



Notice of Economic Development Corporation Board Meeting

In accordance with the provisions of the Texas Open Meetings Act, Chapter 551, Texas Government Code, Notice is hereby given that a Special Meeting of the Flatonia Economic Development Corporation Board of Directors will be held on **Thursday, January 20, 2022**, beginning at **6:00** p.m. in the City Hall Council Chambers located at 125 E. South Main St., Flatonia, Texas, for the purpose of considering the following agenda items:

The meeting agenda is posted online at: http://www.flatoniatx.gov/page/ede_agendas_minutes.

Members of the public who wish to submit their written questions or comments on a listed agenda item must submit these by sending an email to City Manager Sonya Bishop at manager@ci.flatonia.tx.us. Questions or comments must be received no later than 12:00 noon on Thursday, January 20, 2022.

Opening Agenda

Call to Order
Invocation & Pledge
Citizens' Participation

Workshop

WS1-2021.1 Potential projects and opportunities to improve Economic Development for the City of Flatonia in accordance with the Bylaws of the Flatonia Economic Development Corporation and governed by Local Government Code, Chapter 501-Provisions Governing Development Corporations, and Chapter 505-Type B Corporations.

Reports

YTD Financial Report of the Economic Development Corporation

Consent Agenda

C-1 Approve minutes of the October 21, 2021, and December 16, 2021 regular meetings

Deliberation Agenda

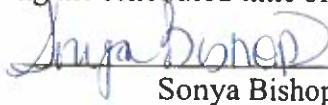
1.1.2022.1 Consider and take appropriate action on moving funding from golf course

repairs to the FY 22 budget agenda item

- 1.1.2022.2 Consider and take appropriate action on Budget amendment adding additional \$3,000 to Golf Course Repairs – Splash Pad for a total of \$13,000
- 1.1.2022.3 Consider and take appropriate action sending Dennis Gessaman to a Amtrack meeting March 31- April 1st. Registration fee and hotel expense totally \$500.00
- 1.1.2022.4 Consider and take appropriate action on Flatonina as a sponsor of above conference, at the lowest sponsorship level of \$750.
- 1.1.2022.5 Consider and take appropriate action on Business Incentive Program (BIP) grant for Stearns Automotive.
- 1.1.2022.6 Consider and take appropriate action on reviewing and revising the current and potential EDC projects.
- 1.1.2022.7 Consider and take appropriate action on the \$250.00 increase on the stripping of South Main Street.

Adjournment

I, the undersigned authority hereby certify that the Notice of Meeting was posted on the bulletin board outside the front door of the City Hall of the City of Flatonina, Texas, a place convenient and **readily accessible to the general public at all times** and said Notice was posted on the following date and time: **January 14, 2022 by 6:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



Sonya Bishop, City Manager, City of Flatonina

**NOTICE OF ASSISTANCE
AT THE PUBLIC MEETING**

The Flatonina City Hall is wheelchair accessible. Access to the building is available at the primary entrance facing Main Street. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print are requested to contact the City Secretary's Office at 361-865-3548 or by FAX 361-865-2817 at least two working days prior to the meeting so that appropriate arrangements can be made.

EXECUTIVE SESSION STATEMENT

The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Section 551.071 (Consultations with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations Regarding Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations Regarding Security Devices or Security Audits), 551.086 (Certain Public Power Utilities: Competitive Matters) and 551.087 (Deliberation Regarding Economic Development Negotiations).

Agenda Removal Notice

This Public Notice was removed from the official posting board at the Flatonina City Hall on the following date and time:

By: _____
Sonya Bishop
City Manager, City of Flatonina

Minutes
Flatonia Economic Development Corporation
Regular Meeting
October 21, 2021

Board Members:

Present

Dennis Geesaman
Ginny Sears
Gary Hoover
Shirley Williams
Taylor Laney

Absent

Brad Bass

City Staff

Wayne McKethan, Interim City Manager/General Manager
Brenda Shaw, Interim City Secretary
Cheryl Sedlar, Administration

OPENING AGENDA

Call to Order

Chair Dennis Geesaman called the meeting to order at 6:05 PM.

Invocation & Pledge

Chair Geesaman led the pledges to the American and Texas flags and the invocation.

Citizen's Participation

There were no citizen's comments.

WORKSHOP

WS10.1-2021.1

Potential projects and opportunities to improve Economic Development for the City of Flatonia in accordance with the Bylaws of the Flatonia Economic Development Corporation and governed by Local Government Code, Chapter 501-Provisions Governing Development Corporations, and Chapter 505-Type B Corporations.

Chair Geesaman provided an update on the Arnim Building, stating it had been purchased with the intent to flip it with someone already interested in purchasing it.

Board member Sears asked staff what is being built next to Harry Siter's

building. Chair Geesaman responded that he had spoken to Harry and he said this will be where he pours metal. Geesaman said there is also interest on the old Pharmacy building. Geesaman updated the Board Members on the City Manager search, two candidates have been scheduled to be interviewed.

Consent Agenda

- C1. Approve minutes of the June 17th, July 15th, August 26th, and September 23rd regular meetings.

Board member Hoover motioned to approve the consent agenda. Board member Sears seconded. None opposed. Motion carried.

DELIBERATION AGENDA

- DA10.1-2021.1 Swearing in of Richard Niemann to the Economic Development Corporation Board of directors.

Due to not being able to have a notary present, swearing in was arranged for in the morning, October 22, 2021 at 9:00 AM at City Hall, using the City's notary.

- DA10.1-2021.2 Election of Officers.

Chair Geesaman asked Board member Hoover to confirm that the position of Secretary and Treasurer for the EDC Commission is the City Secretary. The only elected positions are President and Vice President. Hoover confirmed. Chair Geesaman stated his desire to step down as President. Geesaman nominated Ginny Sears to be President effective October 1, 2022. Board member Gary Hoover seconded the motion. None opposed. Motion carried.

Ginny Sears nominated Dennis Geesaman to be the Vice President. Taylor Laney seconded the motion. None opposed. Motion carried.

- DA10.1-2021.3 Consider and take appropriate action on adding or removing potential projects from the projects list set forth in attached Exhibit A and which the Corporation desires to undertake in the future.

Interim City Manager explained the need to pay EDC bills directly from the EDC bank account to avoid creating a budget issue for City departments.

Board member Hoover stated item 2 and 7 of Exhibit A are the same;

remove 7 from the list.

Board member Taylor Laney arrived at 6:16 PM.

Chair Geesaman said on many of these items we will be waiting on the arrival of the permanent City Manager to be able to move forward.

Signage was discussed to direct traffic downtown and increase awareness of what businesses and attractions are in the City.

DA10.1-2021.4

Business Incentive Program (BIP) Review.
Consider and take appropriate action on any BIP business.

Gary Hoover is working with Donut Palace and Lindsey of Clover Connections. Dennis Geesaman is working with Josh Stearns of Stearns Automotive.

No action was taken.

Chair Geesaman requested Staff to invite the City's Interim Attorney from the Knight Law Firm, to review the EDC bylaws and 501 and 503 requirements and to attend the next EDC meeting. Interim City Manager Wayne McKethan said he would take care of that.

Adjournment

The meeting was adjourned at 6:45 PM.

Signed

Dennis Geesaman
President

Interim City Secretary Brenda Shaw
Secretary FEDC

Attest

Wayne McKethan
Interim City Manager

Minutes
Flatonia Economic Development Corporation
Regular Meeting
December 16, 2021

Board Member

Present

Ginny Sears, Chairman
Dennis Geesaman, Vice Chair
Gary Hoover
Richard Niemann

Absent

Brad Bass
Shirley Williams
Taylor Laney

City Staff

Cheryl Sedlar, Administration
Barbara Boulware-Wells, Interim City Attorney

OPENING AGENDA

Call to Order

Chair Ginny Sears called the meeting to order at 6:00pm.

Invocation & Pledge

Vice Chair Geesaman led the pledges to the American and Texas flags and the invocation.

Citizen's Participation

There were no citizen's comments.

WORKSHOP

WS12.16.2021.1 Potential projects and opportunities to improve Economic Development for the City of Flatonia in accordance with the Bylaws of the Flatonia Economic Development Corporation and governed by Local Government Code, Chapter 501 – Provision Governing Development Corporations and Chapter 505 – Type B Corporations.

Board member Niemann relayed Vicky Duncan's concerns that EDC might help with. There is a major drainage issue that continues to wash out the pavement in her parking area that has caused her loss of business. Chair Sears pointed out her need to go to her landlord as this is rental property, she does not own it. She suggested the City Utility Supervisor

could check the ditches and make sure they are clear in that area. Board member Geesaman agreed it is unsightly and an ongoing problem, but not much the City can do.

Vice chair Geesaman gave an update on the AMTRAK project.

DELIBERATION AGENDA

DA12.16.2021.1 Consider and take appropriate action on adding or removing potential projects from the project list set forth in attached Exhibit A and which the Corporation desires to undertake in the future.

Chair Sears spoke on need for budget amendment of \$3000 for the splashpad drainage project.

DA12.16.2021.2 Business Incentive Program (BIP) Review
Consider and take appropriate action on any BIP business

Board member Hoover motioned to approve the BIP grant application for Donut Palace. Richard Niemann seconded the motion. None opposed. Motion carried.

Chair Sears said she was aware of Harry Siter wanting to apply for the grant. Board member Hoover said Lindsey with Clover Connection is working on her application. Board member Geesaman said Josh Stearns of Stearns Automotive is also finalizing his application. Chair Sears said budget amendment would be needed.

Adjournment

The meeting was adjourned at 6:25pm.

Signed

Ginny Sears
President

Secretary FEDC

Attest

Sonya Bishop City Manager

QUOTE

South Texas Striping

Donny Holik
703 Elenora Street
Yoakum TX 77995
361.293.8808
drholik65@sbcglobal.net

INVOICE # _____

Date: 1-14-22

TO City of Platonina

ATTN: Jack PAVLAS

SALESPERSON	JOB	LOCATION	DUE DATE
DONNY HOLIK			DUE ON RECEIPT

DESCRIPTION
WE HEREBY PROPOSE TO FURNISH THE MATERIAL AND PERFORM THE LABOR NECESSARY FOR THE COMPLETION OF:
<u>Striping of South Main St from Penn St. to Market St.</u>
<u>LAYOUT AND STRIPE PARKING AREAS ON S. MAIN ST. PRICE INCLUDES</u>
<u>3 EACH BLUE AND WHITE HANDICAPS. (2 COTS)</u>
<u>Total \$1000⁰⁰</u>
TOTAL ESTIMATE \$ <u>1000⁰⁰</u>

Quotation prepared by: Donny Holik

This is a quotation on the goods named, subject to the conditions noted: ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED. THE ABOVE WORK TO BE PERFORMED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS SUBMITTED FOR THE ABOVE WORK AND COMPLETED IN A SUBSTANTIAL WORKMAN LIKE MANNER FOR THE SUM LISTED ABOVE.

To accept this quotation, sign here and return: _____

THANK YOU FOR YOUR BUSINESS!

Menu

2022 Southwestern Rail Conference

Home (<https://texasrailadvocates.org/>) / 2022 Southwestern Rail Conference



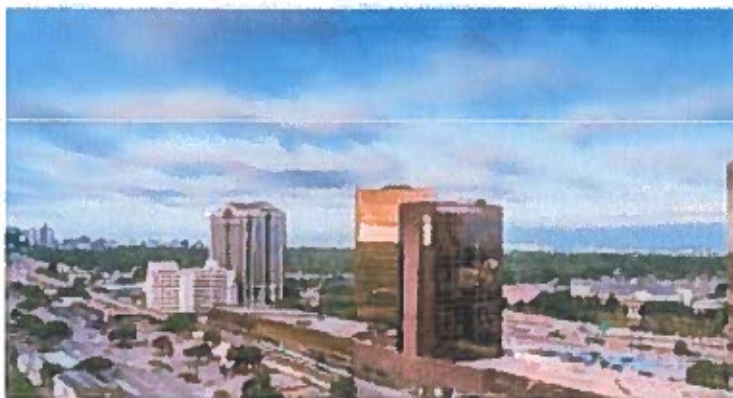
The 18th Annual Southwestern Rail Conference

Thursday March 31 2022 – Friday April 1 2022

DoubleTree by Hilton at Campbell Centre – Dallas

NEW DATE – LARGER VENUE

Menu



Hosted by Texas Rail Advocates – A 501(c)3 Grass Roots Non-Profit

EARLY BIRD Registration at 2020 prices. Register now for March 31-April 1, 2022



Early Bird

Be sure to reserve your seat for THE premier all-rail conference held each year in Texas with a wealth of discussions on freight and passenger rail from experts in their field

CLICK HERE TO REGISTER

(<https://filemaker.taylor-madeservices.com/fmi/webd/TRAdatabase?homeurl=https://www.TexasRailAdvocates.org>) This is the lowest "fare bucket" so sign up now.

Not on our email list? Register here

- **\$ 249.00 Full Conference Registration includes Networking Happy Hour, Thursday March 31 Dinner and Presentation, Friday April 1 All-Day All-Rail Conference**
- **Or choose ala carte Thursday evening (\$99) or Friday conference (\$199)**
- **Early Bird registration discounts are capacity controlled and may be withdrawn without notice.**

Not on our email list? Register here

(<https://filemaker.taylor-madeservices.com/fmi/webd/TRAdatabase?homeurl=https://www.TexasRailAdvocates.org>)

See hotel room block information below

Showcase your brand at the 18th Annual Southwestern Rail Conference

These sponsors make the 2022 Southwestern Rail Conference possible:



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sedgwick



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(<http://chickenango.com>)

Your sponsorship helps to promote freight and passenger rail in Texas and the Southwest as we educate and inform our elected / appointed leaders and the public on the economic benefits of rail.

Texas Rail Advocates' outreach to the public and private sector helps to advance the development of rail service to its full potential as a carrier of freight and passengers.

Sponsorship gives you coverage before, during and the full year following the conference

Reserve your sponsorship level online through this link

(<https://filemaker.taylormakeservices.com/fmi/webd/TRAdatabase?>

homeurl=<https://www.TexasRailAdvocates.org>) or for additional information contact Karl

Ziebarth at 214-850-5642 / krz8618@aol.com or Peter LeCody at 214-803-7285 /

peter@texasrailadvocates.org

Presenters and Panels at 18th Annual Southwestern Rail Conference

Forget About Infrastructure Week.... 2022 Will Be Infrastructure YEAR

With the Infrastructure Investment and Jobs Act (IIJA) now law, 2022 means that the U.S.D.O.T. is busy at work writing the rules and regulations for a host of new passenger and freight rail programs. Our 2022 conference will focus on this historic funding package for railway projects and the railroad industry along with other timely topics.

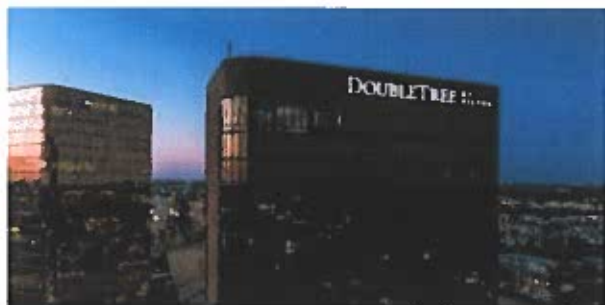
- **TxDOT's new Rail Division Director Jeff Davis**
- **Congresswoman Eddie Bernice Johnson**, Texas 30th District, serving as Senior Member of the U.S. House Committee on Transportation and Infrastructure.
(<https://transportation.house.gov/>)

- **Congressman Colin Allred**, Texas 32nd District, serving on **Transportation and Infrastructure** - Highways and Transit; Aviation; Railroads, Pipelines, and Hazardous Materials
- **Allison Fultz**, Chief Counsel for the **Federal Railroad Administration**
- **Ray Lang**, Vice-President, State Supported Services, **Amtrak** and the Amtrak ConnectsUS Vision to bring more trains to more towns and cities
- **Texas Legislature** - Interim Charges and looking ahead to 2023 Session, Texas Rail Advocates Political Analyst **Mackenna Wehmeyer**
- **Freight Rail Technology Panel** - railcars here, there and everywhere. How can you keep track of yours?
- Invited: **USDOT Build American Bureau**: The Bureau serves as the single point of contact and coordination for states, municipalities, and other project sponsors seeking federal transportation expertise to leverage available DOT credit and funding programs, explore innovative project delivery approaches like public-private partnerships (P3s), and navigate project development processes like permitting
- **Your Questions Asked and Answered**: A panel discussion covering a host of topics with representatives from **Union Pacific Railroad, BNSF Railroad** and **Texas Short Lines**.

As we get closer to March 31/April 1 **watch this page for more announcements of speakers, panels and special events at the Southwestern Rail Conference**. Our presenters come from the federal, state, regional and local levels.

- **Join us for our traditional Networking / Happy Hour and Dinner Thursday evening, March 31 in the 21st Floor Skyline Ballroom**
- **Experience a full day of rail * ALL RAIL * presentations Friday April 1 that cover timely topics across the freight and passenger spectrum in the Main Floor DoubleTree Ballroom**

Reserve your room from our discounted DoubleTree by Hilton conference room block



The DoubleTree by Hilton at Campbell Centre is at 8250 North Central Expressway, Dallas, 75206.

A limited number of hotel rooms will be made available at a special discounted price.

Use this direct link to book your room

(<https://www.hilton.com/en/book/reservation/deeplink/?ctyhocn=DFWCNDT&groupCode=CDTSR1&arrivaldate=2022-03-30&departuredate=2022-04-02&cid=OM,WW,HILTONLINK,EN,DirectLink&fromId=HILTONLINKDIRECT>).

EDC Financial Report 2021-2022

Sales Tax Report 2021-2022

Date	Check	Transaction Detail	Deposits	Withdrawals	Balance
		Beginning Balance			\$ 85,416.52
10/04/2021	E.F.T. 100421	Trf Bond Refund frm 0096 Main	\$ 260.00		\$ 85,676.52
10/21/2021	E.F.T. 102121	Sept Sales Tax pd in Oct	\$ 9,157.16		\$ 94,833.68
10/21/2021	E.F.T. 102121	Aug Sales Tax pd in Sept	\$ 11,425.80		\$ 106,259.48
10/28/2021	Check 000618	Techline-light purch for City		\$ 3,361.00	\$ 102,898.48
11/01/2021	Check 000619	Victor Ins - Niemann Bond		\$ 260.00	\$ 102,638.48
11/18/2021	E.F.T. 111821	Oct Sales Tax pd in Nov	\$ 12,940.87		\$ 115,579.35
12/01/2021	Check 000620	GATCO Treatment - Inv 71001		\$ 1,539.70	\$ 114,039.65
12/13/2021	TRANSFER OUT	TRANS GEN. FUND CITY EMPLOYEE		\$ 23,000.00	\$ 91,039.65
12/8/2021	621	Techline-light purch for City		\$ 840.25	\$ 90,199.40
12/20/2021	622	Techline-light purch for City		\$ 840.25	\$ 89,359.15
12/20/2021	623	Donut Palace-BIP		\$ 10,000.00	\$ 79,359.15
		Totals	\$ 33,783.83	\$ 29,000.95	\$ 79,359.15

Total

\$ 22,098.03

Notes:

Lighting Total \$ 1,680.50