

Notice of Flatonia City Council Special Meeting

In accordance with the provisions of the Texas Open Meetings Act, Chapter 551, Texas Government Code, Notice is hereby given that a City Council Meeting will be held in the City Hall Council Chambers located at 125 E. South Main St., Flatonia, Texas, for the purpose of considering the following agenda items:

Special Meeting Agenda **Tuesday, September 23, 2025, at 6:00 p.m.**

Opening Agenda

1. Call to Order
2. Invocation & Pledge
3. Citizen Participation

*The City Council welcomes public comments on agenda or non-agenda items. Speakers must fill out the citizen comment form before speaking and deliver to the City Secretary. Citizens will be called forward to speak when the Council considers an item; otherwise, you will be called forward to speak at this time. Speakers are limited to five (5) minutes each. **Note:** State law prohibits the City Council from responding to items discussed during public comments and items that are not on the agenda.*

Public Hearing

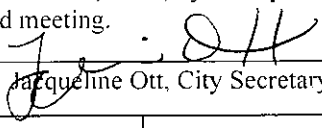
1. Public hearing on the Fiscal Year 2026 budget for all funds.

Deliberation Agenda

1. Consider and take appropriate action on adopting the certified appraisal roll as the tax roll for the City of Flatonia at \$173,462,868 as provided by the Fayette County Appraisal District.
2. Consider and take appropriate action on adopting Ordinance 2025.9.1, an ordinance adopting the annual budget for the Fiscal Year 2026, including the general fund, the utility funds, the hotel occupancy tax fund, and the Flatonia Economic Development Corporation fund.
3. Consider and take appropriate action to ratify the fact that the Fiscal Year 2026 budget will require raising more revenue from property taxes than in the previous year in compliance with Section 102.007, Texas Local Government Code.
4. Consider and take appropriate action on adopting Ordinance 2025.9.2, an ordinance levying ad valorem taxes for use and support of the municipal government of the City of Flatonia, Texas for Fiscal Year 2026; providing for apportioning each levy for specific purposes; providing when taxes shall become due and when same shall become delinquent if not paid.
5. Consider and take appropriate action on the Flatonia Fire and Rescue contract.
6. Consider and take appropriate action on renewing the City of Flatonia membership with Capital Area Council of Governments and reappointing Mayor Travis Seale as the City of Flatonia's representative.

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 **September 17, 2025, by 5:00 p.m.** and remained so posted continuously for at least 3 business days preceding the scheduled time of said meeting.


Jacqueline Ott, City Secretary

**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:

Date and Time

Jacqueline Ott, City Secretary

CITY OF FLATONIA

Agenda Summary Form

City Council

Deliberation Agenda # 1	Title: Consider and take appropriate action on adopting the certified appraisal roll as the tax roll for the City of Flatonia at \$173,462,868 as provided by the Fayette County Appraisal District.
Summary:	
Proposed Motion(s): <input type="checkbox"/> I move to approve deliberation item #1. <input type="checkbox"/> I move to _____ _____	
Maker of Motion: _____ Second: _____	
Laney: _____ Homan: _____ Kocian: _____ Brazill: _____ Mayor Seale: _____ Mayor Pro Tem Sears: _____	

Fayette County Appraisal District

CHIEF APPRAISER
Richard Moring RPA, RTA

DEPUTY CHIEF APPRAISER
Barbara A. Genzer RPA, RTA

OFFICE MANAGER
Amber R. Moerbe



OFFICERS OF THE BOARD
Jason McBroom, Chairman
Glenn Altwein, Vice Chairman
Mark Brown, Secretary

111 South Vail Street
P. O. Box 836, La Grange, Texas 78945
Telephone 979-968-8383
FAX 979-968-8385

MEMORANDUM

To: Member Entity

From: Richard Moring 

Date: July 23, 2025

Re: 2025 Certified Values

In accordance with Section 26.01 of the Texas Property Tax Code, please find enclosed the 2025 certified value for your jurisdiction. A complete itemized tax roll for your entity can be provided upon request.

As always, if you have any questions, please give me a call.

STATE OF TEXAS

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PROPERTY TAX CODE

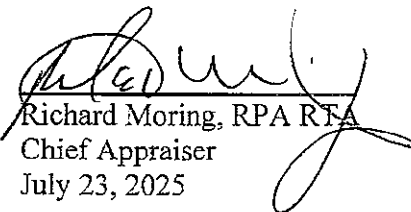
COUNTY OF FAYETTE

)(

SECTION 26.01(A)

CERTIFICATION OF APPRAISAL ROLL FOR CITY OF FLATONIA

I, Richard Moring, Chief Appraiser for the Fayette County Appraisal District, affirm that the value listed below is that portion of the approved Appraisal District Roll of the Fayette County Appraisal District which lists property taxable by **CITY OF FLATONIA** and constitutes the certified appraisal roll for 2025.


Richard Moring, RPA RFA
Chief Appraiser
July 23, 2025

Approval of the appraisal records occurred July 18, 2025.

2025 Certified Taxable Value	\$164,002,587
2025 Value Pending ARB Approval	<u>\$ 9,460,281</u>
Total	\$173,462,868
2025 Certified Collection Rate	97.70%

CITY OF FLATONIA

Agenda Summary Form City Council

Deliberation Agenda # 2	Title: Consider and take appropriate action on adopting Ordinance 2025.9.1, an ordinance adopting the annual budget for the Fiscal Year 2026, including the general fund, the utility funds, the hotel occupancy tax fund, and the Flatonia Economic Development Corporation fund.
Summary:	
Proposed Motion(s): <input type="checkbox"/> I move to approve deliberation item #2. <input type="checkbox"/> I move to _____ _____	
Maker of Motion: _____ Second: _____	
Laney: _____ Homan: _____ Kocian: _____ Brazill: _____ Mayor Seale: _____ Mayor Pro Tem Sears: _____	

ORDINANCE 2025.9.1

AN ORDINANCE ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR 2026, INCLUDING THE GENERAL FUND, THE UTILITY FUNDS, THE HOTEL OCCUPANCY TAX FUND, AND THE FLATONIA ECONOMIC DEVELOPMENT CORPORATION FUND.

WHEREAS, the annual budget for the City of Flatonia, Texas (appended as Exhibit "A") for the fiscal year beginning October 1, 2025, and ending September 30, 2026, was duly presented to the City Council by the City Manager; and

WHEREAS, a public hearing on said budget was ordered by the City Council and was held on September 23, 2025, and notice of said public hearing was caused to be given by the City Council; and

WHEREAS, said notice was published in the Flatonia Argus and said public hearing was held according to said notice.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLATONIA, TEXAS:

SECTION 1. That the City Manager's proposed budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026, as shown in words and figures in Exhibit "A", is hereby approved in all respects and adopted as the budget of the City of Flatonia, Texas, in compliance with provisions of Chapter 1, Section 5 of the Flatonia City Code which sets forth certain very specific requirements as to the City of Flatonia.

SECTION 2. That there is hereby appropriated the sum of \$2,764,173 to the General Fund for the payment of operating expenses and necessary capital outlay for the City Government.

SECTION 3. That there is hereby appropriated the sum of \$474,138 to the Water Fund for the operating expenses and necessary capital outlay for the Water Department.

SECTION 4. That there is hereby appropriated the sum of \$273,150 to the Wastewater Fund for the operating expenses and necessary capital outlay for the Wastewater Department.

SECTION 5. That there is hereby appropriated the sum of \$3,425,401 to the Electric Fund for the operating expenses and necessary capital outlay for the Electric Department.

SECTION 6. That the City Council hereby confers upon the City Manager general authority to contract for expenditures without further approval of the Council for all budgeted items the cost of which do not exceed the constitutional and statutory

requirements for competitive bidding.

SECTION 7. That this ordinance shall become effective from and after its passage.

PASSED AND APPROVED on the **23rd day of September 2025.**

Mayor Travis Seale:	Aye_____	; Nay _____	; Abstain _____	; Absent _____
Mayor Pro Tem Ginny Sears:	Aye_____	; Nay _____	; Abstain _____	; Absent _____
Councilman Jeff Brazill:	Aye_____	; Nay _____	; Abstain _____	; Absent _____
Councilman Josh Homan:	Aye_____	; Nay _____	; Abstain _____	; Absent _____
Councilman Allen Kocian:	Aye_____	; Nay _____	; Abstain _____	; Absent _____
Councilman Kevin Laney:	Aye_____	; Nay _____	; Abstain _____	; Absent _____

CITY OF FLATONIA, TEXAS

Travis Seale
Mayor

ATTEST

Jacqueline Ott
City Secretary

APPROVED AS TO FORM

Barbara Boulware-Wells
City Attorney

CITY OF FLATONIA

Agenda Summary Form

City Council

Deliberation Agenda # 3	Title: Consider and take appropriate action to ratify the fact that the Fiscal Year 2026 budget will require raising more revenue from property taxes than in the previous year in compliance with Section 102.007, Texas Local Government Code.
Summary:	
Proposed Motion(s): <input type="checkbox"/> I move to approve deliberation item #3. <input type="checkbox"/> I move to _____ _____	
Maker of Motion: _____ Second: _____	
Laney: _____ Homan: _____ Kocian: _____ Brazill: _____ Mayor Seale: _____ Mayor Pro Tem Sears: _____	



MEMO

To: Mayor and City Council
From: Ray Miller Jr.
Subject: Budget Ratification
Date: September 23, 2025

According to Section 102.007(c) of the Texas Local Government Code, “Adoption of a budget that will require raising more revenue from property taxes than in the previous year requires a separate vote of the government body to ratify the property tax increase reflected in the budget. A vote under the subsection is in addition to and separate from the vote to adopt the budget or a vote to set a tax rate required by Chapter 26, Tax Code, or other law.”

Therefore, this is a formality required by State Law. Below is the excerpt from the law.

Sec. 102.007. ADOPTION OF BUDGET. (a) At the conclusion of the public hearing, the governing body of the municipality shall take action on the proposed budget. A vote to adopt the budget must be a record vote.

(b) The governing body may make any changes in the budget that it considers warranted by the law or by the best interest of the municipal taxpayers.

(c) Adoption of a budget that will require raising more revenue from property taxes than in the previous year requires a separate vote of the governing body to ratify the property tax increase reflected in the budget. A vote under this subsection is in addition to and separate from the vote to adopt the budget or a vote to set the tax rate required by Chapter 26, Tax Code, or other law.

CITY OF FLATONIA

Agenda Summary Form

City Council

Deliberation Agenda # 4	Title: Consider and take appropriate action on adopting Ordinance 2025.9.2, an ordinance levying ad valorem taxes for use and support of the municipal government of the City of Flatonia, Texas for Fiscal Year 2026; providing for apportioning each levy for specific purposes; providing when taxes shall become due and when same shall become delinquent if not paid.
Summary:	
Proposed Motion(s): <input type="checkbox"/> I move to approve deliberation item #4. <input type="checkbox"/> I move to _____ _____	
Maker of Motion: _____ Second: _____	
Laney: _____ Homan: _____ Kocian: _____ Brazill: _____ Mayor Seale: _____ Mayor Pro Tem Sears: _____	

Ordinance # 2025.9.2

AN ORDINANCE LEVYING AD VALOREM TAXES FOR USE AND SUPPORT OF THE MUNICIPAL GOVERNMENT OF THE CITY OF FLATONIA, TEXAS FOR FISCAL YEAR 2026; PROVIDING FOR APPORTIONING EACH LEVY FOR SPECIFIC PURPOSES; PROVIDING WHEN TAXES SHALL BECOME DUE AND WHEN SAME SHALL BECOME DELINQUENT IF NOT PAID. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLATONIA, TEXAS:

WHEREAS, the City of Flatonia, Texas ("City") depends on property taxes to obtain income for the necessary operating expenses of the City; and

WHEREAS, the City is authorized by the State of Texas to assess property taxes for such purpose; and

WHEREAS, the cost of funding public safety programs and additional city staffing hours has increased; and

WHEREAS, all provisions of the Truth in Taxation Laws of the State of Texas concerning the computation of the tax rate, the establishment of the proposed tax rate, and the posting of required notices therefor have been duly met in good faith; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLATONIA, TEXAS:

SECTION 1: That there is hereby levied and there shall be collected for the use and support of the municipal government of the City of Flatonia, Texas, for Fiscal Year 2026, upon all property, real, personal, and mixed, within the corporate limits of said City subject to taxation, a tax of \$0.282664 on each \$100.00 valuation of property, said tax being so levied and apportioned:

For the maintenance and support of the general government (General Fund), \$ 0.282664 on each \$100.00 valuation of property.

For the Interest and Sinking Fund, \$0 on each \$100.00 property valuation.

SECTION 2: That taxes levied under this ordinance shall be due October 1, 2025, and if not paid on or before January 31, 2026, shall immediately become delinquent.

SECTION 3: That all taxes shall become a lien upon the property against which assessed, and the Fayette County Tax Appraisal District is hereby authorized and empowered to enforce the collection of such taxes according to the Constitution and laws of the State of Texas and Ordinances of the City of Flatonia, Texas. The Fayette County Tax Appraisal District, by virtue of the tax rolls certified, is hereby authorized and empowered to fix and establish a lien by levying upon such property, whether real, personal, or mixed, for payment of said taxes, penalty, and interest, and, the interest and penalty collected from such delinquent taxes shall be apportioned to

the General Fund of the City of Flatonia, Texas. All delinquent taxes shall bear interest from the date of delinquency at the rate prescribed by state law.

SECTION 4. That this ordinance shall become effect from and after its passage.

PASSED AND APPROVED on the **23rd day of September 2025,**

Mayor Travis Seale:	Aye_____; Nay _____; Abstain _____; Absent _____
Mayor Pro Tem Ginny Sears:	Aye_____; Nay _____; Abstain _____; Absent _____
Councilman: Jeff Brazill	Aye_____; Nay _____; Abstain _____; Absent _____
Councilman Josh Homan:	Aye_____; Nay _____; Abstain _____; Absent _____
Councilman Allen Kocian:	Aye_____; Nay _____; Abstain _____; Absent _____
Councilman Kevin Laney:	Aye_____; Nay _____; Abstain _____; Absent _____

CITY OF FLATONIA, TEXAS

Travis Seale
Mayor

ATTEST

Jacqueline Ott
City Secretary

APPROVED AS TO FORM

Barbara Boulware-Wells
City Attorney

CITY OF FLATONIA

Agenda Summary Form

City Council

Deliberation Agenda # 5	Title: Consider and take appropriate action on the Flatonia Fire and Rescue contract.
Summary:	
Proposed Motion(s): <input type="checkbox"/> I move to approve deliberation item #5. <input type="checkbox"/> I move to _____ _____	
Maker of Motion: _____ Second: _____	
Laney: _____ Homan: _____ Kocian: _____ Brazill: _____ Mayor Seale: _____ Mayor Pro Tem Sears: _____	

CITY OF FLATONIA

Agenda Summary Form

City Council

Deliberation Agenda # 6	Title: Consider and take appropriate action on renewing the City of Flatonia membership with Capital Area Council of Governments and reappointing Mayor Travis Seale as the City of Flatonia's representative.
Summary:	
Proposed Motion(s): <input type="checkbox"/> I move to approve deliberation item #6. <input type="checkbox"/> I move to _____ _____	
Maker of Motion: _____ Second: _____	
Laney: _____ Homan: _____ Kocian: _____ Brazill: _____ Mayor Seale: _____ Mayor Pro Tem Sears: _____	



Capital Area Council of Governments

6800 Burleson Road, Building 310, Suite 165

Austin, Texas 78744-2306

Ph: 512-916-6000 Fax: 512-916-6001

www.capcog.org

BASTROP BLANCO BURNET CALDWELL FAYETTE HAYS LEE LLANO TRAVIS WILLIAMSON

August 29, 2025

The Honorable Travis Seale
Mayor of the City of Flatonia
PO Box 329
Flatonia, TX 78941

Dear Mayor Seale,

So much has been accomplished this year at CAPCOG, and it's all thanks to our local government members, associate members, and community partners. CAPCOG staff has completed at least two regional five-year strategic plans — an economic development and a criminal justice plan; finished making the region next-generation 9-1-1 capable; graduated peace officers who have gone to work for more than 30 local policing agencies; conducted countless homeland security training opportunities; and provided services and supports to more than 20,000 older adults.

We honestly couldn't do any of this work without your support — whether that is from your police departments hiring cadets before they graduate or your organization hosting our staff to conduct local workshops that ensure your communities' voices are in the regional plans. This is one of the reasons CAPCOG will go on tour with its staff throughout the remainder of this year and next. Starting in October, we will hold town hall style pop-ups, so you can hear more about CAPCOG's activities, and we can learn more about how we can support your organization. We also are planning on bringing on additional staff to work directly with cities and counties on locating funding opportunities for your local projects.

Your annual membership dues provide CAPCOG with unique support — they pay for local match on grants which aid in funding the COG's operation. The 2026 dues are enclosed with this letter, and we hope you will continue to provide this much needed support. This coupled with your fellow elected officials and staff members, who sit on our regional committees, assist in guiding and implementing our regional programs.

As we wrap up 2025, we look forward to sharing more about what we have accomplished together with you at these future town halls and through our annual report. We also hope to see your General Assembly Representatives at the September 17th meeting, where we will discuss the region's demographics. But if you would like to know more about CAPCOG now, feel free to contact our staff, my assistant or myself. I can be reached at 512-916-6018 or cmiller@capcog.org.

Sincerely,

Chris Miller

Enc. Membership Invoice
 General Assembly Representation Summary
 General Assembly Appointment Form



6800 Burleson Road, Building 310, Suite 165
Austin, Texas 78744-2306
Ph: 512-916-6000 Fax: 512-916-6001
www.capcog.org

BASTROP BLANCO BURNET CALDWELL FAYETTE HAYS LEE LLANO TRAVIS WILLIAMSON

General Assembly Representation Summary for the City of Flatonia

CAPCOG's General Assembly is the organization's governing body for the purposes of selecting the Executive Committee, amending the council's bylaws, adopting budgets, determining membership dues, and guiding the organization's mission. Each CAPCOG member is responsible for appointing its representatives to the General Assembly, and every year CAPCOG wants to ensure its members' representatives are current. According to the CAPCOG bylaws, full members — counties and municipalities — are entitled at least one representative on the General Assembly; however, they can have additional representatives based on population as shown below:

Counties	Municipalities	No. of Representatives
Under 20,000	Under 10,000	1
20,000-100,000	10,000-50,000	2
100,000+	50,000-100,000	3
-----	100,000+	4

Associate members — special government districts, school districts, nonprofits, utilities, chambers of commerce, and other governmental agencies — can appoint one representative to the General Assembly. At least two-thirds of the General Assembly's voting representatives must be elected officials.

Based on the U.S. Census' most recent population estimates and CAPCOG's bylaws, the **City of Flatonia** qualifies for **1 representative(s)** on the General Assembly. Its current representatives are:

- **Mayor Travis Seale**

Please provide any updates to **City of Flatonia's** representative(s) by completing the attached form. More information about CAPCOG's General Assembly representation is at <https://www.capcog.org/about/general-assembly/>.

As a reminder, General Assembly Representatives are invited to the September 17th General Assembly Meeting at St. Edwards Ragsdale Center off Moody Drive in Austin. Representatives can RSVP at <https://www.capcog.org/trainings/general-assembly-demographic-discussion/>.



Capital Area Council of Governments
6800 Burleson Road
Building 310, Suite 165
Austin, TX 78744
Phone: 512-916-6000 Fax: 512-916-6001
Federal Tax ID: 74-1689381
State of Texas Vendor #17416893810

Invoice

To: City of Flatonia
Attn: Accounts Payable
P.O. Box 329
Flatonia, TX 78941

Date: August 29, 2025
Invoice No.: 2026M 116
Due Before: December 1, 2025

Description	Amount
2026 CAPCOG Annual Membership Dues	\$ 139.80
Total Due	\$ 139.80

For assistance, please contact Mason W. Canales at 512-916-6163 or mcanales@capcoq.org, or Silvia Alvarado at 512-916-6170 or salvarado@capcoq.org.

Thank you.

Serving Bastrop, Blanco, Burnet, Caldwell, Fayette, Hays, Lee, Llano, Travis and Williamson counties. Visit our website at www.capcoq.org

Remittance Stub

Please detach and return with payment

Invoice Date: August 29, 2025
2026 Annual Membership Dues

Customer ID: FLATONIA CITY
City of Flatonia
Attn: Accounts Payable
P.O. Box 329
Flatonia, TX 78941

Invoice No.: 2026M 116

Total Amount Due: \$ 139.80

Amount Enclosed: _____

PLEASE MAKE CHECKS PAYABLE TO:

Capital Area Council of Governments
6800 Burleson Road, Building 310, Suite 165
Austin TX 78744