



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 Regular Meeting of the Flatonia Economic Development Corporation Board of Directors will be held on Thursday, September 17, 2020 beginning at 6:00 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, September 17, 2020.

Opening Agenda

Call to Order
Invocation & Pledge
Citizens' Participation

Workshop

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.

Reports

August 2020 Financial Report of the Economic Development Corporation

Consent Agenda

Minutes of the August 20, 2020 Regular Meeting.

Deliberation Agenda

- 9-2020.1 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.
- 9-2020.2 Consider and take appropriate action on strategies for utilizing Retail Coach.

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: **September 14, 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

September 17, 2020 Board Meeting

Reports: September 2020 financial report of the Economic Development Corporation

Date	Check	Transaction Detail	Deposits	Withdrawals	Balance
10/1		Balance forward			\$ 143,786.59
10/1		Deposit - refund from Comptroller	\$ 100.96		\$ 143,786.59
10/1		Transfer for Splash Pad Contribution		\$ 10,000.00	\$ 133,786.59
10/4	540	Angela Back		\$ 812.50	\$ 132,974.09
10/31		Sales Tax (August 2019)	\$ 10,661.49		\$ 143,635.58
11/20		Sales Tax (September 2019)	\$ 9,015.79		\$ 152,651.37
12/13	541	Angela Back		\$ 350.00	\$ 152,301.37
12/20		Sales Tax (October 2019)	\$ 11,219.26		\$ 163,520.63
1/23	542	Citibank (USPS)		\$ 7.60	\$ 163,513.03
1/24		Sales Tax (November 2019)	\$ 9,019.02		\$ 172,532.05
2/19	543	Gary Hoover (ICSC Conf)		\$ 554.54	\$ 171,977.51
2/19	544	Cyndi Johnson (Schallert)		\$ 1,590.00	\$ 170,387.51
2/22		Sales Tax (December 2019)	\$ 13,002.85		\$ 183,390.36
3/13		Sales Tax (January 2020)	\$ 8,852.27		\$ 192,242.63
4/8	545	Angela Beck		\$ 525.00	\$ 191,717.63
4/15		Sales Tax (February 2020)	\$ 8,967.78		\$ 200,685.41
4/24		Transfer for CDBG Grant Match		\$ 15,000.00	\$ 185,685.41
5/1	546	Secretary of State (VOID \$5.00)			\$ 185,685.41
5/15	547	Angela Beck		\$ 262.50	\$ 185,422.91
5/15	548	Flatonia Argus		\$ 40.50	\$ 185,382.41
5/20		Sales Tax (March 2020)	\$ 10,158.48		\$ 195,540.89
5/20	549	Secretary of State		\$ 25.00	\$ 195,515.89
5/20	550	Robert's Steakhouse (C19 - SBUG)		\$ 500.00	\$ 195,015.89
5/20	551	City of Flat (Josesitos C19 - SBUG)		\$ 500.00	\$ 194,515.89
5/20	552	Olde Town Tea Room (C19-SBUG)		\$ 500.00	\$ 194,015.89
5/20	553	City of Flat (Red Vault C19-SBUG)		\$ 500.00	\$ 193,515.89
5/20	554	Wine Haus (C19 - SBUG)		\$ 500.00	\$ 193,015.89
5/27	555	The Retail Coach		\$ 5,500.00	\$ 187,515.89
5/27	556	City (Barbara's Flowers C19SBUG)		\$ 500.00	\$ 187,015.89
5/27	557	City (Richters Catering C19SBUG)		\$ 500.00	\$ 186,515.89
5/27	558	Clover Connection C19 SBUG		\$ 500.00	\$ 186,015.89
5/27	559	Trophy Tech (C10 SBUG)		\$ 500.00	\$ 185,515.89
5/27	560	City (Inspire Beauty C19 SBUG)		\$ 500.00	\$ 185,015.89
5/27	561	Joel's BBQ 9 C19 SBUG)		\$ 500.00	\$ 184,515.89
5/27	562	City (Galleria Texana C19SBUG)		\$ 500.00	\$ 184,015.89
5/27	563	City (Sarah's TLC Lrng Ctr C19SBUG)		\$ 500.00	\$ 183,515.89
5/27	564	Rhinestone Angel (C19 SBUG)		\$ 500.00	\$ 183,015.89
5/27	565	Mica Rental (C19 SBUG)		\$ 500.00	\$ 182,515.89
5/27	566	Olle Hotel (C19 SBUG)		\$ 500.00	\$ 182,015.89
5/29	567	Jamie's Café (C19 SBUG)		\$ 500.00	\$ 181,515.89
5/29	568	Headlines (C19 SBUG)		\$ 500.00	\$ 181,015.89
6/4	569	Angela Beck		\$ 387.50	\$ 180,628.39
6/11	570	Citibank 5849		\$ 225.00	\$ 180,403.39
6/25	2015	Galleria Texana (Façade 2020)		\$ 2,000.00	\$ 178,403.39
6/25	2013	Harrison Room (C19 SBUG)		\$ 500.00	\$ 177,903.39
6/25	2014	Harrison Room (Façade 2019)		\$ 2,000.00	\$ 175,903.39
6/25	2012	Henry K's (C19 SBUG)		\$ 500.00	\$ 175,403.39
7/14	571	Moeller Tire and Lube (C19SBUG)		\$ 500.00	\$ 174,903.39
7/28	572	Angela Beck		\$ 187.50	\$ 174,715.89
8/3	574	American Legion Post #94 (C19SBUG)		\$ 500.00	\$ 174,215.89
8/10	575	E.A. Arnim Museum (C19SBUG)		\$ 500.00	\$ 173,715.89
8/13		Sales Tax (April 2020)	\$ 8,751.15		\$ 182,467.04
8/13		Sales Tax (May 2020)	\$ 10,488.40		\$ 192,955.44
8/14	573	Flatonia Chamber (C19SBUG)		\$ 500.00	\$ 192,455.44
8/17	576	Flatonia Special Projects (C19SBUG)		\$ 500.00	\$ 191,955.44
8/18	577	Cowgirl Provisions (C19SBUG)		\$ 500.00	\$ 191,455.44
8/19	579	J&P Farek Paving Consultants - Cv Ctr.		\$ 20,400.00	\$ 171,055.44
8/21	578	Angela Beck		\$ 500.00	\$ 170,555.44
		Sales Tax (June 2020)	\$ 9,984.00		\$ 180,539.44
		Totals	\$ 110,221.45	\$ 73,367.64	

Budget Breakdown		
	Budgeted	9/14/2020
EDC Sales Tax Revenue	\$ 117,580.00	\$ 110,221.45
Expenses		
Administrative Services	Budgeted	
Legal Services	4,000	3,025
Travel	4,000	555
Office Supplies	300	
Bonding	1,850	
Filing Fees / IRS Filing Fees	500	25
Miscellaneous	1,500	48
Total Administrative Services Expenses	\$12,150	3,653
Incentive Programs		
Business Expansion Grants	34,000	1,590
Façade Improvement Program	10,000	4,000
Utility Deposit Loan Program	10,000	
COVID-19 Small Bus Utility Grant	13,500	13,500
Total Incentive Programs	\$67,500	19,090
Contract Services Support		
Retail Coach	11,500	5,500
Audit	2,500	
Total Charges for Service	14,000	5,500
Capital Improvement Projects		
Capital Improvements	81,000	45,400
Total Capital Improvement Programs	\$81,000	45,400
TOTAL ALL EXPENSES	\$174,650	73,643

Restaurants - Round 1 (up to \$5,000)		
1	Robert's Steakhouse	\$500.00
2	Jamie's Café	\$500.00
3	Joel's BBQ	\$500.00
4	Red Vault Bistro	\$500.00
5	Wine Haus	\$500.00
6	Josesitos	\$500.00
7	Floy Farm	\$500.00
Other Businesses (Funding - Round 2)		
8	Olle Hotel	\$500.00
9	Clover Connection Daycare	\$500.00
10	Sarah's Daycare	\$500.00
11	Headlines Salon	\$500.00
12	Inspire Salon	\$500.00
13	Rhinestone Angel	\$500.00
14	Galleria Texana	\$500.00
15	Trophy Tech	\$500.00
16	Barbara's Flower World	\$500.00
	Henry K's	\$500.00
17	Red's Catering	\$500.00
18	Mica Rental - Outhouse	\$500.00
19	Harrison Room	\$500.00
20	Darlin's Diner	\$500.00
21	Cowgirl Provisions	\$500.00
22	Moeller Tire	\$500.00
Non-profit (Funding - Round 3)		
23	Chamber of Commerce	\$500.00
24	American Legion Post 94	\$500.00
25	E.A. Arnim Museum	\$500.00
26	Flatonia Special Projects	\$500.00
		\$13,500.00
	Total	\$13,500.00
	Balance remaining	\$0.00



Economic Development Corporation

Staff Report

September 17, 2020 Board Meeting

WS9-2020.1

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

September 17, 2020 Board Meeting

Consent

Agenda Item: Minutes of the August 20, 2020 Economic Development Corporation Regular meeting.

Minutes
Flatonia Economic Development Corporation
Regular Meeting
August 20, 2020

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

Opening Agenda

President Dennis Geesaman called the meeting to order at 6:02 p.m. President Geesaman led the invocation. No citizen participation.

Reports

August 2020 Financial Report of the Economic Development Corporation

Workshop

WS8-2020.1 Business recruitment discussion surrounding potential partnerships, key properties for development, recently sold properties, car wash, and housing needs. Façade improvement grant packets provided to several new businesses.

Workshop closed at 6:26

Consent Agenda

Brad Bass motioned to approve consent agenda including the Minutes of the July 16, 2020 Regular Meeting. Ashley Beeman seconded the motion. None opposed. Motion carried.

Deliberation Agenda

8-2020.1 No action taken on the list of projects set forth as Exhibit A.
8-2020.2 Aaron Farmer of the Retail Coach provided an update on work being done by the Retail Coach. Mr. Farmer indicated that he would provide a couple of months free of charge to the City at the expiration of the

contract due to time lost due to the coronavirus pandemic. No action taken.

8-2020.2.1

Ginny Sears made a motion to recommend the appointment of Clyde Derricks to the Economic Development Board for the remainder of the term vacated by Larry Haas, expiring September 30, 2021. Ashley Beeman seconded the motion. None opposed. Motion carried.

The meeting was adjourned at 6:42 p.m.

Signed

Dennis Geesaman
President

Approved this 20th day of August 2020

Signed

Ashley Beeman Secretary FEDC

Attest

Sarah Novo FEDC General Manager
City Manager



Economic Development Corporation

Staff Report

September 17, 2020 Board Meeting

Deliberation

9-2020.1

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 to cover grant amount and low bid+\$15,000 City match)
2. COVID-19 Small Business Utility Grant Program (funding \$13,500)
3. Restrooms at 7-Acre Park (funding \$8,000)
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.
5. Paving of Civic Center Parking Lot (Funding \$25k, City funding \$4,767 for base)
6. Fire protection – install 8” water line towards Roberts Steakhouse (proposed \$19,500)
7. Conversion of wastewater treatment facility to mechanical plant
8. Water line extension on Garbade Lane to Hackberry St.
9. Garbade Lane straighten and extend from 11th ST. to Hackberry St.
10. CARTS/AMTRAK Terminal and parking area.
11. Market St. extension to I-10 frontage road.
12. Nikel-Mica waterline extension to finish looping the system.
13. Water Main on Jares Lane and I-10 frontage back to FM609.



Economic Development Corporation

Staff Report

September 17, 2020 Board Meeting

9-2020.2

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