



Notice of Economic Development Corporation Board Meeting

In accordance with the provisions of the Texas Open Meetings Act, Chapter 551, Texas Government Code, Notice is hereby given that a Special Meeting of the Flatonia Economic Development Corporation Board of Directors will be held on Thursday, November 19, 2020 beginning at 5:45 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:

The meeting agenda is posted online at: http://www.flatoniatx.gov/page/edc_agendas_minutes.

Members of the public who wish to submit their written questions or comments on a listed agenda item must submit these by sending an email to City Manager Sarah Novo at manager@ci.flatonia.tx.us. Questions or comments must be received no later than 12:00 noon on Thursday, November 19, 2020.

Public Hearing

PH.11.2020.1 Public Hearing for the purpose of receiving public input on the advisability of purchasing 1.37 ac (3 tracts) of land in the M. Muldoon Lg. A-14 from Margarito & Pauline Grifaldo (life estate); Jamie and Christina Grifaldo, situated at 1107 E. U. S. Highway 90, Flatonia, Texas, to be used to increase public parkland and for the development of amateur sports facilities, including children's sports facilities, thereby promoting economic development in the City of Flatonia as authorized by Section 505 of the Texas Local Government Code.

Opening Agenda

Call to Order
Invocation & Pledge
Citizens' Participation

Workshop

WS11-2020.1 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.

Reports

October 2020 Financial Report of the Economic Development Corporation

Consent Agenda

Minutes of the October 15, 2020 Regular Meeting.

Deliberation Agenda

- 11.1.2020.1 Swearing in of Taylor Laney to the Economic Development Corporation Board of Directors.
- 11.1.2020.2 Consider and take appropriate action on recommending to the Flatonia City Council the reappointment of Dennis Geesaman, Ginny Sears and Gary Hoover for a second term beginning October 1, 2020 – September 30, 2022.
- 11.1.2020.3 Consider and take appropriate action on the continuance of a contract the Sign Ad for billboard services.
- 11.1.2020.4 Consider and take appropriate action on adding or removing potential projects from the projects list set forth in attached Exhibit A and which the Corporation desires to undertake in the future.
- 11.1.2020.5 Consider and take appropriate action on strategies for utilizing Retail Coach.

Executive Session Agenda

- ES11.1.2020.1 As authorized by Texas Government Code Sec. 551.072 (Deliberations regarding Real Property) and Sec. 551.071 (Consultation with Attorney), the Board may enter into closed or executive session to discuss acquisition of the following item of real property and to consult with the City Attorney about attorney-client privileged matters relating to such acquisition:
1107 E. Highway 90, Flatonia, Texas

Deliberation Agenda

- 11.1.2020.1.2 Consider and take appropriate action authorizing the General Manager to enter into a contract for the acquisition of property located at 1107 E. Highway 90, Flatonia, Texas in accordance with the terms discussed in Executive Session and to request City Council approval of such as required by law.

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: **November 19, 2020 by 6:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Sarah Novo, City Manager, 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: _____

Sarah Novo
City Manager, City of Flatonia



Economic Development Corporation

Staff Report

November 19, 2020 Board Meeting

WS11-2020.1

Agenda Item: 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.



Economic Development Corporation

Staff Report
November 19, 2020 Board Meeting

Reports: October 2020 financial report of the Economic Development Corporation

OCTOBER 2020 EDC FUND BALANCE					
Date	Check #	Transaction Detail	Deposits	Withdrawals	Balance
10/1/2018		Balance forward			\$ 172,104.44
10/5/2020	583	Angela Beck (10520)		\$ 300.00	\$ 171,804.44
10/7/2020	584	Kristen Laney (Darlin's Diner Façade)		\$ 2,000.00	\$ 169,804.44
10/12/2020		Sales Tax (July 2020)	\$ 10,092.00		\$ 179,896.44
10/21/2020	585	Kristen Laney (Darlin's Diner BIP)		\$ 10,000.00	\$ 169,896.44
		Totals	\$ 10,092.00	\$ 12,300.00	

NOVEMBER 2020 EDC FUND BALANCE					
Date	Check #	Transaction Detail	Deposits	Withdrawals	Balance
11/1/2020		Balance forward			\$ 169,896.44
11/4/2020	586	Angela Beck (10529)		\$ 912.50	\$ 168,983.94
11/16/2020		Sales Tax (August 2020)	\$ 11,351.00		\$ 180,334.94
		Totals	\$ 11,351.00	\$ 912.50	



Economic Development Corporation

Staff Report

November 19, 2020 Board Meeting

Consent

Agenda Item: Minutes of the October 15, 2020 Regular Meeting.

Minutes
Flatonia Economic Development Corporation
Regular Meeting
October 15, 2020

Board Members	Dennis Geesaman Ginny Sears Robert Dornak Ashley Beeman Gary Hoover
City Staff	Sarah Novo – City Manager/General Manager Angela Beck – City Attorney Jack Pavlas – Utility Director
Absent	Brad Bass
Public	Kyle Cofer, Retail Coach Melanie Berger, Flatonia Argus

Opening Agenda

President Dennis Geesaman called the meeting to order at 6:01 p.m. President Geesaman led the invocation. No citizen participation.

Reports

September 2020 Financial Report of the Economic Development Corporation

Workshop – Open 6:08 p.m.

WS9-2020.1 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.

Workshop closed at 6:15 p.m.

Consent Agenda

Ginny Sears motioned to approve consent agenda including the Minutes of the September 17, 2020 Regular Meeting. Ashley Beeman seconded the motion. None opposed. Motion carried.

Deliberation Agenda

10.2020.1 Ginny Sears made a motion to approve an application by Darlin's Diner in the amount of \$10,000 for the Business Incentive Program. Gary Hoover seconded the

- motion. None opposed. Motion carried.
- 10.2020.2 Ginny Sears made a motion to amend the list of projects set forth as Exhibit A by adding #3 as Consider acquisition of Grifaldo property, and #5 as Street striping of S. Main Street; thereby shifting all other existing items down on the list. Gary Hoover seconded the motion. None opposed. Motion carried.
- 10.2020.3 Kyle Cofer of the Retail Coach provided an update on work being done by the Retail Coach.No action taken.
- 10.2020.4 Ginny Sears made a motion to approve Taylor Laney as a nominee for Flatonia Economic Development Corporation Board of Directors to the Flatonia City Council. Ashley Beeman seconded the motion. None opposed. Motion carried.

The meeting was adjourned at 6:40 p.m.

Signed

Dennis Geesaman
President

Approved this 15th day of October 2020

Signed

Ashley Beeman Secretary FEDC

Attest

Sarah Novo FEDC General Manager
City Manager



Economic Development Corporation

Staff Report
November 19, 2020 Board Meeting

Deliberation

11.1.2020.1

Agenda Item: Swearing in of Taylor Laney to the Economic Development Corporation Board of Directors



Economic Development Corporation

Staff Report
November 19, 2020 Board Meeting

Deliberation

11.1.2020.2

Agenda Item: Consider and take appropriate action on recommending to the Flatonia City Council to reappoint Dennis Geesaman, Ginny Sears and Gary Hoover for a second term beginning October 1, 2020 – September 30, 2022.

Summary: The places that are up for appointment this year are 1, 2 and 3. They are currently held by 1. – Dennis Geesaman, 2. – Ginny Sears and 3. – Gary Hoover.

The term for this appointment is October 1, 2020 – September 30, 2022.

All of the current Board Members are happy to continue to serve.



Economic Development Corporation

Staff Report
November 19, 2020 Board Meeting

Deliberation

11.1.2020.3

Agenda Item: Consider and take appropriate action on the continuance of a contract with the Sign Ad for billboard services.

Summary: The Sign Ad contract for a 10x32 vinyl billboard on I-10 will be expiring on 12/18/2020. Renewal of the contracted amount for another year is \$5,395, which can be broken down into 13 – 4 week net rate payments of \$415.



Economic Development Corporation

Staff Report

November 19, 2020 Board Meeting

Deliberation

11.1.2020.4

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

Exhibit A

1. TDA Tx CDBG Contract 7219150 sewer and water project. (funding \$35,245 in FY 21 budget to cover grant amount and low bid+\$15,000 City match covered in FY 20)
2. Restrooms at 7-Acre Park (funding \$8,000 – re-appropriate to FY 21)
3. Consider acquisition of the Grifaldo property bordering McWhirter Park.
4. Sidewalk extensions at the railroad crossings on the west side of Market St. and east and west sides of Penn St. - West side of Penn Street to get the priority. This is a collaborative effort between TXDOT, UP and Utilities.
5. Consider street striping of South Main Street.
6. Fire protection – install 8” water line towards Roberts Steakhouse (proposed \$19,500 in FY 21)
7. Conversion of wastewater treatment facility to mechanical plant. Grant – CDBG Mitigation, GLO
8. Water line extension on Garbade Lane to Hackberry St.
9. Garbade Lane straighten and extend from 11th ST. to Hackberry St.
10. Market St. extension to I-10 frontage road. Grant – CDBG Mitigation, GLO
11. Nickel-Mica waterline extension to finish looping the system.
12. Water Main on Jares Lane and I-10 frontage back to FM609.
13. CARTS/AMTRAK Terminal and parking area.



Economic Development Corporation

Staff Report

November 19, 2020 Board Meeting

11.1.2020.5

Agenda Item: Consider and take appropriate action on strategies for utilizing Retail Coach.



Economic Development Corporation

Staff Report

November 19, 2020 Board Meeting

Executive Session

ES11.1.2020.1

Agenda Item:

As authorized by Texas Government Code Sec. 551.072 (Deliberations regarding Real Property) and Sec. 551.071 (Consultation with Attorney), the Board may enter into closed or executive session to discuss acquisition of the following item of real property and to consult with the City Attorney about attorney-client privileged matters relating to such acquisition:

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Economic Development Corporation

Staff Report
November 19, 2020 Board Meeting

Deliberation

11.1.2020.1.1

Agenda Item: Consider and take appropriate action authorizing the General Manager to enter into a contract for the acquisition of property located at 1107 E. Highway 90, Flatonia, Texas in accordance with the terms discussed in Executive Session and to request City Council approval of such as required by law.