



## **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, June 17, 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](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](mailto:manager@ci.flatonia.tx.us). Questions or comments must be received no later than 12:00 noon on Thursday, June 17, 2021.

***Swearing in of newly appointed Director Shirley Williams.***

### **Opening Agenda**

Call to Order  
Invocation & Pledge  
Citizens' Participation

### **Workshop**

WS6.1.2021.1      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**

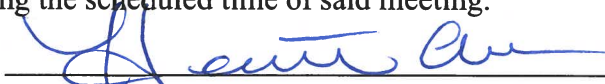
Minutes of the April 15, 2021, Regular Meeting.

**Deliberation Agenda**

- 6.1.2021.1 Consider and take appropriate action on application by the Lyric Theater in the amount of \$10,000 for the Flatonia EDC Business Incentive Program.
- 6.1.2021.2 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.
- 6.1.2021.3 Consider and take appropriate action on a recommendation for the Flatonia Economic Development Corporation’s Fiscal Year 2021/2022 budget to provide funding to partially cover administrative expenses of the City of Flatonia.

**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: **June 14, 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

June 17, 2021 Board Meeting

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## WS6.1.2021.1

**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.

## GENERAL MANAGER'S REPORT

Prepared by Sarah Novo

Economic Development Meeting of June 17, 2021

### 1. Economic Development

- **FIG** - Several area businesses have 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](http://www.flatoniatx.gov/page/facade_improvement_program)

**BIP** - The City of Flatonia Economic Development Corporation offers Business Incentive Program grants in amounts up to \$10,000. This is the largest incentive program offered by the Flatonia EDC and the application and supporting information are in the attached document. The objective of the program is to retain and create jobs and increase investment within the City of Flatonia. The Flatonia Economic Development Corporation (FEDC) offers grants to businesses for construction or renovation of a building; to purchase equipment or land; or to relocate a business to Flatonia.

[http://www.flatoniatx.gov/page/business\\_incentive\\_program](http://www.flatoniatx.gov/page/business_incentive_program)

### 2. Public Services

- Several utility staff are out and the team will be operating on a short staffing level for several more weeks.
- The City is required to produce a Water Conservation Plan every 5 years. The next plan is due and will be budgeted in FY 21/22.
- Overflow on the ground storage tank at Well 9 has rusted completely through due to the age of the infrastructure and is a TCEQ issue which was unbudgeted but required immediate remediation. Staff has coordinated a crew to repair.
- Work on street projects continuing.

### 3. Police

- The Police Department will be sponsoring a candidate through an upcoming academy in order to fill a vacant patrol officer position.
- Under the tutelage of our Police Chief and his efforts to provide needed training opportunities to staff since beginning his role with the City, as well as the City's recent establishment as an authorized TCOLE training agency, police staff have been able to advance their certificate holdings in the following ways over the past year. All Flatonia Police officers now hold an intermediate or higher peace officer certification.
- Their current certifications and progression of improvements are as follows:
  - Chief Dick – Master Peace officer effective 3/12/2004
  - Jeff Alexander – Advanced Peace officer to Master Peace officer effective 4/23/2020
  - Mark Pritchard – Advanced Peace officer to Master Peace officer effective 6/4/2020

- Christopher Kucera - Basic Peace officer to Intermediate Peace officer
- Norma Pritchard – Basic Peace officer to Intermediate Peace officer
- Christopher Stansberry – Basic Peace officer to Intermediate Peace officer
- Keith Llanes – Basic Peace officer to Intermediate Peace officer
- Cody George - Basic Peace officer to Intermediate Peace officer
- Close patrol is continuing for traffic enforcement on 609, 90 and 95.

**4. Fire**

- The volunteer fire department has continued to express that they are looking to recruit volunteers.

**5. Parks**

- SAVE THE DATE – Splash pad grand opening has been scheduled for July 2<sup>nd</sup> at 6:00 PM. Fayette Savings bank has offered to donate hotdog, capri-suns, and chips for all attendees as well as donating 50 free pool passes to the kids in attendance.



- Pool opened to the public on June 7<sup>th</sup>.
- Rotary has assisted in the replacement of a roof on the equipment room at the City pool. The City is very grateful for their contribution. (see photo - left)

City Jail located in Flatonia Rail Park has been ordered and will be placed to provide visitors with the description of the building’s past.

- Sanitizer stations are now in all parks.



**6. Administration**

- Both private and public properties citywide have been hit hard by the recent storms. The city is doing the best we can with the staff and financial resources we have.
- Online bill pay will be up and running at the end of June. Information will be posted to social media, the website and in the next newsletter as it is available to the public.
- Audit is underway and staff is working closely with the Notz group to provide documents as requested by the audit team for their review. The Notz group has provided an update that they are aiming for a June completion.



- Coffee with the City events began this Wednesday at Darlin’s Diner. City staff (City Manager, Chief and City Secretary) will rotate Wednesdays to be available to the community for questions and City updates. These events (unless we outgrow the space, will be each Wednesday from 10-11 at Darlin’s Diner.) Photo of the inaugural event is attached.

- City Hall landscape improvements - 5<sup>th</sup> grade kids/Rotary partnership May 26<sup>th</sup>
- Office hours 8:30-4:30 M-F. This allows staff an ability to process payments from the drop box each morning, and close the cash drawers from payments through 4:30 without incurring unbudgeted overtime.
- Partnership with the Chamber of Commerce
  - Calendar project
  - Coordinating efforts on marketing the centennial of the Chamber and the City



**7. Communications**

- The City’s Facebook page <https://www.facebook.com/FlatoniaTX> is growing and updated frequently.
- The City Manager provided presentations to the Rotary and Lions club regarding city-wide updates.
- Increased communications – City is partnering with The Market to promote City news on their new message board
- A quarterly newsletter will be mailed in the utility billing. Flyers will be 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](http://flatoniatx.gov) to look at our progress. Please reach out to the City anytime if you have any ideas on how we can improve.

**8. Code Enforcement**

- The next Code Enforcement Committee meeting scheduled to be held on Thursday, June 3rd at 6:00 PM has been postponed until the City has hired a new City Attorney.



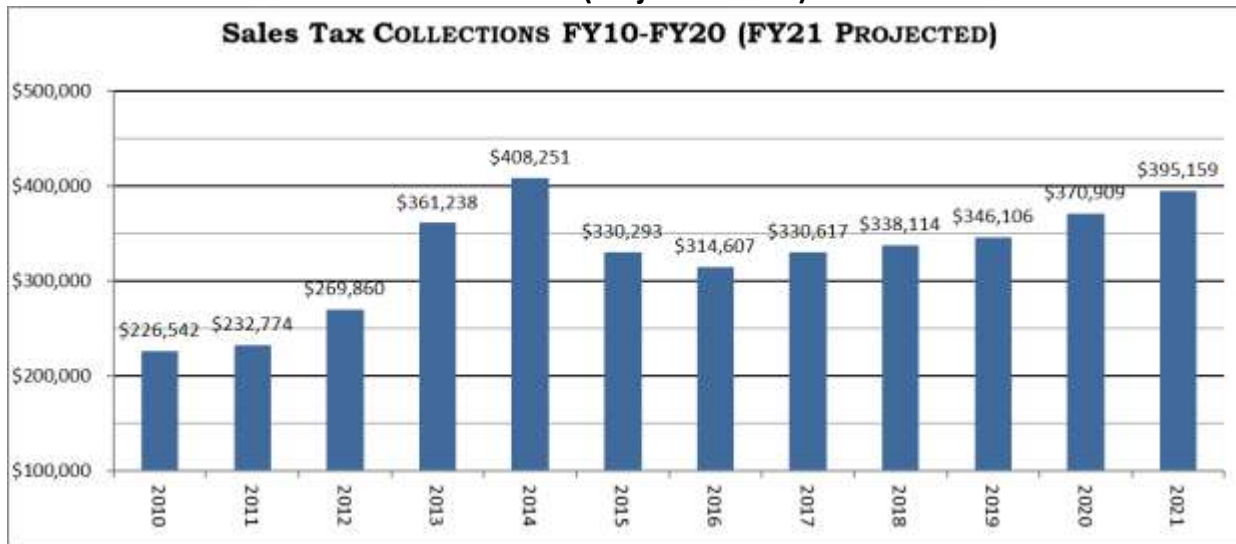
# Economic Development Corporation

Staff Report

June 17, 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	\$38,088	\$32,248	\$32,930	\$32,930	\$32,930	\$32,930	\$32,930	\$32,930	\$395,159

**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	\$25,392	\$21,499	\$21,953	\$21,953	\$21,953	\$21,953	\$21,953	\$21,953	\$263,438

**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	\$12,696	\$10,749	\$10,977	\$10,977	\$10,977	\$10,977	\$10,977	\$10,977	\$131,722

### 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	\$ 97,894.00
1002	EDC Contributions	-	-			
<b>TOTAL EDC REVENUE</b>		<b>\$125,000</b>	<b>\$117,580</b>	<b>110,221</b>	<b>96,000.00</b>	<b>\$97,894.00</b>

### EXPENSES FY2021

Expense Line Item Number	Account Name	Budget 2019	Budget 2020	Expended 2020	Budget 2021	Expended 2021
<b>Administrative Services</b>						
2001	Legal Services	3,000	4,000	3,025	\$4,000	\$2,999
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
<b>TOTAL ADMINISTRATIVE SERVICES EXPENSES</b>		<b>\$10,650</b>	<b>\$12,150</b>	<b>3,653</b>	<b>\$9,691</b>	<b>\$4,080</b>
<b>Incentive Programs</b>						
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	
<b>TOTAL INCENTIVE PROGRAMS EXPENSES</b>		<b>\$20,000</b>	<b>77,000</b>	<b>19,090</b>	<b>\$47,000</b>	<b>\$21,280</b>
<b>Contract Services Support</b>						
4001	Retail Coach	12,000	11,500	11,500	\$0	
4002	Audit	2,500	2,500	1,650	\$2,500	
<b>TOTAL CHARGES FOR SERVICE</b>		<b>\$14,500</b>	<b>14,000</b>	<b>13,150</b>	<b>\$2,500</b>	<b>\$0</b>
<b>Capital Improvement Projects</b>						
5001	Business Infrastructure Install	11,000			\$0	
5002	Business Startup/Expansion Grants	10,000	-		\$0	
5003	Capital Improvements	4,000	81,000	46,185	\$192,945	\$175,396
<b>TOTAL CAPITAL IMPROVEMENT PROJECTS</b>		<b>\$25,000</b>	<b>81,000</b>	<b>46,185</b>	<b>\$192,945</b>	<b>\$175,396</b>
<b>TOTAL ALL EXPENSES</b>		<b>\$70,150</b>	<b>\$184,150</b>	<b>\$82,078</b>	<b>\$252,136</b>	<b>\$200,756</b>
<b>END OF FY21</b>						



**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	\$ 37,867.61
4/12/2021		Sales tax (January 2021)	\$ 8,643.00		\$ 46,510.61
4/12/2021	608	Langford (City match 7219150)		\$ 200.00	\$ 46,310.61
4/13/2021	609	Angela Beck invoice 10557		\$ 75.00	\$ 46,235.61
4/13/2021	610	Angela Beck Invoice 10558		\$ 250.00	\$ 45,985.61
5/14/2021		Sales tax (February 2021)	\$ 12,696.00		\$ 58,681.61
6/4/2021	611	Angela Beck invoice 10559		\$ 187.50	\$ 58,494.11
6/11/2021		Sales tax (March 2021)	\$ 10,749.00		\$ 69,243.11
		Totals	\$ 97,894.17	\$ 200,755.50	



# Economic Development Corporation

Staff Report

June 17, 2021, Board Meeting

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**Consent Agenda Item:** Minutes of the April 15, 2021, Regular Meeting.

**Minutes**  
**Flatonia Economic Development Corporation**  
**Regular Meeting**  
**April 15, 2021**

<b>Board Members</b>	Dennis Geesaman Ginny Sears Gary Hoover Brad Bass
<b>City Staff</b>	Taylor Laney Sarah Novo – City Manager/General Manager Heather Ambrose – City Secretary Angela Beck – City Attorney
<b>Absent</b>	Robert Dornak (had submitted resignation) Ashley Beeman

**OPENING AGENDA**

Director Dennis Geesaman called the meeting to order at 6:00 PM.  
Board member Brad Bass led the pledge and invocation.

**Citizen’s Participation**

Annie Pryor spoke regarding the need for an additional trash receptacle in Memorial Park.

**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.**

General Manager Sarah Novo advised that the Retail Coach will be available through July of this year.

President Dennis Geesaman suggested that an item be placed on the next agenda to discuss the Flatonia EDC contributing funds towards the salaries of the General Manager and City Secretary for the work done on behalf of the Board.

**REPORTS**

*General Manager Report*  
*YTD Financial Report of the Economic Development Corporation*

No additional information was provided.

## **CONSENT AGENDA**

### **Minutes of the April 15, 2021 Regular Meeting.**

Gary Hoover motioned to approve the consent agenda. Brad Bass seconded the motion. None opposed. Motion carried.

## **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.**

Brad Bass made the motion to add a potential project to Exhibit A as #13 Providing Matching Funds for CDBG Grant for Water Line Extension. Seconded by Ginny Sears. None opposed. Motion carried.

### **4.1.2021.2 Consider and take appropriate action on resignation of Board Member Robert Dornak.**

Robert Dornak submitted his resignation from the Board prior to the meeting.

Gary Hoover motioned to accept the resignation of Robert Dornak from the Flatonia Economic Development Corporation Board of Directors. Seconded by Ginny Sears. None opposed. Motion carried.

### **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.**

Ginny Sears made the motion to recommend the appointment of Shirley Williams to the unexpired term. Seconded by Brad Bass. None opposed. Motion carried.

**The meeting was adjourned at 6:31 p.m.**

**Approved this 17th day of June 2021**

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Dennis Geesaman  
**President**

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Ashley Beeman Secretary FEDC

**Attest**

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Sarah Novo  
FEDC General Manager  
City Manager



# Economic Development Corporation

Staff Report  
June 17, 2021, Board Meeting

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## Deliberation

6.1.2021.1

**Agenda Item:** Consider and take appropriate action on application by the Lyric Theater in the amount of \$10,000 for the Flatonia EDC Business Incentive Program.



# Economic Development Corporation

Staff Report  
June 17, 2021, Board Meeting

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## Deliberation

6.1.2021.2

**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.
13. Providing Matching Funds for CDBG Grant for Water Line Extension.



# Economic Development Corporation

Staff Report  
June 17, 2021, Board Meeting

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## Deliberation

6.1.2021.3

**Agenda Item:** Consider and take appropriate action on a recommendation for the Flatonia Economic Development Corporation's Fiscal Year 2021/2022 budget to provide funding to partially cover administrative expenses of the City of Flatonia.

### **Background:**

At the April 15, 2021, Flatonia EDC meeting, it was discussed that the Economic Development Corporation might consider planning to contribute to the administrative costs associated with the City Manager and City Secretary's salaries in proportion to the time spent related to EDC responsibilities.

As an example, a 15% contribution of the City Manager's and City Secretary's salaries would be approximately \$23,000 (this amount does not include fringe benefits etc). Time spent related to the Flatonia EDC includes financial administration, project management, reporting, agenda and minute preparation, training, and other tasks.