planning and Zoning is going to look at different ideas and see what the pros and cons are. Mr. McCorquodale said as appealing as a one size fits all seems like a very simple thing; he thinks it is difficult to apply to every single site. Mr. McCorquodale said the best solution would be three lot size options to have a variety, but the City's interests are always priority. Wade Nelson said they do not have to say yes all the time, or they will ultimately become the starter home community.

Mr. McCorquodale said Lupe Tortilla has a permit and is approved on the development side so they should break ground soon although he does not know exactly when that will occur. Jeff Angelo asked if anything is happening with the City's property on Prairie Street. Mr. McCorquodale said they should have received the appraisal. Mr. McCorquodale said Council wanted the appraisal to look at the idea of selling it. Mr. McCorquodale said if the intent is to sell it he is trying his hardest to talk them into saving some land for parking.

BOARD INQUIRY

Ryan Londeen asked if there is any interest to use the Adams lot on the corner for temporary parking. Ryan Londeen said it is right off the street and gravel could be used as a temporary measure. Rebecca Huss said she would not do it while McCown is open to SH 105 as it would be a disaster. Jeff Angelo suggested putting this on the agenda for their next meeting. Rebecca Huss said it will be on the next agenda.

ADJOURNMENT

Motion by Jeff Angelo and seconded by Ryan Londeen to adjourn the meeting at 7:29 p.m. All in favor. (4-0)

Submitted by: 
Diana Cooley, Deputy City Secretary

Date Approved: 5-15-2023


Rebecca Huss, MEDC President


Ryan Londeen, MEDC Secretary