

Minutes
Flatonia Economic Development Corporation
Regular Meeting
November 15, 2018

Present:

Board Members

Dennis Geesaman
Ginny Sears
Ashley Beeman
Lenel Tamez
Gary Hoover
Brad Bass

City Staff

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

Opening Agenda

President Dennis Geesaman called the meeting to order at 6:00 p.m.

Brad Bass led invocation and President Geesaman led the Pledge to the American Flag and the Texas Flag.

Reports

EDC President Report

President Geesaman along with Board member Ashley Beeman spoke on the Texas Municipal League Economic Development Seminar they attended. They referenced the website strongtowns.org and spoke in particular about one of the speakers who spoke about growing within the town instead of just expanding.

General Manager Report

General Manager McLaughlin reported that the Twelfth St. wastewater line was complete.

McLaughlin also reported that the new medical clinic has opened this week.

McLaughlin reported that Grumpy's Motor Inn is now being known as the Sunset Inn and is partially operational at this time.

McLaughlin also reported that the City Crew is replacing the bulbs in the light strands that outline the downtown buildings during the Christmas season with LED bulbs. He also reported that those lights would burn year-round as the electric usage with the new bulbs is so much less that it is less to power them all year as the old ones just during the season.

Consent Agenda

Brad Bass motioned to approve the consent agenda to include the minutes of the October 18, 2018 meeting and the October 2018 Financial Report. Gary Hoover seconded the motion. None opposed. Motion carried.


Deliberation Agenda

- 11-2018.1. Brad Bass motioned to delete the Twelfth Street wastewater line from the list and move the Nikel-Mica waterline extension to after the Slaughterhouse item. Lenel Tamez seconded the motion. None opposed. Motion carried.
- 11-2018.2. Aaron Farmer and Kyle Cofer from Retail Coach reported on several suggestions and also stated that the trend was now to “come back to downtown and work within the community instead of building out”. Some of the businesses that they are working with are:
- Sonic Drive In – working with Amigos Travel Center
 - Dunkin Donuts – possible at Amigos after the Sonic deal is complete
 - Ace Hardware – they need a 10,000 sq. ft. building and prefer a building that is already built, but will build – they are still interested in Flatonia – it is a franchise model, not corporate.
 - Arby’s - looking for a location still – would be a franchise – they need .75 acre for new building – they will build
 - Denny’s – Flatonia is not big enough
 - Starbucks – population of Flatonia is too small – traffic count on I-10 too low
- Retail Coach reps also spoke about Flatonia Economic Development having a booth at the International Council of Shopping Centers conference in 2020. Retail coach will be in attendance at the January 2019 with Flatonia’s information and encouraged some of the Board members to attend.
- 11-2018.3. Board Member Gary Hoover mentioned that he was interested in attending the Red River International Council of Shopping Centers conference in January of 2019. Aaron Farmer of Retail Coach says that the Board needs to continue to focus on all areas of town. No action was taken.
- 11-2018.4. There was no action taken on business incentives to include small and/or large matching grants or loans as the committee had not met. Dennis Geesaman appointed Gary Hoover to serve as Chair of this committee along with Brad Bass, Lenel Tamez and Mark McLaughlin.
- 11-2018.5. No action was taken on procedures necessary to make Flatonia a “Film Friendly City”.
- 11-2018.6. The Committee created to explore the possibility of broadband internet availability in Flatonia reported that they had met. Mark McLaughlin is to contact the local options. Gary Hoover is looking into information also. They will have more information at the next meeting.

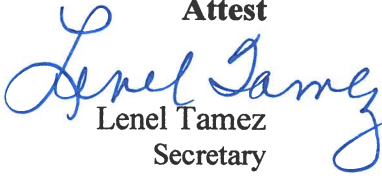
The meeting was adjourned at 7:17 p.m.

Approved this 17th day of January, 2019

Signed


Dennis Geesaman
President

Attest


Lenel Tamez
Secretary