



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, October 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 at manager@ci.flatonia.tx.us. Questions or comments must be received no later than 12:00 noon on Thursday, October 21, 2021.

Opening Agenda

Call to Order
Invocation & Pledge
Citizens' Participation

Workshop

WS10.1-2021.1 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.

Consent Agenda


C1. Approve minutes of the June 17th, July 15th, August 26th, and September 23rd regular meetings.

Deliberation Agenda

- DA10.1-2021.1 Swearing in of Richard Niemann to the Economic Development Corporation Board of directors.
- DA10.1-2021.2 Election of Officers.
- DA10.1-2021.3 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.
- DA10.1-2021.4 Business Incentive Program (BIP) Review.
Consider and take appropriate action on any BIP business.

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: **October 18, 2021 by 6:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



Brenda Shaw, Interim 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: _____



Economic Development Corporation

Staff Report

October 21, 2021 Board Meeting

WORKSHOP

WS10.1-2021.1

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.



Economic Development Corporation

Staff Report

October 21, 2021 Board Meeting

Consent AGENDA

- C1. Approve minutes of the June 17th, July 15th, August 26th, and September 23rd regular meetings.

Minutes
Flatonia Economic Development Corporation
Regular Meeting
June 17, 2021

Board Members	Dennis Geesaman Ginny Sears Gary Hoover Shirley Williams
City Staff	Sarah Novo – City Manager/General Manager Heather Ambrose – City Secretary
Absent	Ashley Beeman Brad Bass Taylor Laney

Swearing in of newly appointed Director Shirley Williams.

City Secretary Heather Ambrose swore Shirley Williams in as a Director for the Board of the Flatonia Economic Development Corporation.

OPENING AGENDA

Call to Order

Chair Dennis Geesaman called the meeting to order at 6:02 PM.

Invocation & Pledge

Chair Geesaman led the pledges to the American and Texas flags and the invocation.

Citizen's Participation

There were no citizen's comments.

WORKSHOP

WS6-2021.1 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.

Director Gary Hoover made the motion to approve the minutes of the April 15, 2021, meeting. Director Ginny Sears seconded. None opposed. Motion carried.

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.

Director Hoover made the motion to approve an application by the Lyric Theater in the amount of \$10,000 under the Flatonia EDC Business Incentive Program. Director Sears seconded. None opposed. Motion carried.

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.

Director Sears made the motion to add streetlight improvements to the projects list as item #6. Director Hoover seconded. None opposed. Motion carried.

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.

No action taken.

The meeting was adjourned at 6:39 p.m.

Approved this 19th day of August 2021

Dennis Geesaman
President

Secretary FEDC

Attest



Sarah Novo
FEDC General Manager
City Manager

Minutes
Flatonia Economic Development Corporation
Regular Meeting
July 15, 2021

Present:

Board Members Dennis Geesaman
 Ginny Sears
 Taylor Laney
 Gary Hoover
 Shirley Williams
 Brad Bass

City Staff Sarah Novo – EDC General Manager
 Heather Ambrose – EDC Financial Manager

President Geesaman called the meeting to order at 6:02 p.m.
President Geesaman led the invocation.

Citizen's Participation: There were no citizen's present.

Workshop Agenda

WS7.1.2021.1 Board discussed 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

Deliberation Agenda

DA7.1.2021.1 Gary Hoover moved to accept resignation of Board member Ashley Beeman effective June 17, 2021. Brad Bass seconded the motion. None opposed. Motion carried.

DA7.1.2021.2 President Geesaman appointed Ginny Sears and Brad Bass as the nominating committee to find a new member to fill the remainder of Beeman's term, which expires September 30, 2021. Applications for the open seat on the EDC board will be accepted until August 10, 2021. No action was made on this item.

DA7.1.2021.3 Ginny Sears moved to add the drainage problem at the Flatonia Golf Course as No. 1 on Exhibit A. Brad Bass seconded the motion. None opposed. Motion carried.

DA7.1.2021.4 Brad Bass moved Flatonia Economic Development Corporation's Fiscal Year 2021/2022 budget provide a 15% contribution to the City in the amount of \$23,000.00 for funding to

partially cover administrative expenses for the salaries of the City Manager and City Secretary. Taylor Laney seconded the motion. None opposed. Motion carried.

The meeting was adjourned at 7:04 p.m.

Signed

Dennis Geesaman
President

Signed

Secretary FEDC

Attest

Wayne McKethan
Interim City Manager

Minutes
Flatonia Economic Development Corporation
Regular Meeting
August 26, 2021

Present:

Board Members	Dennis Geesaman Ginny Sears Taylor Laney Gary Hoover Shirley Williams
City Staff	Wayne McKethan – Interim City Manager Cheryl Sedlar – Building Permits/Customer Service Administrator

President Geesaman called the meeting to order at 6:01 p.m.
President Geesaman led the invocation.

Citizen's Participation: There were no citizen's present.

Workshop Agenda

WS8.1.2021.1 Board discussed 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.

Deliberation Agenda

DA8.1.2021.1 Ginny Sears moved to appoint Richard Niemann as new board member. Gary Hoover seconded the motion. None opposed. Motion carried.

DA8.1.2021.2 Board discussed potential projects from the projects list in attached Exhibit A which the Corporation desires to undertake in the future. Taylor Laney moved to change wording on #15 to new back-up generator for wastewater treatment plant. Shirley Williams seconded the motion. None opposed. Motion carried.

DA8.1.2021.3 Ginny Sears moved to approve the 2021-22 Budget for the Flatonia Economic Development Corporation. Gary Hoover seconded the motion. None opposed. The motion carried.

The meeting was adjourned at 6:59 p.m.

Signed

Dennis Geesaman
President

Signed

Secretary FEDC

Attest

Wayne McKethan
Interim City Manager

Minutes
Flatonia Economic Development Corporation
Regular Meeting
September 23, 2021

Present:

Board Members	Dennis Geesaman Ginny Sears Brad Bass Gary Hoover Shirley Williams
City Staff	Wayne McKethan – Interim City Manager Brenda Shaw – Interim City Secretary Cheryl Sedlar – Building Permits/Customer Service Administrator

President Geesaman called the meeting to order at 6:00 p.m.
Brad Bass led the invocation. President Geesaman lead the Pledges.

Citizen’s Participation: There were no citizen’s present.

Workshop Agenda

WS9.1.2021.1 Board discussed 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.

Deliberation Agenda

DA9.1.2021.1 Board discussed potential projects from the projects list in attached Exhibit A which the Corporation desires to undertake in the future.

DA9.1.2021.2 Richard Niemann was not able to attend the meeting to be sworn in.

The meeting was adjourned at 6:33 p.m.

Signed

Dennis Geesaman
President

Signed

Secretary FEDC

Attest

Wayne McKethan
Interim City Manager



Economic Development Corporation

Staff Report
October 21, 2021 Board Meeting

DELIBERATION

DA10.1-2021-1

Agenda Item: Swearing in of Richard Niemann to the Economic Development Corporation Board of directors.



Economic Development Corporation

Staff Report

October 21, 2021 Board Meeting

DELIBERATION

DA10.1-2021.2

Agenda Item: Election of Officers.



Economic Development Corporation

Staff Report

October 21, 2021 Board Meeting

DELIBERATION

DA10.1-2021.3

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



Economic Development Corporation

Staff Report

October 21, 2021 Board Meeting

DELIBERATION

DA10.1-2021-4

Agenda Item: Business Incentive Program (BIP) Review.

Consider and take appropriate action on any BIP business.