



Notice of Economic Development Corporation Regular Board Meeting

In accordance with the provisions of the Texas Open Meetings Act, Chapter 551, Texas Government Code, Notice is hereby given that an Economic Development Corporation Board Meeting will be held on **Thursday, April 18, 2024**, 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:

Opening Agenda

Call to Order
Invocation & Pledge
Citizens' Participation

Discussion Agenda

Activity Report President Sears
Financial Report YTD Financial Report of the Economic Development Corporation
Project Update City Manager Bishop

Workshop

WS4.1.2024

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 the Local Government Code, Chapter 501-Provisions Governing Development Corporations, and Chapter 505-Type B Corporations.

Consent Agenda

C1. Consider and take appropriate action to approve the February 15, 2024, meeting minutes.

Deliberation Agenda

DA4.1.2024.1 Consider and take appropriate action to approve the \$10,000 Business Incentive Program Grant for Hair Affair.

DA4.1.2024.2 Consider and take appropriate action to approve increasing the budget for the restroom construction at 7 Acre Park.

DA4.1.2024.3 Consider and take appropriate action to approve the \$19,593 invoice from the Utility Director for the driveway at McWhirter Park.

Presentation Present BIP Grant check to Dana Blakelock for Hair Affair.

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 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: **April 15, 2024, 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



Economic Development Corporation

Staff Report

April 18, 2024, Board Meeting

Workshop

Agenda Item: Consider and take appropriate action on adding or removing potential projects from the projects list set forth in attached Exhibit A, which the Corporation desires to undertake in the future.

Exhibit A

1. Streetlight upgrades- We have \$7061.00 remaining to be used.
2. Construction of the restrooms at 7 Acre Park has begun.
3. Informational and 10 directional sign locations TBS. TxDot partnership for ROW. Funding needed. Signage – Need to get some signage near the Freeway, Old Spanish Trail signs, and way-finding signs. Jack has been working with TxDOT. We will need to get a map of where we want them for him to send to TxDot.
4. Install Tesla charging stations downtown.
5. Sidewalk extension at the railroad crossings on the west side of Market St and an ongoing collaborative effort between UP and the city.
6. Consider putting a t-ball field on the left side next to the splash pad. Jack and Travis will provide a drawing for the t-ball field.
7. Conversion of wastewater treatment facility to mechanical plant.
8. Garbade Lane straighten and extend from 11th ST. to Hackberry St.
9. Market St. extension to I-10 frontage road.
10. Nikel-Mica waterline extension to finish looping the system.
11. Water Main on Jares Lane and I-10 frontage back to FM609.
12. CARTS/AMTRAK Terminal and parking area.

City Manager's Report

To: EDC Board
CC: Staff
From: Sonya Bishop, City Manager
Date: March 12, 2024
Re: Monthly City Manager's Report

Planning and Zoning:

Nothing to report.

Utility Projects:

- a. Grant (CDBG) CDV21-0342 grant for water pipe replacement on N. Market St. & I-10 Frontage Road is projected to be completed by October 1, 2024.

Parks and Pool:

- a. LCRA will be here April 12th to work on the Gazebo in Memorial Park and paint the lights, and hitching post. LCRA will reimburse the city up to \$1,000.00 for supplies.

Administration:

- a. I will be out of town March 13-18th. I will be using vacation time.
- b. I passed the test on FEMA IS-235C Emergency Planning and FEMA IS 00230.e and Fundamentals of Emergency Management. These classes are paid for via a grant. No expense to the city.
- c. TEEEX will be holding a class at City Council Chambers on June 17th and 18th. I offered to host a class. This course is free for me to take, and it will save the city money by me not traveling to take the course. It will get more visitors to the city and help our business. The fire chief is letting us use their classroom.
- d. I reached out to texaswinos.com and asked if they would hold a festival here, they agreed and will be here May 25th -26th. They host the event and typically bring in 800 people or more.
- e. We have been in discussions about sludge removal and seeking grants and/or loans. The quote from BEFCO was \$1,000,000.00 and that more than likely would only be partial removal of pond 1.

Permits

- Special Event: 2
- Electrical, Single Inspection: 1

- HVAC, Single Inspection: 1
- Repair, Miscellaneous (Gas valve leak): 1
- Manufactured Home Placement: 1
- Demolition: 1
- Fence: 1
- Fire Suppression System: 1

This concludes the City Manager Report for submission at the March 21, 2024, City Council meeting.



Minutes
Flatonia Economic Development Corporation
Regular Meeting
February 15, 2024

Present

President	Ginny Sears
Members	Dennis Geesaman
	Randy Johnson
	Shirley Williams
	Brad Bass
City Manager	Sonya Bishop
City Secretary	Jacqueline Ott

Absent

Vice President	Richard Niemann
	Taylor Swenning

Opening Agenda

Call to Order President Sears called the meeting to order at 6:01 p.m.

Invocation & Pledge Committee member Bass led the invocation and pledges.

Citizen Participation None

Consent Agenda

C1. Committee member Bass moved to approve the meeting minutes from January 18, 2024. Committee member Williams seconded the motion. None opposed. The motion passed unanimously.

Discussion Agenda

D1. President Sears gave an activity report. She went over the new businesses coming in over the next few months. Hometown Pharmacy and Fayco Sport and Spine have requested a handicap ramp be installed on their section of the sidewalk since they have several elderly customers. City Manager Bishop will contact Covey at TxDOT to find out options. President Sears also mentioned she has had citizens complain about the walking path in McWhirter Park.

D2. City Manager Bishop gave an update on projects. The old fire station has been demolished, and most debris has been removed. A citizen volunteered to pick up the remaining concrete. Committee member Geesaman has been in contact with Diego Grifaldo, who submitted a bid to construct the bathrooms at 7 Acre Park. Utility Director Pavlas will complete the

demolition of the existing structure and leave the rough in plumbing, which will lower the bid amount. City Manager Bishop wrote a formal contract, which Committee member Geesaman is reviewing. Once the details are finalized, the contract will be submitted to EDC for approval. President Sears suggested moving funds from the Railroad Crossing project to cover this project since the railroad project will not take place this fiscal year. More discussion will occur after the bathroom contract is in place and bids are received for the inspection, final plumbing, and electrical.

Deliberation Agenda

DA2.1.2024.1 Committee member Geesaman moved to approve the invoice from Leon's Plumbing for the 7 Acre Park bathroom project in the amount of \$5,000. Committee member Johnson seconded the motion. None opposed. Motion carried unanimously.

DA2.1.2024.2 Committee member Bass moved to approve allocating funds to pay the difference in the CDBG grant project #CDV21-0342 for \$11,004.20. The project is to replace a water line. Committee member Williams seconded the motion. None opposed. Motion carried unanimously.

DA2.1.2024.3 Committee member Geesaman moved to approve removing item #7 from Exhibit A. Committee member Johnson seconded the motion. None opposed. Motion carried unanimously.

Financial Report President Sears gave a financial update. The \$90,000 CD was set up at Fayette Savings Bank. She again suggested moving \$20,000 from the Railroad Crossing project to the Restrooms at 7 Acre Park.

Workshop Agenda

WS02-2024.1 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.

HOT funds will most likely cover item #3, but President Sears wants to hold off on removing the item from Exhibit A until a bid is received. The committee needs a final invoice from Utility Director Pavlas for the driveway construction at the old Grifaldo property.

Adjournment Committee member Geesaman moved to adjourn the meeting. Committee member Bass seconded the motion. None opposed. Motion carried. President Sears adjourned the meeting at 6:33 p.m.

Signed

Ginny Sears
President

Attest

Jacqueline Ott
City Secretary

CITY OF FLATONIA

Agenda Summary Form

Agenda # DA4.1.2024.1	Title: Consider and take appropriate action to approve the \$10,000 Business Incentive Program Grant for Hair Affair.
Summary: Approving a business grant.	
Option(s): <input type="checkbox"/> I move to approve the \$10,000 Business Incentive Program Grant for Hair Affair. <input type="checkbox"/> If you are opposed to not 2 nd or make any motion. If a motion is not made, the item is dead.	
President Sears: _____ Vice President Niemann: _____ Williams: _____ Bass: _____ Swenning: _____ Geesaman: _____ Johnson: _____	

"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

Agenda Summary Form

Agenda # DA4.1.2024.2	Title: Consider and take appropriate action to approve increasing the budget for the restroom construction at 7 Acre Park.
Summary: Approving a budget increase.	
Option(s): <input type="checkbox"/> I move to approve increasing the budget for the restroom construction at 7 Acre Park. <input type="checkbox"/> If you are opposed to not 2 nd or make any motion. If a motion is not made, the item is dead.	
President Sears: _____ Vice President Niemann: _____ Williams: _____ Bass: _____ Swenning: _____ Geesaman: _____ Johnson: _____	

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CITY OF FLATONIA

Agenda Summary Form

Agenda # DA4.1.2024.3	Title: Consider and take appropriate action to approve the \$19,593 invoice from the Utility Director for the driveway at McWhirter Park.
Summary: Approving an invoice.	
Option(s): <input type="checkbox"/> I move to approve the \$19,593 invoice from the Utility Director for the driveway at McWhirter Park. <input type="checkbox"/> If you are opposed to not 2 nd or make any motion. If a motion is not made, the item is dead.	
President Sears: _____ Vice President Niemann: _____ Williams: _____ Bass: _____ Swenning: _____ Geesaman: _____ Johnson: _____	

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City of Flatonia

P.O. Box 329

Flatonia, Tx 78941

361-865-3548 Fax: 361-865-2817

INVOICE

Customer Flatonia EDC

Date: **2/22/2024**

Job New driveway at McWhirter Park

Description	Total
Materials	\$12,656.00
Labor	\$6,937.00
Amount Due	\$19,593.00

Bills are due and payable within 30 days of issue date.

Thank you for doing business with the City of Flatonia!