

**Minutes**  
**Flatonia Economic Development Corporation**  
**Special Meeting**  
**September 30, 2019**

**Present:**

**Board Members**

Dennis Geesaman  
Ginny Sears  
Robert Dornak  
Larry Haas  
Brad Bass

**City Staff**

Mark McLaughlin – General Manager  
Melissa Brunner – City Secretary/Finance Manager  
Angela Beck – City Attorney

**Opening Agenda**

President Dennis Geesaman called the meeting to order at 6:02 p.m.

President Geesaman led the invocation and the Pledges to the American Flag and the Texas Flag.

**Deliberation Agenda**

- 9.2-2019.1. Ginny Sears motioned to approve the vision, goals and objectives of the Economic Development Corporation as part of the Comprehensive Plan as set forth in the attached Exhibit A, as presented by President Geesaman, including the additions discussed as follows: General Goals – 1) add as the second to last bullet “promote and keep the high standard of education in Flatonia”, 2) modify the second to last bullet to include “continue to develop parks, trails and recreational activities” and 3) on the last bullet change items below to Downtown Goals – 1) Promote shop local in conjunction with the Chamber of Commerce; 2) Promote existing availability of high speed technology and 3) promote Flatonia as a destination through a broad selection of media. Interstate Goals 1) Coordinate with Texas Department of Transportation for the best option for economic development during I-10 improvements and 2) plan and work for Market St. extension to I-10 frontage and North and Extraterritorial Jurisdiction Goals 1) wastewater treatment plant pipeline option to Mulberry Creek and 2) add to the 1<sup>st</sup> bullet “and residential”. Brad Bass seconded the motion. None opposed. Motion carried.

**The meeting was adjourned at 7:17 p.m.**

**Signed**



Dennis Geesaman

President

Approved this 21<sup>st</sup> day of November, 2019

**Attest**



Melissa Brunner  
FEDC Finance Manager  
City Secretary

## Exhibit A

### EDC Visions and Objectives 2020 Comprehensive Plan

General - Growth that maintains the traditional character of Flatonia while offering economic opportunity and quality of life

- Work closely with buyers and realtors
- Use outside recruiters for retail and light industrial
- Promote Façade Improvement Grant, Utility Deposit Loan Program and Business Incentive Programs
- Continue to develop parks and trail and other recreational activity
- Promote and keep the high standard of education in Flatonia
- Add or improve infrastructure in the Downtown, Interstate, North ETJ and East ETJ

Downtown – Maintain historic character while promoting it as a destination with shops, restaurants and venues.

- Promote Flatonia as a destination through a broad selection of media
- Promote open air mall concept with shopping, restaurants, galleries, entertainment, museums, etc.
- Support training and seminars developing a destination
- Promote a shop local in conjunction with the Chamber of Commerce
- Promote existing availability of high-speed technology
- Develop stop and depot for CARTS buses (and possible future ATMRAK stop) at renovated 1878 train depot which is also the former Police Station and City Hall

Interstate – Capture tax revenue and jobs along the interstate

- Identify and push to develop properties near the interstate
- Coordinate with TXDOT for best options for economic development during I-10 improvements (Truck route, utility easements, straightening USH95)
- Plan and work for Market St. extension to I-10 Frontage Road.

North ETJ – Areas for light industrial and residential

- Provide utilities to make the area more attractive (ex: Nikel-Mica waterline)
- Negotiate to make annexation attractive and part of development
- Work with recruiter for Light Industrial businesses
- Possible wastewater pipeline option to Mulberry Creek

East ETJ – Businesses south of interstate – housing (single family residential and multi-family residential)

- Garbade Ln. extension with water and wastewater
- Jares Ln. extension with water
- I10 Frontage Road connections
- Negotiate to make annexation attractive and a part of any developments.