



**Minutes**  
**Flatonia Economic Development Corporation**  
**Regular Meeting**  
**October 26, 2023**

**Present**

President	Ginny Sears
Vice President	Richard Niemann
Members	Dennis Geesaman Randy Johnson Shirley Williams Brad Bass Taylor Sweeney
City Secretary	Jacqueline Ott
Absent	Sonya Bishop, City Manager

**Opening Agenda**

Call to Order President Sears called the meeting to order at 6:00 p.m.

Invocation & Pledge Vice President Niemann led the invocation and pledges.

Citizen Participation None

**Consent Agenda**

**C1.** Committee member Bass motioned to approve the September 14, 2023, EDC meeting minutes. Committee member Swenning seconded the motion. None opposed. Motion carried.

**C2.** Committee member Bass motioned to approve the October 4, 2023, EDC meeting minutes. Committee member Swenning seconded the motion. None opposed. Motion carried.

**Discussion Agenda**

**D1.** The construction of the restrooms at 7 Acre Park is halted due to quality of work concerns. Further discussion will occur at the next meeting when City Manager Bishop is available to go into greater detail.

**D2.** During resurfacing repairs on the swimming pool, additional necessary repairs were discovered, causing the project to go \$10,000 over budget. President Sears is proposing moving money from the fund for the Grifaldo house project to help cover the additional cost of the swimming pool.

**D3.** The current Façade Improvement Grant application requires the applicant to present the

project before they can begin. President Sears is proposing the wording of the application be changed to match the Business Improvement Grant application in that the project can be completed and then the grant application submitted.

**D4.** Tesla charging stations will be added to the Exhibit A EDC project list. The committee must determine the priority position on the list.

**D5.** The committee was presented with two options for signs to mark EDC projects around town. A decision was made for the preferred option.

## **Workshop Agenda**

### **WS10-2023.1**

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.

1. Regarding the Exhibit A project list, it was decided to remove items #3, #9, and #15. Item #4 shall be moved to position #3. Tesla charging stations was added as #4.
2. It was discussed to potentially add making up the difference in the bids for the upcoming grant project.

## **Reports**

YTD Financial Report of the Economic Development Corporation.

## **Deliberation Agenda**

### **DA10.2.2023.1**

Vice President Niemann moved to approve adding Tesla charging stations to Exhibit A list of potential EDC projects in order of priority. Committee member Bass seconded the motion. President Sears suggested amending the wording to add “as item #4.” Vice President Niemann amended the motion to approve adding Tesla charging stations to Exhibit A of potential EDC projects as item #4. Committee member Swenning seconded the amended motion. None opposed. Motion carried.

### **DA10.2.2023.2**

Committee member Geesaman moved to approve removing the wastewater treatment plant backup generator from Exhibit A list of potential EDC projects. Committee member Bass seconded the motion. None opposed. Motion carried.

### **DA10.2.2023.3**

Committee member Bass moved to approve moving \$10,000 from the capital outlay account number 4220.4007 (budget amount \$20,000) “drive through/demo Grifaldo house” to a new budget line item “swimming pool repair.” Vice President Niemann seconded the motion. None opposed. Motion carried.

### **DA10.2.2023.4**

Committee member Bass moved to approve allocating funds up to \$10,000 for the cost of repair of the swimming pool. Committee member Geesaman seconded the motion. None opposed. Motion carried.

### **DA10.2.2023.5**

Vice President Niemann opened a discussion on whether or not the interest rates were checked at all local banks before deciding on First National Bank of Shiner. Committee member Geesaman amended the motion to approve placing \$90,000 in an interest-bearing bank CD at a bank in Flatonia with the best rate for nine (9) months. Committee member Swenning seconded the amended motion. None opposed. Motion carried.

### **DA10.2.2023.6**

Committee member Swenning moved to approve paying registration fees for President Sears and Committee member Geesaman to attend the TML conference at Lost Pines on

November 16-17, 2023. Committee member Williams seconded the motion. None opposed. Motion carried.

**DA10.2.2023.7**

Committee member Johnson moved to approve the Façade Improvement Grant Program application for Clover Connection for \$2,000. The project is to replace the awning on the front of the building located at 112 E. South Main Street, Flatonia, Texas 78941. Committee member Geesaman seconded the motion. None opposed. Motion carried.

**DA10.2.2023.8**

Committee member Geesaman moved to approve the Business Incentive Program Grant for Sala de Soul for \$10,000. The project is for a new business at 114-B E. South Main Street, Flatonia, Texas 78941. Vice President Niemann seconded the motion. Committee member Swenning recused herself from the vote as the business owner. None opposed. Motion carried.


**Adjournment**

Committee member Bass moved to adjourn the meeting. Committee member Geesaman seconded the motion. None opposed. Motion carried. President Sears adjourned the meeting at 6:53 p.m.

**Signed**

  
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Ginny Sears  
President

**Attest**

  
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Jacqueline Ott  
City Secretary

