



**AGENDA**  
**TYPE B ECONOMIC DEVELOPMENT CORPORATION & PARKS BOARD**  
**COUNCIL CHAMBERS**  
**OCTOBER 10, 2022**  
**7:15 PM**

The Joshua Type B Economic Development Corporation & Parks Board will hold a Regular Meeting in the Council Chambers, located at 101 S. Main St., Joshua, Texas, on October 10, 2022. This meeting is subject to the open meeting laws of the State of Texas.

Individuals may attend the meeting in person or access the meeting via videoconference or telephone conference call.

**Join Zoom Meeting:**

<https://us02web.zoom.us/j/83939298430?pwd=dnpaQWUraGhCeXQvbTVhOFhrVXZGUT09>

Meeting ID: 83939298430 Passcode: 615436

**A member of the public who would like to submit a question on any item listed on this agenda may do so via the following options:**

**Online:** An online speaker card may be found on the City's website ([cityofjoshuatx.us](http://cityofjoshuatx.us)) on the Agenda/Minutes/Recordings page. Speaker cards received will be read during the meeting in the order received by the City Secretary.

**By phone:** Please call 817/558-7447 ext. 2003 no later than 5:00 pm on the meeting day and provide your name, address, and question. The City Secretary will read your question in the order they are received.

**A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT**

**B. CITIZENS FORUM**

*The Economic Development Corporation - Parks Board invites citizens to speak on any topic. However, unless the item is specifically noted on this agenda, the Economic Development Corporation - Parks Board is required under the Texas Open Meetings Act to limit its response to responding with a statement of specific factual information, reciting the City's existing policy, or directing the person making the inquiry to visit with City Staff about the issue. No Corporation deliberation is permitted. Each person will have 3 minutes to speak.*

**C. REGULAR AGENDA**

1. City Secretary to administer Oath of Office to newly appointed director(s).
2. Discuss, consider, and possible action on the appointment of the following positions for a one-year term:
  - President
  - Vice President
  - Secretary
  - Treasurer

3. Review and discuss questions related to the budget report and financial statement for September 2022.  
(Staff Resource: M. Peacock)
4. Discuss, consider, and possible action on meeting minutes of September 12, 2022.
5. Discuss, consider, and possible action acceptance of a 3-acre linear park dedication in the Owls Roost Subdivision.
6. Discussion with GrantWorks, Inc. to gather input for and discuss the Joshua Parks Master Plan 2022.

**D. FUTURE AGENDA ITEMS/REQUESTS BY DIRECTORS TO BE ON THE NEXT AGENDA**

*(Members shall not comment upon, deliberate, or discuss any item that is not on the agenda. Members shall not make routine inquiries about operations or project status on an item that is not posted. However, any Members may state an issue and a request that this issue is placed on a future agenda.)*

**E. ADJOURN**

The Type B Economic Development Corporation reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including 551.071 (private consultation with the attorney for the City); 551.072 (discussing the purchase, exchange, lease or value of real property); 551.074 (discussing personnel or to hear complaints against personnel); and 551.087 (discussing economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

Pursuant to Section 551.127, Texas Government Code, one or more Directors may attend this meeting remotely using videoconferencing technology. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting. In addition, a quorum will be physically present at the posted meeting location of City Hall.

In compliance with the Americans with Disabilities Act, the City of Joshua will provide reasonable accommodations for disabled persons attending this meeting. Requests should be received at least 24 hours prior to the scheduled meeting by contacting the City Secretary's office at 817/558-7447.

**CERTIFICATE:**

I hereby certify that the above agenda was posted on the 7<sup>th</sup> day of October 2022 by 5:00 p.m. on the official bulletin board at the Joshua City Hall, 101 S. Main, Joshua, Texas.

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Alice Holloway, TRMC, MMC  
City Secretary

City of Joshua  
Financial Statement  
As of September 30, 2022

10/4/2022 12

Item 3.

<b>300 - 4B Economic Development</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Revenue Summary</b>							
Tax Revenue	53,189.06	41,850.00	11,339.06	670,834.06	500,000.00	134.17%	(170,834.06)
Investment Earnings	327.56	83.70	243.86	767.74	1,000.00	76.77%	232.26
Licenses, Permits & Fees	260.00	916.74	(656.74)	12,817.00	11,000.00	116.52%	(1,817.00)
Miscellaneous	0.00	166.63	(166.63)	1,200.00	2,000.00	60.00%	800.00
Revenue Totals	<u>53,776.62</u>	<u>43,017.07</u>	<u>10,759.55</u>	<u>685,618.80</u>	<u>514,000.00</u>	<u>133.39%</u>	<u>(171,618.80)</u>
<b>Expense Summary</b>							
Miscellaneous	0.00	4,408.60	(4,408.60)	47,535.83	35,443.00	134.12%	(12,092.83)
Economic Development	582.94	4,185.00	(3,602.06)	10,507.85	50,000.00	21.02%	39,492.15
Transfers Out	534,203.00	94,791.25	439,411.75	538,375.70	379,165.00	141.99%	(159,210.70)
Expense Totals	<u>534,785.94</u>	<u>103,384.85</u>	<u>431,401.09</u>	<u>596,419.38</u>	<u>464,608.00</u>	<u>128.37%</u>	<u>(131,811.38)</u>

City of Joshua  
Financial Statement  
As of September 30, 2022

10/4/2022 12:00 PM Item 3.

<b>300 - 4B Economic Development</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Tax Revenue</b>							
300-4003 Sales Tax	53,189.06	41,850.00	11,339.06	670,834.06	500,000.00	134.17%	(170,834.06)
Tax Revenue Totals	53,189.06	41,850.00	11,339.06	670,834.06	500,000.00	134.17%	(170,834.06)
<b>Investment Earnings</b>							
300-4600 Interest Income	327.56	83.70	243.86	767.74	1,000.00	76.77%	232.26
Investment Earnings Totals	327.56	83.70	243.86	767.74	1,000.00	76.77%	232.26
<b>Licenses, Permits &amp; Fees</b>							
300-4660 Park Pavilion Rental Fees	260.00	83.37	176.63	945.00	1,000.00	94.50%	55.00
300-4670 JBA Use Fees	0.00	833.37	(833.37)	11,872.00	10,000.00	118.72%	(1,872.00)
Licenses, Permits & Fees Totals	260.00	916.74	(656.74)	12,817.00	11,000.00	116.52%	(1,817.00)
<b>Miscellaneous</b>							
300-4901 Misc. Revenue	0.00	166.63	(166.63)	1,200.00	2,000.00	60.00%	800.00
Miscellaneous Totals	0.00	166.63	(166.63)	1,200.00	2,000.00	60.00%	800.00
Revenue Totals	53,776.62	43,017.07	10,759.55	685,618.80	514,000.00	133.39%	(171,618.80)

City of Joshua  
Financial Statement  
As of September 30, 2022

10/4/2022 12:55:

Item 3.

<b>300 - 4B Economic Development Non-Departmental</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Economic Development	582.94	4,185.00	(3,602.06)	10,507.85	50,000.00	21.02%	39,492.15
Miscellaneous	0.00	4,408.60	(4,408.60)	47,535.83	35,443.00	134.12%	(12,092.83)
<b>Non-Departmental Totals</b>	582.94	8,593.60	(8,010.66)	58,043.68	85,443.00	67.93%	27,399.32

<b>300 - 4B Economic Development General Non-Departmental</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Transfers Out	534,203.00	94,791.25	439,411.75	538,375.70	379,165.00	141.99%	(159,210.70)
<b>General Non-Departmental Totals</b>	534,203.00	94,791.25	439,411.75	538,375.70	379,165.00	141.99%	(159,210.70)
<b>Expense Total</b>	534,785.94	103,384.85	431,401.09	596,419.38	464,608.00	128.37%	(131,811.38)

City of Joshua  
Financial Statement  
As of September 30, 2022

10/4/2022 12:

Item 3.

<b>300 - 4B Economic Development Non-Departmental</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
300-00-5840 380 Agreement Expenses	0.00	3,491.86	(3,491.86)	31,386.44	24,443.00	128.41%	(6,943.44)
300-00-5902 Banners For Entryway Signs	0.00	83.37	(83.37)	0.00	1,000.00	0.00%	1,000.00
300-00-5920 Downtown Infrastructure	0.00	0.00	0.00	9,156.66	0.00	0.00%	(9,156.66)
300-00-5930 Advertising	0.00	833.37	(833.37)	6,992.73	10,000.00	69.93%	3,007.27
300-00-5955 Type B Administrative	582.94	4,185.00	(3,602.06)	10,507.85	50,000.00	21.02%	39,492.15
Non-Departmental Totals	582.94	8,593.60	(8,010.66)	58,043.68	85,443.00	67.93%	27,399.32

City of Joshua  
Financial Statement  
As of September 30, 2022

10/4/2022 12:11

Item 3.

<b>300 - 4B Economic Development General Non-Departmental</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
300-02-5975 Transfer To General Fund	379,165.00	94,791.25	284,373.75	383,337.70	379,165.00	101.10%	(4,172.70)
300-02-5976 Transfer To Debt Service	155,038.00	0.00	155,038.00	155,038.00	0.00	0.00%	(155,038.00)
General Non-Departmental Totals	534,203.00	94,791.25	439,411.75	538,375.70	379,165.00	141.99%	(159,210.70)
Expense Totals	534,785.94	103,384.85	431,401.09	596,419.38	464,608.00	128.37%	(131,811.38)



**MINUTES**  
**TYPE B ECONOMIC DEVELOPMENT CORPORATION & PARKS BOARD**  
**COUNCIL CHAMBERS**  
**SEPTEMBER 12, 2022**  
**7:15 PM**

**PRESENT**

Director Glen Walden  
 Director Merle Breitenstein  
 Director Bill Funderburk  
 Director Kim Kimble  
 Director Courtney Hewett

**STAFF**

Mike Peacock, City Manager  
 Molly Martin, EDC Director  
 Alice Holloway, City Secretary

**ABSENT**

Director Dustin Dees  
 Director Nicholas Larson

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<https://us02web.zoom.us/j/87647848987?pwd=bm01RFdEOU91djK3QmRNSWszQ0dWUT09>  
 Meeting ID: 8764784 8987 Passcode: 070020

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**A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT**

Director Breitenstein announced a quorum and called the meeting to order at 7:34 pm.

**B. CITIZENS FORUM**

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City Staff about the issue. No Corporation deliberation is permitted. Each person will have 3 minutes to speak.

Item 4.

### C. REGULAR AGENDA

1. Review and discuss questions related to the budget report and financial statement for August 2022. (Staff Resource: M. Peacock)

City Manager Peacock presented the financial statement and announced that the city has collected \$117,000 additional sales tax than budgeted.

2. Discuss, consider, and possible action on meeting minutes of August 08, 2022. (Staff Resource: A. Holloway)

Motion made by Director Walden to approve the meeting minutes of August 08, 2022. Seconded by Director Funderburk.

Voting Yea: Director Walden, Director Breitenstein, Director Funderburk, Director Kimble, Director Hewett

3. Discuss, consider and possible action on approval of the proposed updated JBA Usage Agreement. (Staff Resource: M. Peacock)

City Manager Peacock gave a brief update of the updated JBA Usage Agreement. Director Hewett asked what the status of their tax exemption status was. City Manager Peacock stated that they are working on it.

4. Discuss and give direction on Park Improvements and time frames for implementation.

City Manager Peacock stated that the cost estimate for the city park improvements is \$600,000. This includes improvements to the splash pad, playground equipment, basketball court, signage and shade structures.

City Manager Peacock stated that this is something that can be done in different budget years, but the corporation could complete it all in one year and possibly finance the cost.

The corporation gave staff direction to move forward with project.

### D. FUTURE AGENDA ITEMS/REQUESTS BY DIRECTORS TO BE ON THE NEXT AGENDA

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NA

### E. ADJOURN

Director Breitenstein adjourned the meeting at 8:16 pm.

Approved: October 10, 2022

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Dustin Dees President

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Alice Holloway, City Secretary



**Type B EDC Agenda  
10/10/2022**

**(Action Item )**

**Agenda Description:**

Discuss, consider, and possible action acceptance of a 3 acre linear park dedication in the Owls Roost Subdivision.

**Background Information:**

Development of a 145 lot residential subdivision (Owls Roost) of Stadium Drive. The dedication of the 3 acres lies entirely within a in ground gas pipeline easement. No permanent structure could be built. Considerations could be a walking trail, Dog Park or just open space.

**Financial Information:**

Ongoing maintenance regardless of use by park staff. No initial cost for the dedication.

**City Contact and Recommendations:**

Mike Peacock, City Manager

No recommendation by staff.

**Attachments:**

PRELIMINARY PLAT OWL'S ROOST 145 RESIDENTIAL LOTS 60.14 AC OF LAND SITUATED IN THE MCKINNEY & WILLIAMS SURVEY ABSTRACT NO. 636 TRACT 40 VOL 3806 PG 554 CURRENTLY ZONED AS "A" TO BE CHANGED TO "R-1"

OWNER / DEVELOPER:  
RES NO 1 TRUST  
935 POLLARD ST. DALLAS, TEXAS  
75208 USA

Missing phone # & email address

Adjacent ownership info?

**WARNING! GAS PIPELINE IN THIS AREA!**  
1. WARNING, GAS PIPELINES ARE KNOWN TO EXIST IN THIS AREA.  
2. DIAL TEXAS 811 FOR LINE LOCATION 48 HOURS PRIOR TO BEGINNING WORK.  
3. HAND DIG WHEN WITHIN 5' OF PIPELINE.

Reviewed for Preliminary Approval

Planning & Zoning Commission Chairman	Date
Attest:	
City Secretary	Date
Approved for Preparation of Final Plat	
Mayer, City of Joshua	Date
Attest:	
City Secretary	Date

**NOTES BY SYMBOL**

① AT THE TIME OF THIS DESIGN THE EXACT DIMENSIONS OF THE WELL SITE EASEMENT IS UNKNOWN.

**LEGEND**

- EXISTING GAS TRANSMISSION PIPELINE
- - - EASEMENT
- - - BUILDING LINE SETBACK
- - - PROPERTY LINE
- ⓧ BLOCK #
- PAD SITE

One of these should be removed following the outcome of the setback waiver request

Metes & bounds description and bearings & distances must be shown on the plat

Have the street names been approved?

Add lot widths & depths

text obscured

What is this line?

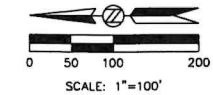
Show existing or approved intersections within 100' (Cooper Valley Ph 5)

Show Stadium Dr existing ROW width

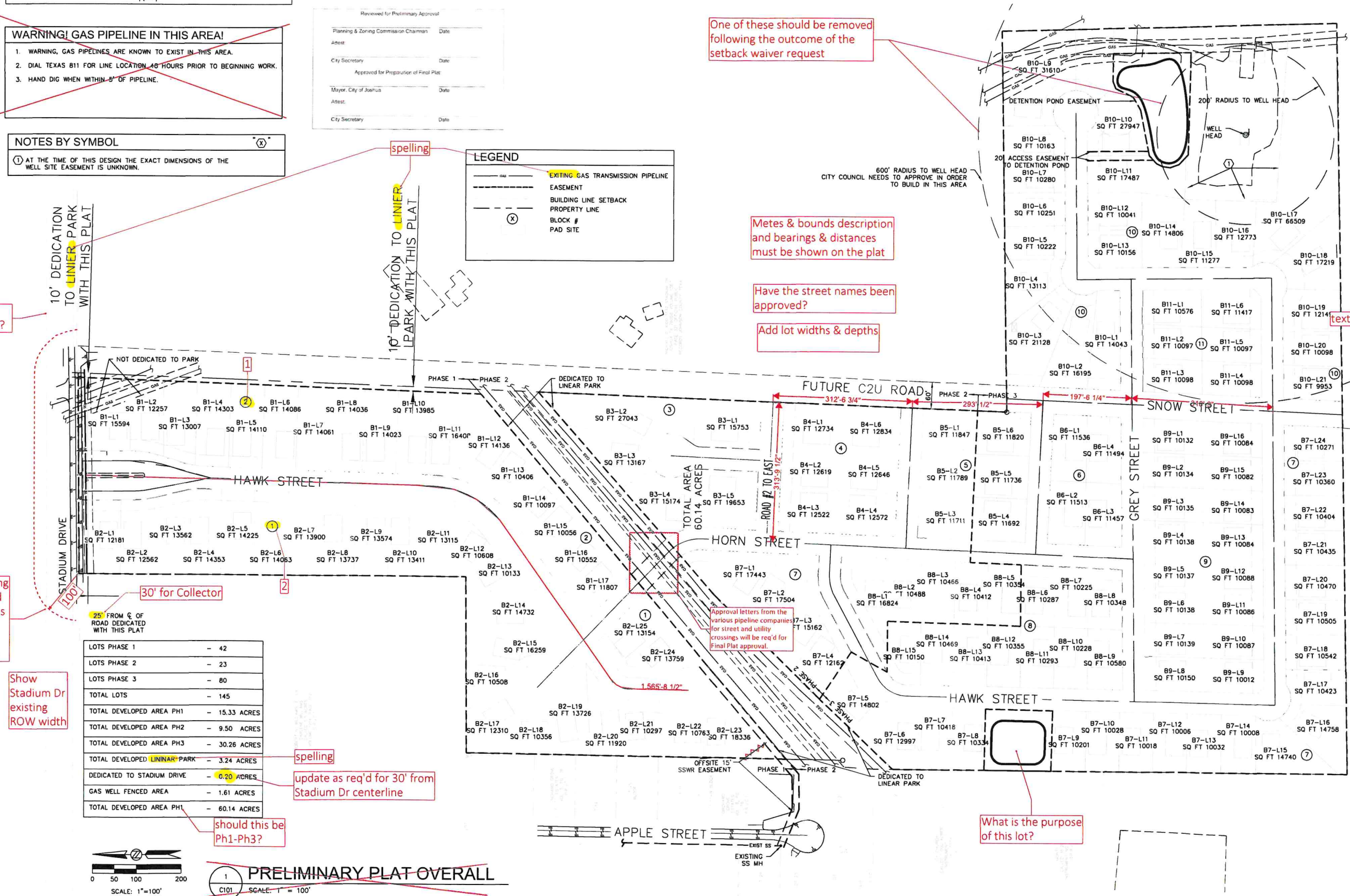
LOTS PHASE 1	- 42
LOTS PHASE 2	- 23
LOTS PHASE 3	- 80
TOTAL LOTS	- 145
TOTAL DEVELOPED AREA PH1	- 15.33 ACRES
TOTAL DEVELOPED AREA PH2	- 9.50 ACRES
TOTAL DEVELOPED AREA PH3	- 30.26 ACRES
TOTAL DEVELOPED LINIAR PARK	- 3.24 ACRES
DEDICATED TO STADIUM DRIVE	- 0.20 ACRES
GAS WELL FENCED AREA	- 1.61 ACRES
TOTAL DEVELOPED AREA PH1	- 60.14 ACRES

update as req'd for 30' from Stadium Dr centerline

should this be Ph1-Ph3?



**PRELIMINARY PLAT OVERALL**  
C101 SCALE: 1" = 100'



**HULSEY ENGINEERING**  
P.O. BOX 477, 300 THOMAS LANE  
JULIAN, TEXAS 76061  
PH: (817) 980-7740  
www.hulseyengineering.com  
FIRM # F-1255

**OWL'S ROOST SUBDIVISION**  
STADIUM DRIVE  
JOSHUA TEXAS

PROJECT NO.	20 3925	REVISIONS	DATE
DRAWN BY:	ZH	DESCRIPTION	
DESIGNED BY:	CH		
CHECKED BY:	CH		
SCALE:	1"=100'		
DATE:	2022.04.14		

SHEET NO. 1

PRELIMINARY PLAT OVERALL



**Type B Agenda  
October 10, 2022**

**Minutes Resolution**

**Discussion Item**

**Agenda Description:**

*Discussion with GrantWorks, Inc. to gather input for and discuss the Joshua Parks Master Plan 2022.*

**Background Information:**

Discussion will include needs, desires, and vision for the City's recreational park system during the 2022-2032 planning period.

**Financial Information:**

NA

**City Contact and Recommendations:**

Mike Peacock, City Manager  
Alice Holloway, City Secretary

**Attachments:**