

**Flatonia City Council  
Special Meeting Minutes  
March 27, 2025, at 6:00 p.m.**

**Present:**

Mayor	Travis Seale
Mayor Pro Tem	Joanye Eversole
Councilmembers	Ginny Sears
	Allen Kocian
	Josh Homan
	Donna Cockrell
City Secretary	Jacqueline Ott
Permit Clerk	Jennifer Schaffner

**Call to Order**

Mayor Seale called the meeting to order at 6:00 p.m.

**Invocation and Pledge of Allegiance to the Flags of the United States and the State of Texas**  
Councilman Kocian led the invocation and pledges.

**Citizen Participation**

None

**Public Hearing**

1. The public hearing was opened at 6:02 p.m. City Secretary Ott announced that she had not received any responses from the homeowners in the surrounding area. The permit clerk, Jennifer Schaffner, gave a brief description of the nature of the variance request. No attendees wished to speak, so the public hearing was closed at 6:04 p.m.

**Reports**

1. Mayor Pro Tem Eversole requested to be kept informed on city events, such as the commercial filming schedule.

**New Business**

1. Alex Hernandez attended the meeting to represent his client, Christian Castillo, and Brianna Hernandez, as Mr. Hernandez's paralegal. Originally, this parcel had two manufactured homes, which were grandfathered into the current zone. One of the manufactured homes was demolished, and a renter occupies the other. Mr. Hernandez argued that the City of Flatonia's zoning ordinance did not directly address barndominiums and was ambiguous on the definition of single-family residential requirements; therefore, Mr. Castillo should be allowed to keep the structure as a residential dwelling. Ms. Schaffner pointed out that, regardless of the type of dwelling, the zone is designated for single dwellings but allows for a mother-in-law suite, provided the inhabitant is directly related to the occupant of the primary dwelling. After much discussion, it was decided that the structure shall not be permitted as a residential dwelling unit; however, Mr. Castillo may

continue construction as an accessory structure, as initially permitted. A second option is for Mr. Castillo to remove the remaining manufactured home, which would allow him to construct a new primary residential dwelling unit. At that point, he would still need to request a variance to the setback requirements. A third option is for Mr. Castillo to apply for a zoning change to one that allows multiple dwellings on the same parcel.

As the request stands, no action was taken, and the item did not pass.

- 2a. Councilwoman Sears, with a second from Councilman Homan, moved to approve hiring Dennis Geesaman as the interim city manager. The vote was unanimous. Motion passed.
- 2b. Mayor Seale swore in Mr. Geesaman.
3. Councilwoman Sears, with a second from Mayor Pro Tem Eversole, moved to approve Ordinance 2025.3.4, an ordinance of the City of Flatonia, Texas, amending recently approved definitions and regulations for the regulation of residential and commercial collections, disposal, and recycling services of tires within the city limits; codifying such provisions in Article 8.05.006, nuisances on private property - tires; repealing all ordinances or parts of ordinances in conflict herewith; providing a savings clause; providing a severability clause; providing for codification; finding and determining that the meeting at which the ordinance was passed was open to the public as required by law; and providing an effective date. City Secretary Ott informed the Council that this ordinance clarifies the previously passed tire ordinance. A local tire business owner was consulted, and changes were made to make the ordinance more business-friendly. The effective date was adjusted to allow more time for local businesses to make adjustments. The vote was unanimous. Motion carried.
4. Mayor Pro Tem Eversole, with a second from Councilman Kocian, moved to approve a Flatonia Economic Development Corporation contract with Texas Highways Magazine for \$10,997 to publish three print ads. The vote was unanimous. Motion carried.
5. Mayor Pro Tem Eversole, with a second from Councilwoman Cockrell, moved to approve adding a line item to the Flatonia Economic Development Corporation budget for advertising and moving \$4,511 from the Business Incentive Program grant line item to the advertising line item. The vote was unanimous. Motion carried.

### **Executive Session**

1. Council entered Executive Session at 7:57 p.m. As authorized by the Texas Government Code, Section 551.074 (Personnel), the Council may convene into closed or executive session to discuss the following personnel matters:

Discuss the proposed contract from Le Ann Piatt for financial consulting.

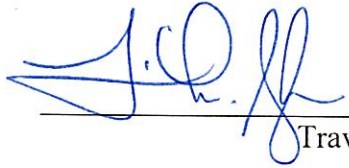
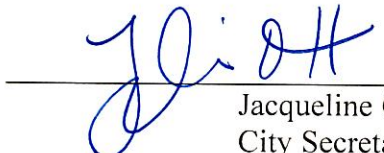
Council closed Executive Session at 8:23 p.m.

**Regular Session**

2. The Council reconvened from Executive Session at 5:25 p.m. Councilman Homan, with a second from Mayor Pro Tem Eversole, moved to contract with Le Ann Piatt as a financial consultant, provided she is bonded, and to delegate authority for further negotiations and arrangements to the Mayor. The vote was unanimous. Motion carried.

**Adjournment**

Mayor Seale adjourned the meeting at 8:28 p.m.

**Signed**  
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Travis Seale  
Mayor**Attest**  
\_\_\_\_\_  
Jacqueline Ott  
City Secretary