



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, April 15, 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, April 15, 2021.

Opening Agenda

Call to Order
Invocation & Pledge
Citizens' Participation

Workshop

WS4-2021.1

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

General Manager Report
Financial Report of the Economic Development Corporation

Consent Agenda

Minutes of the March 4, 2021 Regular Meeting.

Deliberation Agenda

- 4.1.2021.1 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.
- 4.1.2021.2 Consider and take appropriate action on resignation of Board Member Robert Dornak.
- 4.1.2021.3 Consider and take appropriate action on a recommendation to the Flatonia City Council to fill the unexpired term (expires 9/2021) due to resignation of Robert Dornak.

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: **April 12, 2021 by 6:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



Heather Ambrose, City Secretary, 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

April 15, 2021 Board Meeting

WS3-2021.1

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

April 15, 2021 Board Meeting

GENERAL MANAGER'S REPORT

Prepared by Sarah Novo

1. Economic Development

- The EDC meeting will be held April 15th at 6:00 P.M.
- Local business developments:
 - a. Lyric Theatre hosted a ribbon cutting on March 26th at 10:30. Ice cream shop is now open!
 - b. The Donut Shop is now open!
 - c. El Toro Viejo is now open! Ribbon cutting is scheduled for April 21st at 10:30.
 - d. Olle Hotel is on the market
 - e. Subway building has sold
 - f. Old Dollar General has sold
 - g. Arnim building sold
 - h. Stein building under contract
 - i. The truck wash project is progressing.
 - j. Moeller's is on the market
 - k. Old pharmacy has sold
- Several area businesses have recently utilized the Façade Improvement Grant program which assists commercial business owners with a grant to improve the exterior appeal of their business. The grant covers up to 80% of the costs for façade work with a maximum cap of \$2,000. An application for the Façade Improvement Grant Program can be found at: http://www.flatoniatx.gov/page/facade_improvement_program



Lyric Theatre receiving their first delivery of Blue Bell Ice Cream

Businesses who have recently benefitted include: Red Vault Bistro, Lyric Theatre and the Vash N' Dry.

2. Public Services

- Spring clean-up dates are scheduled:
 - Limb Chipping 4/12-16 at 7PM and;
 - Bulk/Solid Waste collections on Saturday 4/17 (8-5) and 4/19-23 (4-6).
- Bulldog monument at Fisd placed by staff.
- Work on the city-wide street project list will began April 8th.
- Repairs to broken lines under Highway 90 are complete.

- Staff submitted a request to Union Pacific requesting to paint the helicopter landing pad which is part of an existing lease agreement, and to potentially add a ramp to the location for ease of patient loading and transport in the event this pad needs to be available for air transport in the future.
- CDBG MIT grants were submitted on November 30, 2020 for (24M) completion of citywide drainage upgrades as well as for the (17M) construction of a mechanical wastewater treatment facility. No updates have been received to date in response to this submission.
- Administration has been selected for another CDBG 2021 infrastructure grant in the amount of 350k. Project selection and engineering assessments are underway.

3. Police

- Thursday, March 25th, the Fayette County Dispatch was notified by the Colorado County Sheriff's Office of a vehicle pursuit on I-10 traveling W/B towards Fayette County and that the pursuit started in Harris County where the driver of the vehicle had fired several shots at Harris County Constable's that were in pursuit. Flatonia Police Officers, along with several allied agencies responded to the pursuit. Law Enforcement was advised the vehicle's tires were spiked in Colorado County and the driver continued driving on rims. The vehicle entered Fayette County on I-10 W/B and came to a stop at the 671 MM about a mile past Schulenburg in the lane of traffic. The driver continued displaying a handgun as Law Enforcement had I-10 shut down east and westbound for the safety of traveling motorists. Flatonia Police officer Stansberry was dispatched to block mile marker 664 to keep civilians out of the line of fire. He parked his vehicle at that location with the lights on to block traffic and was away from his car when it was subsequently hit by a passing motorist. The patrol vehicle is out of commission and a claim has been filed. Meanwhile, Fayette County activated the Austin-Fayette



Damaged Flatonia Police Patrol Vehicle

County SRT team who responded to the scene to assist in the original pursuit. After a long standoff and attempted negotiations with the driver, CS gas was deployed by the SRT team to end the standoff as the driver fired his weapon suffering a self-inflicted gunshot wound around 08:50 am. Due to traffic being shut down on I-10 in both directions, traffic was diverted onto US90 through Flatonia. The police department was spread thin due to being down a patrol vehicle and working an active scene, and the SRO was pulled from the school to assist. Around this time we experienced a silver alert in town requiring additional resources, and traffic was continuing to build up in town. The City Manager requested assistance from the Utility crew to help with traffic control which ultimately cleared around 11:00 am as I-10 was reopened.

- Prior to the recent loss of one of our police patrol vehicles, the Police department applied for a CAPCOG JAG grant in the amount of \$69,391.44 to fund the purchase of a police vehicle to replace aging patrol vehicles. On April 8th staff were advised that the City was successful in their application and will be awarded the requested amount for the purchase of a new patrol vehicle.

- Police Chief Dick and Sergeant Pritchard are TCOLE instructors and have been certified as contract training providers for the Flatonia Police Department. They will be hosting area police organizations for training with the first class being held the week of 4/12-4/16 and second is 4/19-23 at the Fire Station.
- The Police Department will be advertising to fill a vacant patrol officer position.

4. Covid-19

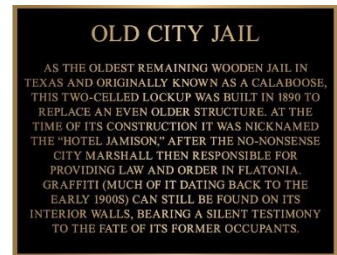
- The City of Flatonia in partnership with Fayette County and the National Guard hosted a COVID-19 Vaccine clinic on March 26th at the Civic Center with priority given to Flatonia residents. 100 vaccines were administered to those who signed up ahead of time.
- Fayette County EMS has also been out and about in Flatonia and Schulenburg providing vaccines to homebound residents and their families/caretakers. Teams provide home visits to residents who are unable to leave their home in order to administer the vaccine.
- Your Hometown Pharmacy (formerly called Main Street Pharmacy) is receiving Moderna and Johnson and Johnson vaccines. They hosted a large vaccination event April 8th, at their store.



Pictured: City Secretary Heather Ambrose and Police Chief Lee Dick (who holds an active Paramedic license)

5. Parks

- Parks Committee meeting will be held on Wednesday, April 28 at 6:00 P.M.
- The splash pad at Mc Whirter Park opened for the season on March 15th.
- The newly acquired 1-acre addition to McWhirter park has been mowed and cleared of dead trees and fencing. Staff will be disconnecting utilities to the property.
- Rotary will be assisting in the replacement of a roof on the equipment room at the City pool. The City is very grateful for their contribution.
- Sign acknowledging the history of the City Jail located in Flatonia Rail Park has been ordered and will be placed to provide visitors with a description of the buildings past.
- Staff are taking steps to open the pool this year. As the pool was closed last year due to Covid-19, the City has coordinated an insurance inspection this year to be better certain about the safety of the pool. Lifeguard applications have been received and a trainer is on stand-by until the inspection has been completed. Opening date TBD.
- Park rental and special event policies, procedures and proposed ordinances were presented to the Parks Commission on March 24th and approved for recommendation to Council on April 13th. Update will be provided.



Sign to be placed in front of Old City Jail in the Flatonia Rail Park.

6. Administration

- Staff are working to prepare personnel policies, job descriptions and salary schedules for City employees.

- Audit preparation is underway and staff is working closely with the Notz group to provide documents as requested by the audit team for their review.

7. Budget

- As the City prepares for the FY 21/22 budget cycle, executive staff and committees have begun discussion of potential Capital Improvement Projects for each department, project costs, potential funding sources and priorities. These will be guiding documents as we continue budget discussions and engage Council on future City planning and/or budgeting. Stay tuned for more information as we begin budget discussions.

8. Communications

- The City's Facebook page <https://www.facebook.com/FlatoniaTX> is growing and updated frequently.
- The City Manager provided presentations to the Rotary on March 4th and Lions club on March 23 regarding city-wide updates.
- A quarterly newsletter and spring clean-up inserts were mailed to all Flatonia utility customers in the latest billing cycle. Flyers were mailed in both English and Spanish.
- The City continues to make updates to the website including updating the city-wide event and meeting calendar. City meetings are posted on the website with a link to the agenda, and a reminder is also posted on the City's social media accounts. Please visit flatoniatx.gov to look at our progress. Please reach out to the City anytime if you have any ideas on how we can improve.

9. Code Enforcement

- The next Code Enforcement Committee meeting will be held on Thursday, April 22nd at 6:00 PM.

10. Election

- Early voting will be held from April 19th – 27th and take place in the City Council Chambers. Election day is May 1, 2021. The City will hold a joint election with Flatonia ISD.

11. Upcoming Events

Crawfest – April 17th from 6-11 PM
El Toro Viejo ribbon cutting – April 21st at 10:30
Wine Walk – May 7th 6-9PM
Muffins and Mufflers – May 15th
Rotary Golf Tournament – May 15th



Economic Development Corporation

Staff Report

April 15, 2021 Board Meeting

Reports: Financial report of the Economic Development Corporation

Sales Tax (Projected FY 21)

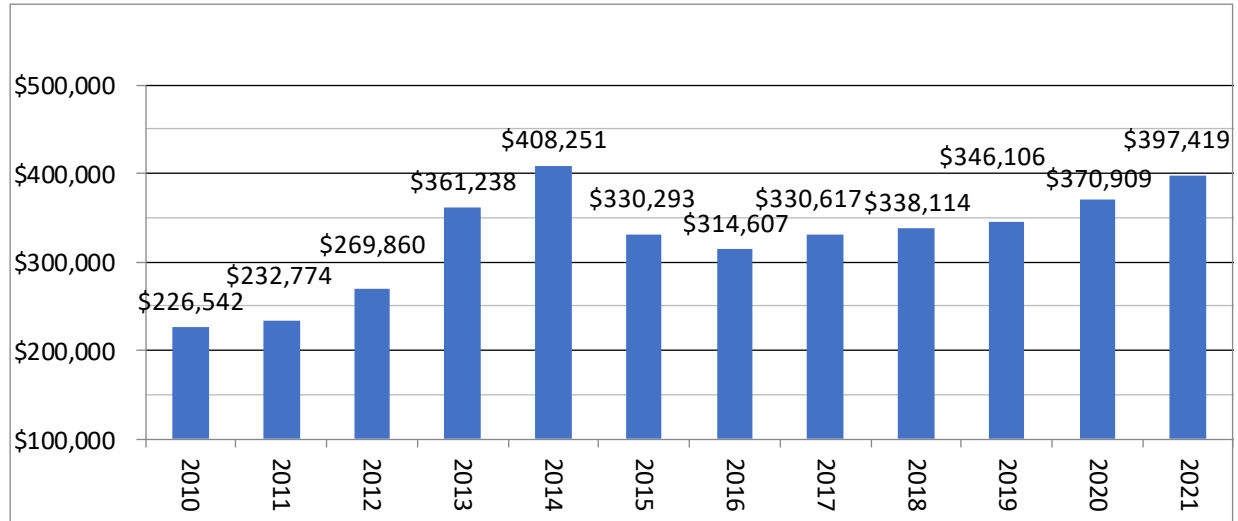


Table 1: Monthly City Sales Tax Collected (City & EDC)

FY	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	TOTAL
2005	\$16,092	\$13,538	\$20,816	\$14,015	\$12,184	\$18,833	\$14,852	\$15,417	\$20,269	\$17,109	\$17,624	\$30,917	\$211,666
2006	\$15,984	\$18,905	\$29,292	\$15,314	\$13,666	\$17,522	\$14,947	\$16,069	\$18,773	\$17,482	\$15,530	\$17,103	\$210,588
2007	\$15,884	\$16,467	\$21,845	\$16,458	\$13,293	\$18,272	\$14,725	\$14,653	\$20,914	\$17,110	\$16,570	\$18,213	\$204,404
2008	\$15,408	\$15,353	\$20,588	\$14,256	\$14,081	\$18,754	\$15,908	\$15,581	\$20,186	\$20,270	\$17,394	\$21,439	\$209,219
2009	\$15,887	\$16,651	\$23,181	\$15,415	\$14,331	\$19,755	\$17,008	\$17,638	\$20,605	\$18,011	\$18,845	\$18,124	\$215,449
2010	\$16,328	\$18,954	\$20,729	\$15,164	\$19,771	\$19,423	\$13,527	\$19,070	\$24,517	\$19,356	\$15,308	\$24,396	\$226,542
2011	\$18,857	\$18,807	\$21,850	\$16,989	\$14,246	\$23,735	\$18,242	\$15,423	\$24,877	\$15,322	\$23,671	\$20,757	\$232,774
2012	\$16,424	\$21,174	\$24,862	\$18,582	\$18,704	\$29,274	\$16,942	\$24,848	\$25,806	\$22,436	\$28,019	\$22,790	\$269,860
2013	\$29,570	\$27,700	\$32,700	\$34,698	\$35,955	\$54,354	\$11,498	\$27,940	\$24,694	\$31,017	\$27,719	\$23,394	\$361,238
2014	\$29,595	\$28,802	\$34,140	\$39,940	\$24,734	\$36,487	\$38,547	\$38,425	\$24,466	\$45,171	\$30,913	\$37,031	\$408,251
2015	\$36,917	\$23,937	\$25,580	\$23,158	\$23,627	\$23,229	\$28,547	\$24,333	\$33,942	\$34,177	\$26,729	\$26,117	\$330,293
2016	\$26,022	\$25,388	\$37,405	\$20,823	\$36,249	\$24,603	\$14,156	\$32,057	\$21,173	\$22,404	\$31,502	\$22,825	\$314,607
2017	\$31,934	\$25,623	\$23,610	\$28,368	\$38,099	\$24,927	\$21,546	\$26,393	\$21,830	\$27,240	\$28,304	\$32,743	\$330,617
2018	\$27,874	\$26,655	\$28,291	\$30,222	\$28,469	\$25,403	\$26,234	\$27,225	\$31,115	\$29,412	\$28,117	\$29,096	\$338,114
2019	\$27,189	\$27,954	\$28,243	\$28,294	\$30,644	\$26,488	\$26,368	\$30,749	\$29,552	\$31,634	\$31,962	\$27,029	\$346,106
2020	\$33,658	\$27,057	\$39,009	\$26,557	\$26,309	\$30,475	\$26,253	\$31,465	\$34,018	\$30,306	\$34,053	\$31,748	\$370,909
2021	\$29,296	\$42,919	\$29,100	\$25,929	\$33,772	\$33,772	\$33,772	\$33,772	\$33,772	\$33,772	\$33,772	\$33,772	\$397,419

Table 2: Monthly City Sales Tax Collected (City Only)

FY	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	TOTAL
2018	\$27,874	\$26,655	\$19,861	\$20,148	\$18,979	\$16,935	\$17,489	\$18,150	\$20,743	\$19,608	\$18,809	\$20,204	\$245,456
2019	\$18,616	\$17,785	\$17,147	\$20,339	\$22,192	\$15,910	\$16,904	\$21,156	\$18,927	\$21,215	\$21,301	\$18,013	\$229,505
2020	\$22,416	\$18,020	\$25,980	\$17,687	\$17,522	\$20,296	\$17,484	\$20,956	\$22,656	\$20,184	\$22,702	\$21,165	\$247,069
2021	\$19,530	\$28,613	\$19,400	\$17,286	\$22,514	\$22,514	\$22,514	\$22,514	\$22,514	\$22,514	\$22,514	\$22,514	\$264,941

Table 3: Monthly City Sales Tax Collected (EDC Only)

FY	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	TOTAL
2018	\$0	\$0	\$8,430	\$10,074	\$9,490	\$8,468	\$8,745	\$9,075	\$10,372	\$9,804	\$9,308	\$8,892	\$92,658
2019	\$8,573	\$10,169	\$11,096	\$7,955	\$8,452	\$10,578	\$9,464	\$9,593	\$10,625	\$10,418	\$10,661	\$9,016	\$116,601
2020	\$11,219	\$9,019	\$13,003	\$8,852	\$8,968	\$10,158	\$8,751	\$10,488	\$11,328	\$10,092	\$11,351	\$10,583	\$123,813
2021	\$9,765	\$14,306	\$9,700	\$8,643	\$11,257	\$11,257	\$11,257	\$11,257	\$11,257	\$11,257	\$11,257	\$11,257	\$132,471

* Numbers in red include average from FY collected projected for the remainder of the FY

* Numbers in green reflect projected increase in sales tax revenue for this FY based upon projections

Revenue FY2021

Account Number	Account Name	Budget 2019	Budget 2020	Balance	Budget 2021	Received 2021
1001	EDC Sales Tax Revenue	125,000	117,580	110,221	96,000.00	\$ 74,440.00
1002	EDC Contributions	-	-			
TOTAL EDC REVENUE		\$125,000	\$117,580	110,221	96,000.00	\$74,440.00

EXPENSES FY2021

Expense Line Item Number	Account Name	Budget 2019	Budget 2020	Expended 2020	Budget 2021	Expended 2021
Administrative Services						
2001	Legal Services	3,000	4,000	3,025	\$4,000	\$2,257
2002	Travel	4,000	4,000	555	\$3,000	
2003	Office Supplies	300	300		\$300	
2004	Bonding	1,850	1,850		\$1,850	\$1,040
2005	Filing Fees/IRS Filing Fees	-	500	25	\$500	
2006	Miscellaneous	1,500	1,500	48	\$41	\$41
TOTAL ADMINISTRATIVE SERVICES EXPENSES		\$10,650	\$12,150	3,653	\$9,691	\$3,337
Incentive Programs						
3001	Business Expansion/Grants	-	47,500	1,590	\$34,000	\$10,000
3002	Façade Improvement Program	10,000	10,000	4,000	\$8,000	\$8,000
3003	Utility Deposit Loan Program	10,000	10,000		\$5,000	\$3,280
3004	COVID-19 Small Bus Utility Grant		9,500	13,500	\$0	
TOTAL INCENTIVE PROGRAMS EXPENSES		\$20,000	77,000	19,090	\$47,000	\$21,280
Contract Services Support						
4001	Retail Coach	12,000	11,500	11,500	\$0	
4002	Audit	2,500	2,500	1,650	\$2,500	
TOTAL CHARGES FOR SERVICE		\$14,500	14,000	13,150	\$2,500	\$0
Capital Improvement Projects						
5001	Business Infrastructure Install	11,000			\$0	
5002	Business Startup/Expansion Grants	10,000	-		\$0	
5003	Capital Improvements	4,000	81,000	46,185	\$192,745	\$175,396
TOTAL CAPITAL IMPROVEMENT PROJECTS		\$25,000	81,000	46,185	\$192,745	\$175,396
TOTAL ALL EXPENSES		\$70,150	\$184,150	\$82,078	\$251,936	\$200,013

END OF FY21

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
1/26/2021	592	Angela Beck		\$ 137.50	\$ 173,783.08
1/26/2021	593	Tammy Collins - Façade Improvement Grant		\$ 2,000.00	\$ 171,783.08
2/10/2021	594	Victor Bond Policy number 61BSBHW0278 Bass		\$ 260.00	\$ 171,523.08
2/10/2021	595	Victor Bond Policy number 61BSBHW0265 Beeman		\$ 260.00	\$ 171,263.08
2/10/2021	596	Victor Bond Policy number 61BSBHW0274 Geesaman		\$ 260.00	\$ 171,003.08
2/10/2021	597	Victor Bond Policy number 61BSBHW0273 Sears		\$ 260.00	\$ 170,743.08
2/11/2021	598	Deens Construction, Inc - CIP 8" main Roberts bore		\$ 8,000.00	\$ 162,743.08
2/11/2021	599	Leward Anders & Sons 27 tons washed sand - CIP 8"		\$ 163.86	\$ 162,579.22
2/11/2021	600	Leward Anders & Sons 28 tons washed sand - CIP 8"		\$ 166.98	\$ 162,412.24
2/12/2021		Sales Tax (November 2020)	\$ 14,306.00		\$ 176,718.24
2/22/2021	601	Supak (City match 7219150)		\$ 10,052.55	\$ 166,665.69
2/22/2021		Cashiers check - Mike Steinhauser Escrow		\$ 129,575.16	\$ 37,090.53
3/10/2021	602	T-Gear (Façade)		\$ 2,000.00	\$ 35,090.53
3/12/2021		Sales Tax (December 2020)	\$ 9,700.00		\$ 44,790.53
3/18/2021	603	Langford (City match 7219150)		\$ 1,300.00	\$ 43,490.53
3/18/2021	604	Angela Beck		\$ 312.50	\$ 43,178.03
3/31/2021		Efile 1099 and W2's invoice # 253216		\$ 30.42	\$ 43,147.61
4/9/2021	605	Elizabeth Mugira (Red Vault Bistro Façade)		\$ 2,000.00	\$ 41,147.61
4/9/2021	606	John Knotts (Lyric Theatre Façade)		\$ 2,000.00	\$ 39,147.61
4/9/2021	607	Jory Dupont (Vash N Dry Façade)		\$ 1,280.00	\$ 41,867.61
4/12/2021		Sales tax (January 2021)	\$ 8,643.00		\$ 49,790.61
		Totals	\$ 74,449.17	\$ 200,043.00	



Economic Development Corporation

Staff Report

April 15, 2021 Board Meeting

Consent

Agenda Item: Minutes of the March 4, 2021 Regular Meeting.

Minutes
Flatonia Economic Development Corporation
Regular Meeting
March 4, 2021

Board Members	Dennis Geesaman Ginny Sears Ashley Beeman Gary Hoover Brad Bass Taylor Laney
City Staff	Sarah Novo – City Manager/General Manager Angela Beck – City Attorney
Absent	Robert Dornak Heather Ambrose – City Secretary

Opening Agenda

President Dennis Geesaman called the meeting to order at 6:00 p.m. Brad Bass led the invocation. Citizen comments were heard by Bryan Milson who spoke on park projects.

Reports

Destination Bootcamp – one-year report by Cyndi Johnson
General Manager Report
YTD Financial Report of the Economic Development Corporation

Workshop – Open 7:03 p.m.

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.

Workshop closed at 7:05 p.m.

Consent Agenda

Ginny Sears motioned to approve consent agenda including the Minutes of the January 21,2021 Regular Meeting. Gary Hoover seconded the motion. None opposed. Motion carried.

Deliberation Agenda

3.1.2021.1 Ginny Sears made a motion to remove items 1, 2 and 4 from the Exhibit A

list, and move the existing #3 into the #1 location. Add #2 as the bridge at McWhirter park, and the remaining items listed in sequential order thereafter. Brad Bass seconded the motion. None opposed. Motion carried.

3.1.2021.2 Report from Retail Coach was emailed to the board prior to the meeting and an overview was provided by Dennis Geesaman. No action taken.

3.1.2021.3 Action to cancel the regular Flatonia EDC meeting scheduled for March 18, 2021 approved unanimously by the board,

The meeting was adjourned at 7:14 p.m.

Signed

Dennis Geesaman
President

Approved this 15th day of April 2021

Signed

Ashley Beeman Secretary FEDC

Attest

Sarah Novo FEDC General Manager
City Manager



Economic Development Corporation

Staff Report

April 15, 2021 Board Meeting

Deliberation

4.1.2021.1

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. Restrooms at 7-Acre Park (funding \$8,000 – re-appropriated funding to FY 21 via ordinance 2021.2.1)
2. Bridge at McWhirter Park
3. 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 an ongoing collaborative effort between UP and City.
4. Informational and directional signage. TXDot partnership for ROW. Funding needed.
5. Consider street striping of South Main Street. Quotes underway
6. Conversion of wastewater treatment facility to mechanical plant. Grant submitted – CDBG Mitigation, GLO
7. Water line extension on Garbade Lane to Hackberry St.
8. Garbade Lane straighten and extend from 11th ST. to Hackberry St.
9. Market St. extension to I-10 frontage road. Grant submitted – CDBG Mitigation, GLO
10. Nickel-Mica waterline extension to finish looping the system.
11. Water Main on Jares Lane and I-10 frontage back to FM609.
12. CARTS/AMTRAK Terminal and parking area.



Economic Development Corporation

Staff Report
April 15, 2021 Board Meeting

Deliberation

4.1.2021.2

Agenda Item: Consider and take appropriate action on resignation of Board Member Robert Dornak.



Economic Development Corporation

Staff Report
April 15, 2021 Board Meeting

Deliberation

4.1.2021.3

Agenda Item: Consider and take appropriate action on a recommendation to the Flatonia City Council to fill the unexpired term (expires 9/2021) due to resignation of Robert Dornak.