



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, January 21, 2021 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, January 21, 2021.

Opening Agenda

Call to Order
Invocation & Pledge
Citizens' Participation

Workshop

WS1-2021.1 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

YTD Financial Report of the Economic Development Corporation

Consent Agenda

Minutes of the November 19, 2020 Regular Meeting.

Deliberation Agenda

- 1.1.2021.1 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.

- 1.1.2021.2 Consider and take appropriate action on strategies for utilizing Retail Coach.

Adjournment

Economic Development Corporation

Staff Report

January 21, 2021 Board Meeting

WS1-2021.1

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

January 21, 2021 Board Meeting

Reports: Financial report of the Economic Development Corporation

FY 20/21 Revenue and Expense Detail					
Date	Check	Transaction Detail	Deposits	Withdrawals	Balance
10/1/2020		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
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
11/19/2020	587	Clear Title - 1107 E. US 90 EMD		\$ 1,000.00	\$ 179,334.94
11/19/2020	588	Clear Title - 1107 E. US 90 Option		\$ 500.00	\$ 178,834.94
12/11/2020		Sales Tax (September 2020)	\$ 10,583.00		\$ 189,417.94
12/14/2020		Reconciliation 2020	\$ 8.84		\$ 189,426.78
12/28/2020	589	Angela Beck (10535)		\$ 593.00	\$ 188,833.78
12/28/2020	590	Core and Main - CIP 8" h20 main Roberts		\$ 7,407.08	\$ 181,426.70
1/4/2021	591	Flatonia Argus - Publication prop purchase		\$ 40.50	\$ 181,386.20
1/12/2021		Transfer City match CIP (CDBG 7219150)		\$ 17,230.95	\$ 164,155.25
1/12/2021		Sales Tax (October 2020)	\$ 9,765.33		\$ 173,920.58
		Totals	\$ 41,800.17	\$ 39,984.03	

- Highlighted items will be presented as part of a budget amendment to Council.

Economic Development Corporation

Staff Report

January 21, 2021 Board Meeting

Consent

Agenda Item: Minutes of the November 19, 2020 Regular Meeting.

Minutes
Flatonia Economic Development Corporation
Regular Meeting
November 19, 2020

Board Members	Dennis Geesaman Ginny Sears Ashley Beeman Gary Hoover Taylor Laney
City Staff	Sarah Novo – City Manager/General Manager Angela Beck – City Attorney Herminia Dale – Utility Billing
Absent	Brad Bass Robert Dornak
Public	Melanie Berger, Flatonia Argus

Public Hearing – *Open 5:56 PM*
No public participation

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.

Public Hearing closed 6:01 P.M.

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. The board discussed staff conducting an analysis of cost and number of parking stalls which would result in the striping of South Main Street. The board also discussed façade program applications and the benefit to local businesses as well as concern surrounding traffic on the TX DOT right of way near Amigos.

Workshop closed at 6:31 p.m.

Consent Agenda

Ginny Sears motioned to approve consent agenda including the Minutes of the October 15, 2020 Regular Meeting. Gary Hoover seconded the motion. None opposed. Motion carried.

Deliberation Agenda

- 11.1.2020.1 Taylor Laney was formally sworn into the Economic Development Corporation Board of Directors.
- 11.1.2020.2 Ashley Beeman made a motion to recommend 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. Taylor Laney seconded the motion. None opposed. Motion carried.
- 11.1.2020.3 No action on an item to consider or take appropriate action on the continuance of a contract with Sign Ad for billboard services. This item was moved to the Council agenda for consideration.
- 11.1.2020.4 No action on the addition or removal of potential projects from the projects list set forth as Exhibit A.
- 11.1.2020.5 No action taken on strategies for utilizing Retail Coach.

Executive Session Agenda – Open 6:38 P.M.

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

Executive Session closed 6:49 P.M.

Deliberation Agenda

- 11.1.2020.1.2 Ginny Sears made a motion to approve 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. Ashley Beeman seconded the motion. None opposed. Motion carried.

The meeting was adjourned at 6:50 p.m.

Signed

Dennis Geesaman
President

Approved this 21th day of January 2021

Signed

Ashley Beeman Secretary FEDC

Attest

Sarah Novo FEDC General Manager
City Manager

Economic Development Corporation

Staff Report

January 21, 2021 Board Meeting

Deliberation

1.1.2021.1

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 in FY 21 budget to cover grant amount and low bid+\$15,000 City match covered in FY 20) (-\$17,320.95)
2. Restrooms at 7-Acre Park (funding \$8,000 – re-appropriate to FY 21)
3. 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. (Request made to U.P.)
6. Fire protection – install 8” water line towards Roberts Steakhouse (proposed \$19,500 in FY 21) (-\$7,407.8)
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

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Deliberation

1.1.2021.2

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