



**CITY OF FLATONIA  
SPECIAL CITY COUNCIL MEETING  
Council Chambers/City Hall  
125 E. South Main, Flatonia, Texas 78941  
December 5, 2023  
City Council Meeting 5:00 pm  
AGENDA**

**Opening Agenda**

Call to Order  
Invocation & Pledge  
Citizens' Participation

**Public Hearing**

**PH12.1.2023.1**

Public Hearing on request from Cliff Kozelsky for a variance on the property located at 103 W 2<sup>nd</sup> Street, Flatonia, Texas 78941. The property is identified with Fayette County Appraisal District as PID #27427. The request is to seek relief of the required setback distance for an accessory structure.

**PH12.1.2023.2**

Public Hearing on request from John Estrada for a variance on the property located at 507 W 1<sup>st</sup> Street, Flatonia, Texas 78941. The property is identified with Fayette County Appraisal District as PID #27407. The request is to seek relief in the minimum width requirement of a subdivision main thoroughfare.

**Deliberation Agenda**

**DA12.1.2023.1**

Consider and take appropriate action to approve the Planning & Zoning variance request from Cliff Kozelsky. The property is located at 103 W. 2<sup>nd</sup> Street, Flatonia, Texas 78941, and is identified with Fayette County Appraisal District as PID #27427. The request is to seek relief of the required setback distance for an accessory structure.

**DA12.1.2023.2**

Consider and take appropriate action to approve the Planning & Zoning variance request from John Estrada. The property is located at 507 W. 1<sup>st</sup> Street, Flatonia, Texas 78941, and is identified with Fayette County Appraisal District as PID #27407. The request is to seek relief in the required minimum width for a subdivision main thoroughfare.

**DA12.1.2023.3**

Consider and take appropriate action to accept the bid of \$301,504.20 by Hoffman Dozer Services, Inc. for the CDBG CDV21-0342 grant.

**Adjournment**

I, the undersigned authority do 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 Flatonia, 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 **November 30, 2023, by 5:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

\_\_\_\_\_  
Jacqueline Ott, City Secretary, City of Flatonia

**NOTICE OF ASSISTANCE  
AT THE PUBLIC MEETING**

The Flatonia 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 Flatonia City Hall on the following date and time:

\_\_\_\_\_

By: \_\_\_\_\_

Jacqueline Ott,  
City Secretary, City of Flatonia

## Planning and Zoning Report

Meeting held October 17, 2023.

Six members of the Flatonia Planning and Zoning Commission for the City of Flatonia were present and reviewed and made recommendations for the following agenda items:

**10.1.2023.1** – Considered request John Estrada for a variance on PID #27407, the property located at 507 West 1<sup>st</sup> Street, Flatonia, Texas 78941. The request was to seek relief in the minimum width requirement of a subdivision main thoroughfare.

No action was taken, and the commission advised Mr. Estrada to redesign the subdivision to meet the setback requirements stated in the City of Flatonia Code of Ordinances.

Commissioners for: Increase in residential housing available.

Commissioners against: Sighting safety concerns in emergencies.

**10.1.2023.2** – Considered request from Cliff Kozelsky for a variance on PID #27427, the property located at 103 West 2<sup>nd</sup> Street, Flatonia, Texas 78941. The request was to seek relief of the required setback distance for an accessory structure.

The item was denied for recommendation to the City Council by a 4-2 commission vote.

Commissioners for: The property line is already on a forty-foot (40') setback due to city easement.

Commissioners against: Sighting aesthetics of established setbacks.

Report filed by:  
Jacqueline Ott  
City Secretary  
City of Flatonia Planning and Zoning Commission

# CITY OF FLATONIA

## Agenda Summary Form

<b>Agenda #</b>  DA12.1.2023.1	<b>Title:</b>  Consider and take appropriate action to approve the Planning & Zoning variance request from Cliff Kozelsky. The property is located at 103 W. 2 <sup>nd</sup> Street, Flatonia, Texas 78941, and is identified with Fayette County Appraisal District as PID #27427. The request is to seek relief of the required setback distance for an accessory structure.
<b>Summary:</b>  A Planning & Zoning request to seek relief of the required setback distance for an accessory structure.	
<b>Option(s):</b>  <input type="checkbox"/> I move to approve the Planning & Zoning variance request from Cliff Kozelsky. The property is located at 103 W. 2 <sup>nd</sup> Street, Flatonia, Texas 78941, and is identified with Fayette County Appraisal District as PID #27427. The request is to seek relief of the required setback distance for an accessory structure.  <input type="checkbox"/> If you are opposed to not 2 <sup>nd</sup> or make any motion. If a motion is not made, the item is dead.	
Sears: _____ Seale: _____ Kocian: _____ Cockrell: _____  Mayor Pro Tem Eversole: _____ Mayor Geesaman _____	

**"Negative" motions are generally not permitted.** To dispose of a business item, the motion should be phrased as a positive action to take, and then, if the group desires not to take this action, the motion should be voted down. The exception to this rule is when a governing body is asked to take action on a request and wishes to create a record as to why the denial is justified.

**City of Flatonia  
Zoning Review Request**

- Request for Zoning Change (\$100.00 Application Fee)
- Request for Variance (\$100.00 Application Fee)
- Request for Conditional Use Permit (\$100.00 Application Fee)
- Other –explain below (Application Fee \_\_\_\_\_)

Date turned in to City Offices 8-23-23 Receipt # 222503

Name of Property Owner CLIFF KOZELSKY

Physical address of property affected 103 W 2ND ST

Appraisal District Property ID Number 27427

Zoning of property (if known) R1

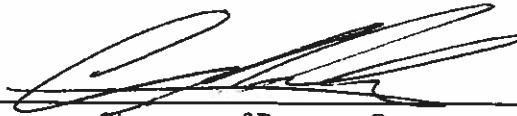
Requested change ACCESSORY STRUCTURE SET BACK  
FROM PROPERTY LINE

Mailing address of property owner 103 W 2ND ST FLATONIA, TX 78941

Contact phone number of property owner 361-798-0693

Other Information (attach additional page if necessary):

Additional information may be necessary.



Signature of Property Owner

**FOR CITY USE ONLY:**

Date of notification to City 8-23-23

Deadline for publication in paper 9-25-23

Deadline for notification of property owners by mail 10-3-23

NOTES:

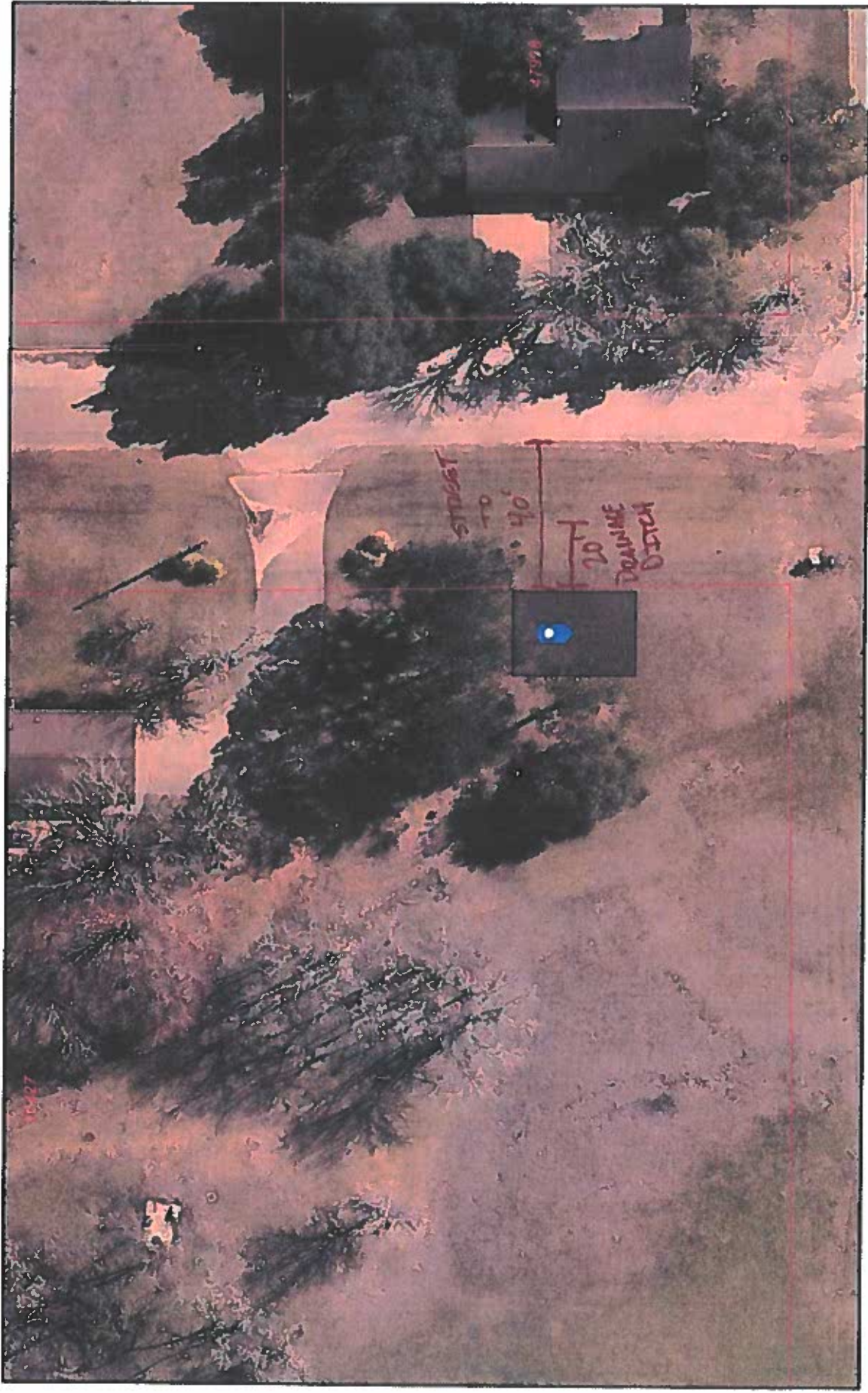
1 of 3

Shop construction. The dimensions of the shop will be 32' x 42' and we would like to build as close to the property line as possible. The distance from the drainage ditch property line is 20' and from street to property line is 40' currently.





105 W AND 21  
Fayette CAD Web Map



9/7/2023, 1:52:20 PM

- Parcels
- Abstracts

1:564  
0 0.01 0.01 0.02 mi  
0 0.01 0.01 0.02 km  
© OpenStreetMap (and) contributors, CC-BY-SA

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.  
Fayette County Appraisal District, BIS Consulting - www.bisconsulting.com





103 W. 2<sup>nd</sup> St.



# CITY OF FLATONIA

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125 E. South Main Street  
P.O. Box 329  
Flatonia, TX 78941  
(361) 865-3548  
(361) 865-2817 fax

November 17, 2023

## **Notice to Landowners Variance Application**

An application has been filed with the City of Flatonia requesting a variance to lower the required setback distance for an accessory structure at 103 W. 2<sup>nd</sup> Street, Flatonia, Texas 78941.

A Public Hearing on the requested variance to lower the required setback distance for an accessory structure based on the recommendation of the committee appointed by the City Council.

A public hearing with the Planning and Zoning Commission was held on Tuesday, October 17, 2023, at the Flatonia City Hall (125 E. South Main Street) at 6:00 p.m. concerning this request. The Flatonia Planning and Zoning Commission has made a recommendation to the Flatonia City Council regarding the request. The City Council will hold a rescheduled public hearing, as noted at the November 14, 2023, regular meeting, at the Flatonia City Hall (125 E. South Main Street) at 5:00 p.m. on Tuesday, December 5, 2023, and may act on the recommendation from the Planning & Zoning Commission.

The public hearing is open to any interested person. Opinions, objections, and/or comments on this matter may be expressed in writing or in person at the hearing. The reply form included in this letter can be used if you would like to submit written comments.

Notice of the public hearing has already been published in the Flatonia Argus. If you have any questions regarding this notice or the Zoning Change Application, please contact City Manager Sonya Bishop at [manager@ci.flatonia.tx.us](mailto:manager@ci.flatonia.tx.us) or 361-865-3548.

prop_id	file_as_na	situs_num	situs_stre	situs_st_1	situs_city	addr_line2	addr_city	addr_state	zip
27421	MASEK CHRISTOPHER & TINA	203		W 1ST ST	FLATONIA	P O BOX 622	FLATONIA	TX	78941
27426	ESTRADA LAWRENCE	131		W 1ST ST	FLATONIA	131 W 1ST ST	FLATONIA	TX	78941
27427	KOZELSKY CLIFF & ROBYN	103		W 2ND	FLATONIA	103 W 2ND ST	FLATONIA	TX	78941
27429	DUPERROIR BENJAMIN & TOVAR RAUL	703	S	HUDSON	FLATONIA	P O BOX 816	FLATONIA	TX	78941
27430	OROSCO TOMMIE MRS	HUDSON		ST	FLATONIA	P O BOX 205	FLATONIA	TX	78941
27477	WEBSTER JULIA & PERALES SIXTO	712		S HUDSON	FLATONIA	P O BOX 48	FLATONIA	TX	78941
27478	PERALES MICHAEL	734	S	HUDSON ST	FLATONIA	P O BOX 384	FLATONIA	TX	78941
27478	OROSCO TOMMIE MRS	734	S	HUDSON ST	FLATONIA	P O BOX 205	FLATONIA	TX	78941
27478	OROSCO FELIPE & TOMMIE	734	S	HUDSON ST	FLATONIA	P O BOX 205	FLATONIA	TX	78941
27478	OROSCO TOMMIE & FELIPE	734	S	HUDSON ST	FLATONIA	P O BOX 205	FLATONIA	TX	78941
27478	ROBICHAUD JANE	734	S	HUDSON ST	FLATONIA	4611 SHAWNA	HOUSTON	TX	77084
27478	RAMIREZ BEATRICE	734	S	HUDSON ST	FLATONIA	16650 ROYAL MILE	HOUSTON	TX	77084
27482	WEISS ALAN	703	S	PENN	FLATONIA	P O BOX 2448	HENDERSON	TX	75653
27518	SODEK CHRIS & LEIGH ANN	617		S HUDSON	FLATONIA	617 S HUDSON	FLATONIA	TX	78941
27519	GARCIA ANGEL	618	S	PENN ST	FLATONIA	P O BOX 842	FLATONIA	TX	78941
27522	DELGADO STEPHANIE & KURTZ ERIC	117	E	2ND ST	FLATONIA	P O BOX 437	FLATONIA	TX	78941
27525	OLIVARES JAIME & TERESA	105	E	2ND ST	FLATONIA	PO BOX 1034	FLATONIA	TX	78941
47998	STAVINOHA DEAN & JYL	103		E 1ST	FLATONIA	P O BOX 334	FLATONIA	TX	78941
53605	BRUNS SHAWN & SHAWNA	104		E 1ST ST	FLATONIA	P O BOX 705	FLATONIA	TX	78941
58330	TRUSSELL JOHN & TARYN	618	S	HUDSON	FLATONIA	P O BOX 1083	FLATONIA	TX	78941
60330	AGUILLON GABRIELA	211	W	SECOND ST	FLATONIA	P O BOX 491	FLATONIA	TX	78941
106573	GOLD LAWRENCE & JOYCE EST	812	S	PENN ST	FLATONIA	14506 BELVAN CT	CYPRESS	TX	77429
107659	RIVERA RAQUEL ET AL	815	S	HUDSON	FLATONIA	815 S HUDSON ST	FLATONIA	TX	78941
112798	GOLD KEITH			PENN ST	FLATONIA	P O BOX 1089	FLATONIA	TX	78941
112808	DOUBLE K CUSTOM HOMES LLC			HUDSON ST	FLATONIA	5353 HERMAN LANE	FLATONIA	TX	78941
112809	PITTS JOHN & ELISA			HUDSON ST	FLATONIA	15005 DANUBE WAY	HAYMARKET	VA	20169





# CITY OF FLATONIA

## Agenda Summary Form

<b>Agenda #</b>  DA12.1.2023.2	<b>Title:</b>  Consider and take appropriate action to approve the Planning & Zoning variance request from John Estrada. The property is located at 507 W. 1 <sup>st</sup> Street, Flatonia, Texas 78941, and is identified with Fayette County Appraisal District as PID #27407. The request is to seek relief in the required minimum width for a subdivision main thoroughfare.
<b>Summary:</b>  A Planning & Zoning request to seek relief in the required minimum width for a subdivision main thoroughfare.	
<b>Option(s):</b>  <input type="checkbox"/> I move to approve the Planning & Zoning variance request from John Estrada. The property is located at 507 W. 1 <sup>st</sup> Street, Flatonia, Texas 78941, and is identified with Fayette County Appraisal District as PID #27407. The request is to seek relief in the required minimum width for a subdivision main thoroughfare.  <input type="checkbox"/> If you are opposed to not 2 <sup>nd</sup> or make any motion. If a motion is not made, the item is dead.	
Sears: _____ Seale: _____ Kocian: _____ Cockrell: _____  Mayor Pro Tem Eversole: _____ Mayor Geesaman _____	

**"Negative" motions are generally not permitted.** To dispose of a business item, the motion should be phrased as a positive action to take, and then, if the group desires not to take this action, the motion should be voted down. The exception to this rule is when a governing body is asked to take action on a request and wishes to create a record as to why the denial is justified.

**City of Flatonia**  
**Zoning Review Request Form**

- Request for Zoning Change (\$100.00 Application fee)
- Request for Variance (\$100.00 Application fee)
- Request for Conditional Use Permit (\$100.00 Application fee)
- Other -explain below (Application fee \$ \_\_\_\_\_)

Date 8-9-23

Receipt # 222131

Name of Property Owner John Estrada

Physical address of property affected 507 W 1st St

Appraisal District Property ID# \_\_\_\_\_ Zone R-3

Requested change size of driveway

Mailing address of property owner 1225 LaGrange St

Contact phone number of property owner 512-705-2607

Email address john.estrada67@gmail.com

Check all of the items for documentation you are providing for your hearing:

- Map(s)
- Survey
- Photograph(s)
- Plans/blueprint
- PowerPoint presentation
- Other

Additional information may be necessary.



Signature of Property Owner

FOR CITY USE ONLY:

REQUEST IS APPROVED       DENIED

I. Date of notification to City <u>8-09-23</u>	II. Deadline for publication in paper <u>9-25-23</u>	III. Deadline to notify property owners by mail _____
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P & Z Meeting date: 10-17-23 @ 6pm City Council Meeting date: \_\_\_\_\_

NOTES: \_\_\_\_\_



**RE-SUBDIVISION OF LOTS 1-13, ESTRADA HILL COUNTRY ESTATES (VOL. 2, PG. 325 OF FAYETTE COUNTY PLAT RECORDS) INTO LOTS 1-19, LOCATED IN THE CITY OF FAYETTE, WILLIAM A. FARRIS SURVEY, A-180, FAYETTE COUNTY, TEXAS**

**PUBLIC ROAD (W. 1ST STREET)**

STATE OF TEXAS  
 COUNTY OF FAYETTE  
 The owner of land shown on this plat and whose name is subscribed hereon, and in person or through a duly authorized agent hereby submit this plat for the purpose and consideration herein expressed

JOHN ERIK ESTRADA, OWNER  
 ROY G. ESTRADA, OWNER

NOTARY PUBLIC  
 Fayette County, Texas  
 CITY OF FAYETTE  
 STATE OF TEXAS  
 This plat of the Re-Subdivision of two Lots, 1-13, Estrada Hill County Estates in the City of Fayette has been submitted to and considered by the City Council of the City of Fayette, Texas and is hereby approved by such council this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

By Sonya Bishop, City Manager, City of Fayette, Texas

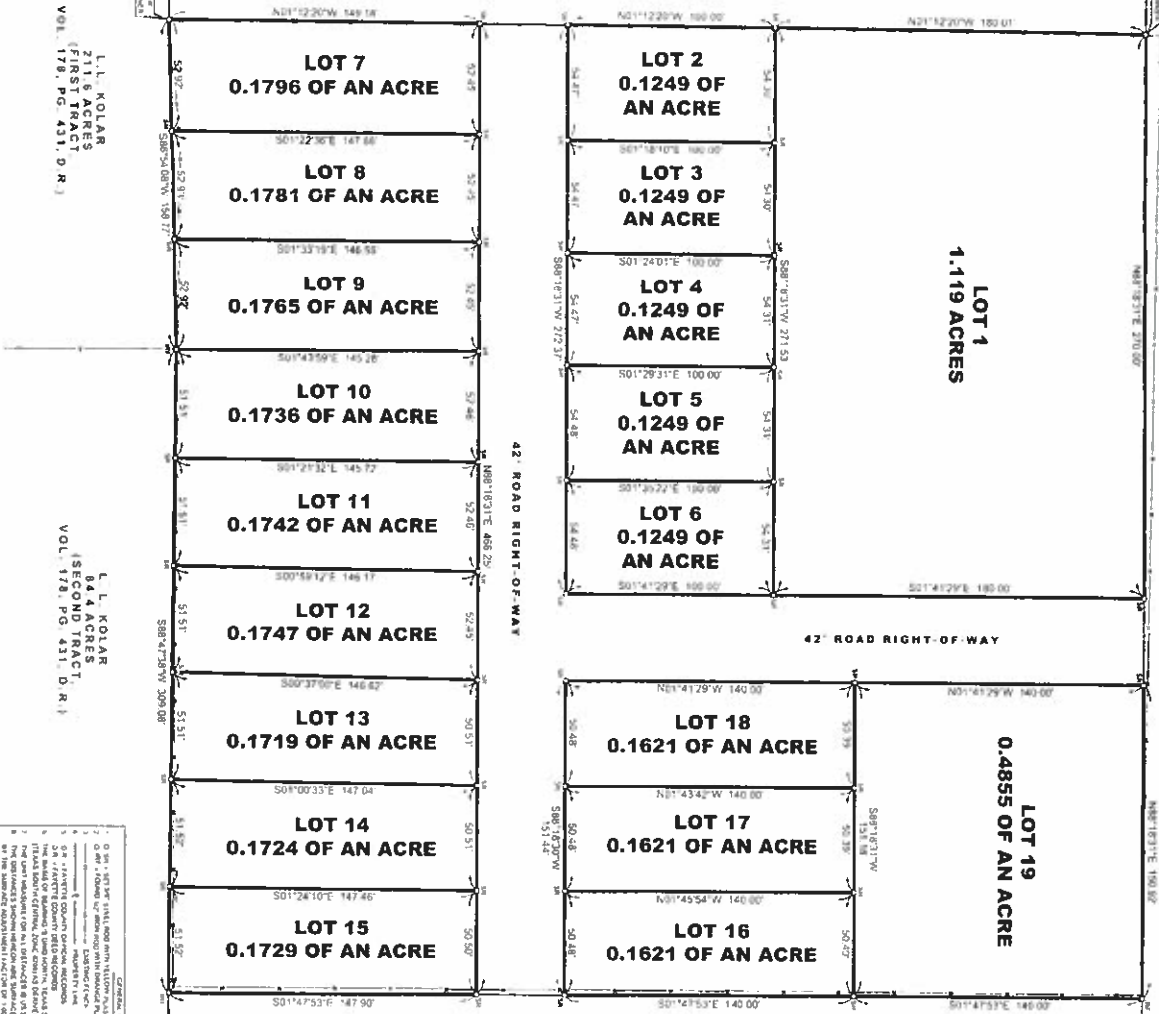
STATE OF TEXAS  
 COUNTY OF FAYETTE  
 Before me, the undersigned authority, on this day personally appeared John Erik Estrada and Roy G. Estrada, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office this day of \_\_\_\_\_, 2023.

L D CHANCE BRUNNER ET UX  
 5.00 ACRES  
 (VOL. 2054, PG. 78, O.R.)

**WILLIAM A. FARRIS SURVEY (A-180)**

NOTARY PUBLIC  
 Fayette County, Texas  
 COUNTY CLERK CERTIFICATE  
 STATE OF TEXAS  
 COUNTY OF FAYETTE  
 I, BRENDA FIETSMAN, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument does this \_\_\_\_\_ day of \_\_\_\_\_, 2023, with its Certificate of Authentication was filed for record in Plat Records of said County in Volume \_\_\_\_\_ Page \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ in the \_\_\_\_\_ County, Texas

KNOW ALL MEN BY THESE PRESENTS, That I, Patrick Mauskus, do hereby certify that I prepared this plat from an actual and accurate survey of the land on OCTOBER 27, 2023, and that the corner monuments shown hereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Fayette, Texas



L. L. KOLAR  
 211.6 ACRES  
 (FIRST TRACT)  
 VOL. 178, PG. 431, O.R.

L. L. KOLAR  
 8.4 ACRES  
 (SECOND TRACT)  
 VOL. 178, PG. 431, O.R.

BARBARA A ANN MILES  
 3.0 ACRES  
 (VOL. 1859, PG. 420, O.R.)

- GENERAL NOTES:**
1. ALL LOTS ARE TO BE CONVEYED TO THE BUYER BY DEED.
  2. ALL LOTS ARE TO BE CONVEYED TO THE BUYER BY DEED.
  3. ALL LOTS ARE TO BE CONVEYED TO THE BUYER BY DEED.
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  18. ALL LOTS ARE TO BE CONVEYED TO THE BUYER BY DEED.
  19. ALL LOTS ARE TO BE CONVEYED TO THE BUYER BY DEED.







# CITY OF FLATONIA

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125 E. South Main Street  
P.O. Box 329  
Flatonia, TX 78941  
(361) 865-3548  
(361) 865-2817 fax

November 17, 2023

## **Notice to Landowners Variance Application**

An application has been filed by John Estrada with the City of Flatonia requesting a variance in subdivision street regulations at an undeveloped lot located at 507 W 1<sup>st</sup> Street, Flatonia, Texas 78941.

A Public Hearing on the requested variance to the minimum width requirement of a subdivision main thoroughfare, based on the recommendation of the committee appointed by the City Council.

A public hearing with the Planning and Zoning Commission was held on Tuesday, October 17, 2023, at the Flatonia City Hall (125 E. South Main Street) at 6:00 p.m. concerning this request. The Flatonia Planning and Zoning Commission has made a recommendation to the Flatonia City Council regarding the request. City Council of the City of Flatonia, Texas, will hold a rescheduled public hearing, as noted at the November 14, 2023, regular meeting, at the Flatonia City Hall, 125 East South Main Street, Flatonia, Texas, at 5:00 p.m. on Tuesday, December 5, 2023, and may act on the recommendation from the Planning and Zoning Commission.

The public hearing is open to any interested person. Opinions, objections, and/or comments on this matter may be expressed in writing or in person at the hearing. The reply form included in this letter can be used if you would like to submit written comments.

Notice of the public hearing has already been published in the Flatonia Argus. If you have any questions regarding this notice or the Zoning Change Application, please contact City Manager Sonya Bishop at [manager@ci.flatonia.tx.us](mailto:manager@ci.flatonia.tx.us) or 361-865-3548.

prop_id	file_as_na	situs_num	situs_stre	situs_st_1	situs_city	addr_line2	addr_city	addr_state	zip
27407	ESTRADA JOHN ERIK & ESTRADA ROY	507		W FIRST	FLATONIA	219 N LA GRANGE ST	FLATONIA	TX	78941
27409	MILES BARBARA ANN			1st ST	FLATONIA	PO BOX 358	FLATONIA	TX	78941
27453	CEDILLO EVODIO & RAQUEL	COLORADO		& 1ST ST	FLATONIA	P O BOX 1051	FLATONIA	TX	78941
28024	RING CO THE	602	W	FIRST ST	FLATONIA	P O BOX 128	FLATONIA	TX	78941
112884	ESTRADA JOHN ERIK & ESTRADA ROY		W	FIRST ST	FLATONIA	219 N LA GRANGE ST	FLATONIA	TX	78941
112885	ESTRADA JOHN ERIK & ESTRADA ROY		W	FIRST ST	FLATONIA	219 N LA GRANGE ST	FLATONIA	TX	78941
112886	ESTRADA JOHN ERIK & ESTRADA ROY		W	FIRST ST	FLATONIA	219 N LA GRANGE ST	FLATONIA	TX	78941
112887	ESTRADA JOHN ERIK & ESTRADA ROY		W	FIRST ST	FLATONIA	219 N LA GRANGE ST	FLATONIA	TX	78941
112888	ESTRADA JOHN ERIK & ESTRADA ROY		W	FIRST ST	FLATONIA	219 N LA GRANGE ST	FLATONIA	TX	78941
112889	ESTRADA JOHN ERIK & ESTRADA ROY		W	FIRST ST	FLATONIA	219 N LA GRANGE ST	FLATONIA	TX	78941
112890	ESTRADA JOHN ERIK & ESTRADA ROY		W	FIRST ST	FLATONIA	219 N LA GRANGE ST	FLATONIA	TX	78941
112892	ESTRADA JOHN ERIK & ESTRADA ROY		W	FIRST ST	FLATONIA	219 N LA GRANGE ST	FLATONIA	TX	78941
112893	ESTRADA JOHN ERIK & ESTRADA ROY		W	FIRST ST	FLATONIA	219 N LA GRANGE ST	FLATONIA	TX	78941
112894	ESTRADA JOHN ERIK & ESTRADA ROY		W	FIRST ST	FLATONIA	219 N LA GRANGE ST	FLATONIA	TX	78941



The information on the map has been compiled by Fayette County staff from a variety of sources and is subject to change without notice. Fayette County makes no claims, guarantees, or promises about the accuracy or completeness of this data and explicitly disclaims accountability for any errors or omissions. Represented boundaries are approximate and should not be used for exact measurement or legal documentation.



Properties that are within the city limits of Flatonia and within 200' of the Property ID 27407, 507 W First St

2022 Pictometry



# CITY OF FLATONIA

## Agenda Summary Form

<b>Agenda #</b> DA12.1.2023.3	<b>Title:</b> Consider and take appropriate action to accept the bid of \$301,504.20 by Hoffman Dozer Services, Inc. for the CDBG CDV21-0342 grant.
<b>Summary:</b> Consideration of bids for a grant.	
<b>Option(s):</b> <input type="checkbox"/> I move to approve the bid of \$301,504.20 by Hoffman Dozer Services, Inc. for the CDBG CDV21-0342 grant. <input type="checkbox"/> If you are opposed to not 2 <sup>nd</sup> or make any motion. If a motion is not made, the item is dead.	
Sears: _____ Seale: _____ Kocian: _____ Cockrell: _____ Mayor Pro Tem Eversole: _____ Mayor Geesaman _____	

**"Negative" motions are generally not permitted.** To dispose of a business item, the motion should be phrased as a positive action to take, and then, if the group desires not to take this action, the motion should be voted down. The exception to this rule is when a governing body is asked to take action on a request and wishes to create a record as to why the denial is justified.





**BEFCO ENGINEERING, INC.**  
*Consulting Engineering/Land Surveying*  
P.O. BOX 615 485 NORTH JEFFERSON  
LA GRANGE, TEXAS 78945-0615  
979 / 968-6474 FAX 979 / 968-3056  
www.befcoengineering.com E-mail: [office@befcoengineering.com](mailto:office@befcoengineering.com)  
Texas Registered Engineering Firm F-2011 Texas Licensed Surveying Firm #10001700

November 20, 2023

Ms. Sonya Bishop, City Manager  
City of Flatonia  
125 E. South Main  
Flatonia, Texas 78941

RE: Bid Award Recommendation  
2021-2022 TxCDBG Water  
Improvements  
Contract #CDV21-0342  
BEFCO Job No. 21-7962

Dear Ms. Bishop:

The bid opening for the City of Flatonia 2021-2022 TxCDBG Water Improvements was held on Monday, November 13, 2023. The project includes the installation of approximately 1600 linear feet of 8-inch water line installed by both open cut and bore from the intersection of N. Market Street and E. 12<sup>th</sup> Street north across I-10.

The bid advertisement was provided to multiple contractors and plan rooms. The project was also advertised to bid in the Flatonia Argus on 10/26/23 and 11/2/23. The City received six (6) bids for the project with the base bid (Option 1) ranging from \$326,590.00 to \$698,152.00. There were several alternate bid items (Options 2 – 6) which reflect varying material types and sizes for the carrier and casing pipe for the bore across I-10. Option 2 specified 8-inch PVC carrier pipe with 16-inch HDPE casing pipe for the bore across I-10 which yielded the lowest responsible overall bid amount of \$301,504.20 by Hoffmann Dozer Services, Inc. Please reference the bid tabulation for a complete listing of options and associated bid amounts. The grant budget for construction was \$290,500.

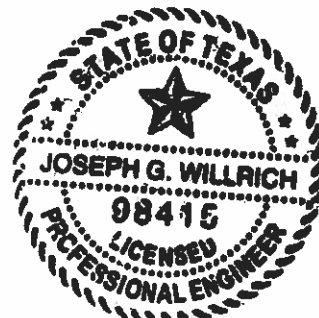
BEFCO recommends that the City of Flatonia award the contract, in the amount of **\$301,504.20** Option 2 (Base Bid Items Nos. 1-3, 5-13 +A1), to Hoffmann Dozer Services, Inc. If you have any questions or require more information, please advise. Thank you for the opportunity to provide engineering services for this project.

Sincerely,

BEFCO Engineering, Inc.

  
Joseph G. Willrich, P.E.

Attachments: Bid Tab Summary  
JGW:bms



11-20-2023

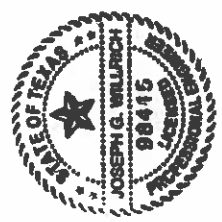
*"Proficient, practical engineering and land surveying services with a sense of small-town values and care"*

Item No.	Est. Qty.	Units	Description in Words	Fembo Construction, LLC		Mercer Construction Co.		Hoffmann Dozer Services, Inc.		WJC Constructors Services, LLC		Nelson Lewis Inc.		M & C Fonseca Const. Co., Inc.	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	797	LF	8" CS900 DR-18 PVC Water Line (Not Under Pavement)	\$ 73.00	\$ 58,181.00	\$ 86.00	\$ 68,378.00	\$ 80.00	\$ 63,780.00	\$ 90.24	\$ 71,821.28	\$ 80.00	\$ 63,760.00	\$ 85.00	\$ 67,745.00
2	65	LF	8" CS900 DR-18 PVC Water Line (Under Gravel Pavement)	\$ 83.00	\$ 7,055.00	\$ 85.00	\$ 7,225.00	\$ 85.00	\$ 7,225.00	\$ 96.66	\$ 8,216.10	\$ 100.00	\$ 8,500.00	\$ 85.00	\$ 8,075.00
3	100	LF	8" PVC CERTA-LOK RJIB C900 DR-18 Water Line (Not Under Pavement)	\$ 121.00	\$ 12,100.00	\$ 120.00	\$ 12,000.00	\$ 80.00	\$ 8,000.00	\$ 93.81	\$ 9,381.00	\$ 84.00	\$ 8,400.00	\$ 105.00	\$ 10,500.00
4	690	LF	8" PVC CERTA-LOK RJIB C900 DR-18 by Bore Method with 14" Steel Encasement	\$ 318.00	\$ 216,240.00	\$ 320.00	\$ 217,600.00	\$ 318.85	\$ 217,488.00	\$ 377.71	\$ 256,842.80	\$ 470.00	\$ 319,600.00	\$ 825.00	\$ 561,000.00
5	3	EA	8" Gate Valves	\$ 2,625.00	\$ 7,875.00	\$ 2,825.00	\$ 7,875.00	\$ 2,900.00	\$ 7,800.00	\$ 2,792.70	\$ 8,378.10	\$ 3,600.00	\$ 10,800.00	\$ 5,500.00	\$ 16,500.00
6	1	EA	Tie-In to Ex. 8" Water Line	\$ 3,895.00	\$ 3,895.00	\$ 2,900.00	\$ 2,900.00	\$ 2,900.00	\$ 2,900.00	\$ 3,745.00	\$ 3,745.00	\$ 2,500.00	\$ 2,500.00	\$ 5,500.00	\$ 5,500.00
7	1	EA	Tie-In to Ex. 8" Water Line at Gate Valve	\$ 2,565.00	\$ 2,565.00	\$ 3,300.00	\$ 3,300.00	\$ 1,900.00	\$ 1,900.00	\$ 2,782.00	\$ 2,782.00	\$ 3,000.00	\$ 3,000.00	\$ 5,500.00	\$ 5,500.00
8	1	EA	8"x8" Hot Tap Tie-In to Ex. 8" Water Line	\$ 9,205.00	\$ 9,205.00	\$ 5,500.00	\$ 5,500.00	\$ 6,000.00	\$ 6,000.00	\$ 9,644.00	\$ 9,644.00	\$ 9,500.00	\$ 9,500.00	\$ 14,300.00	\$ 14,300.00
9	982	LF	Water Line Trench Protection	\$ 2.00	\$ 1,964.00	\$ 5.00	\$ 4,910.00	\$ 10.00	\$ 9,820.00	\$ 21.40	\$ 21,014.80	\$ 2.00	\$ 1,964.00	\$ 1.00	\$ 982.00
10	4	EA	Trace Wire Risers	\$ 560.00	\$ 2,240.00	\$ 150.00	\$ 600.00	\$ 200.00	\$ 800.00	\$ 535.00	\$ 2,140.00	\$ 300.00	\$ 1,200.00	\$ 500.00	\$ 2,000.00
11	1	EA	Valve Stack Demo	\$ 525.00	\$ 525.00	\$ 1,450.00	\$ 1,450.00	\$ 300.00	\$ 300.00	\$ 568.50	\$ 568.50	\$ 2,000.00	\$ 2,000.00	\$ 500.00	\$ 500.00
12	1	LS	Existing 8" Valve Closure on N. Side I-10	\$ 1,755.00	\$ 1,755.00	\$ 1,600.00	\$ 1,600.00	\$ 1,500.00	\$ 1,500.00	\$ 1,712.00	\$ 1,712.00	\$ 1,300.00	\$ 1,300.00	\$ 850.00	\$ 850.00
13	1	LS	Hydraulic Seeding	\$ 2,890.00	\$ 2,890.00	\$ 3,000.00	\$ 3,000.00	\$ 2,500.00	\$ 2,500.00	\$ 2,675.00	\$ 2,675.00	\$ 2,000.00	\$ 2,000.00	\$ 4,500.00	\$ 4,500.00
				<b>OPTION 1 TOTAL BASE BID (Items Nos. 1-13)</b>		<b>\$ 329,590.00</b>		<b>\$ 310,003.00</b>		<b>\$ 399,240.68</b>		<b>\$ 434,624.00</b>		<b>\$ 696,152.00</b>	
A1	680	LF	8" PVC CERTA-LOK RJIB C900 DR-18 by Bore Method with 16" DR-11 HDPE IPS PE 4710 Encasement	\$ 335.00	\$ 227,600.00	\$ 380.00	\$ 258,400.00	\$ 277.84	\$ 188,999.20	\$ 385.20	\$ 261,936.00	\$ 400.00	\$ 272,000.00	\$ 1,000.00	\$ 680,000.00
				<b>OPTION 2 (Base Bid Items Nos. 1-3, 5-13 + A1):</b>		<b>\$ 359,156.00</b>		<b>\$ 307,594.20</b>		<b>\$ 404,333.78</b>		<b>\$ 366,924.00</b>		<b>\$ 817,152.00</b>	
A2	660	LF	10" DR-11 HDPE DIPS PE 4710 AWWA C906 by Bore Method with 18" DR-11 HDPE IPS PE 4710 Encasement	\$ 391.00	\$ 265,860.00	\$ 442.00	\$ 300,560.00	\$ 250.88	\$ 190,888.00	\$ 410.88	\$ 279,398.40	\$ 480.00	\$ 328,400.00	\$ 1,200.00	\$ 815,000.00
				<b>OPTION 3 (Base Bid Items Nos. 1-3, 5-13 + A2):</b>		<b>\$ 376,230.00</b>		<b>\$ 303,493.00</b>		<b>\$ 421,796.18</b>		<b>\$ 442,782.00</b>		<b>\$ 953,152.00</b>	
A3A	660	LF	12" PVC CERTA-LOK RJIB C900 DR-18 by Bore Method with 20" Steel Encasement	\$ 477.00	\$ 324,360.00	\$ 461.00	\$ 313,460.00	\$ 408.82	\$ 277,997.60	\$ 490.06	\$ 333,240.80	\$ 600.00	\$ 408,000.00	\$ 825.00	\$ 561,000.00
A3B	529	LF	12" CS900 DR-18 PVC Water Line (Not Under Pavement)	\$ 126.00	\$ 66,654.00	\$ 110.00	\$ 58,190.00	\$ 150.00	\$ 79,350.00	\$ 132.69	\$ 70,193.01	\$ 140.00	\$ 74,080.00	\$ 95.00	\$ 50,255.00
A3C	85	LF	12" CS900 DR-18 PVC Water Line (Under Gravel Pavement)	\$ 140.00	\$ 11,900.00	\$ 120.00	\$ 10,200.00	\$ 150.00	\$ 12,750.00	\$ 140.18	\$ 11,915.30	\$ 150.00	\$ 12,750.00	\$ 105.00	\$ 8,925.00
A3D	60	LF	12" PVC CERTA-LOK RJIB C900 DR-18 Water Line (Not Under Pavement)	\$ 203.00	\$ 12,180.00	\$ 200.00	\$ 12,000.00	\$ 150.00	\$ 9,000.00	\$ 131.97	\$ 7,918.20	\$ 120.00	\$ 7,200.00	\$ 110.00	\$ 6,600.00

**ALTERNATE BID ITEMS**

Item No.	Est. Qty.	Units	Description in Words	Fantoro Construction, LLC 3128 County Road 486 Stephenville, TX 76601	Mercer Construction Co. PO Box 889 Ebas, TX 77857	Hoffmann Dozer Services, Inc. 4180 FM 609 Le Grange, TX 78845	WJC Constructors Services, LLC 703 Old Androck Rd. Smithville, TX 78857	Nelson Lewis Inc. 480 FM 1431 East Marble Falls, TX 78854	M & C Fonseca Const. Co., Inc. 1901 Prairie Creek Rd. Granite Shoals, TX 78854
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
A3E	268	LF	8" C800 DR-18 PVC Water Line (Not Under Pavement)	\$ 74.00	\$ 19,832.00	\$ 78.00	\$ 20,904.00	\$	\$
A3F	40	LF	8" PVC CERTA-LOK RUBJ C800 DR-18 Water Line (Not Under Pavement)	\$ 121.00	\$ 4,840.00	\$ 138.00	\$ 5,520.00	\$ 80.00	\$ 21,440.00
A3G	2	EA	12" Gate Valves	\$ 4,545.00	\$ 9,090.00	\$ 4,500.00	\$ 9,000.00	\$ 84.00	\$ 3,360.00
A3H	1	EA	8" Gate Valves	\$ 2,625.00	\$ 2,625.00	\$ 2,625.00	\$ 2,625.00	\$ 6,500.00	\$ 13,000.00
A3J	1	EA	Tie-in to Ex. 6" Water Line	\$ 3,995.00	\$ 3,995.00	\$ 2,900.00	\$ 2,900.00	\$ 3,600.00	\$ 5,500.00
A3J	1	EA	Tie-in to Ex. 8" Water Line or Gate Valve	\$ 2,865.00	\$ 2,865.00	\$ 3,300.00	\$ 3,300.00	\$ 2,500.00	\$ 5,500.00
A3K	1	EA	6" HD Tap Tie-in to Ex. 8" Water Line	\$ 9,205.00	\$ 9,205.00	\$ 5,500.00	\$ 5,500.00	\$ 3,000.00	\$ 9,500.00
A3L	882	LF	Water Line Trench Protection	\$ 2.00	\$ 1,764.00	\$ 5.00	\$ 4,910.00	\$ 2.00	\$ 1,764.00
A3M	4	EA	Tracer Wire Risers	\$ 560.00	\$ 2,240.00	\$ 150.00	\$ 600.00	\$ 300.00	\$ 1,200.00
A3N	1	EA	Valve Stack Demo	\$ 525.00	\$ 525.00	\$ 1,450.00	\$ 1,450.00	\$ 500.00	\$ 2,000.00
A3O	1	LS	Existing 8" Valve Closure on N. Side I-10	\$	\$ 1,795.00	\$	\$ 1,800.00	\$	\$ 1,800.00
A3P	1	LS	Hydraulic Seeding	\$	\$ 2,880.00	\$	\$ 8,000.00	\$	\$ 2,000.00
			OPTION 4 (Alternate Bid Items Nos. A3A - A3P):	\$	\$ 478,620.00	\$	\$ 480,378.00	\$	\$ 566,874.00
A4	680	LF	12" PVC CERTA-LOK RUBJ C800 DR-18 by Bore Method with 24" DR 11 HDPE IPS PE 4710 Encasement	\$ 583.00	\$ 396,440.00	\$ 583.00	\$ 396,440.00	\$ 600.00	\$ 408,000.00
			OPTION 5 (Alternate Bid Items Nos. A3B - A3P + A4):	\$	\$ 549,700.00	\$	\$ 543,339.00	\$	\$ 668,874.00
A5	680	LF	14" DR 11 HDPE DNPS PE 4710 ANW/A C908 by Bore Method with 24" DR 11 HDPE IPS PE 4710 Encasement	\$ 595.00	\$ 404,600.00	\$ 591.00	\$ 401,880.00	\$ 612.00	\$ 416,160.00
			OPTION 6 (Alternate Bid Items Nos. A3B - A3P + A4):	\$	\$ 668,950.00	\$	\$ 649,778.00	\$	\$ 816,034.00
A6	200	LF	Class 19 4" Gravel Foundation	\$ 35.00	\$ 7,000.00	\$ 18.00	\$ 3,200.00	\$ 8.00	\$ 1,600.00
A7	100	LF	Dewatering	\$ 650.00	\$ 65,000.00	\$ 55.00	\$ 5,500.00	\$ 18.00	\$ 1,800.00
			OPTION 1 TOTAL BASE BID (Items Nos. 1-13)	\$	\$ 328,590.00	\$	\$ 327,366.00	\$	\$ 454,524.00
			OPTION 2 (Base Bid Items Nos. 1-3, 6-13 + A1)	\$	\$ 358,160.00	\$	\$ 368,158.00	\$	\$ 404,333.78
			OPTION 3 (Base Bid Items Nos. 1-3, 6-13 + A2)	\$	\$ 378,230.00	\$	\$ 410,316.00	\$	\$ 421,796.18
			OPTION 4 (Alternate Bid Items Nos. A3A - A3P)	\$	\$ 478,620.00	\$	\$ 460,378.00	\$	\$ 489,878.22
			OPTION 5 (Alternate Bid Items Nos. A3B - A3P + A4)	\$	\$ 548,700.00	\$	\$ 543,339.00	\$	\$ 668,874.00
			OPTION 6 (Alternate Bid Items Nos. A3B - A3P + A4)	\$	\$ 568,860.00	\$	\$ 548,778.00	\$	\$ 678,034.00

ECCO Engineering, Inc. (E-2611)  
Joseph Willrich, P.E.  
Registration No. 98415  
November 13, 2023



11-20-2023

Highlighted bid amounts reflect the low bid contractor by option.