



Notice of Economic Development Corporation Special 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, July 21, 2022, 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 Sonya Bishop at manager@ci.flatonia.tx.us. Questions or comments must be received no later than 12:00 noon on Monday, June 18, 2022.

Opening Agenda

Call to Order
Invocation & Pledge
Citizens' Participation

Workshop

WS1-2022.1 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
Dennis Gessaman – Update on Hwy 90 Construction Project

Discussion

1. Survey implementation through Utility Billing and Zip Code Analysis.

2. Need to set up a Budget Preparation meeting.
3. Organization of Wayfinding signs sorting as to what is TxDOT location and what is City.
4. Dennis spoke with George about two OST signs for \$50 apiece. George can have them done in a week. These signs were discussed in the last few meetings as part of our sign project. These will be two nice signs we can put up (I was just thinking possibly either side of the telephone pole by the clock) for a very reasonable price. Any additional signage we can possibly get from TxDOT would be a great addition.
5. Where are we on the signs stating "Projects being funded by EDC".
6. Driveway/exit to be added to McWhirter Park using the existing Grifaldo house driveway.
7. How much will be spent towards the driveway/exit and getting estimates for it.
8. How much of the materials from the Grifaldo house can be salvaged and re-used by the Park's committee for the improvements needed in McWhirter Park and other projects.
9. EDC Retail Coach

Consent Agenda

C-1 Approve minutes of the June 16, 2022, Regular EDC meeting.

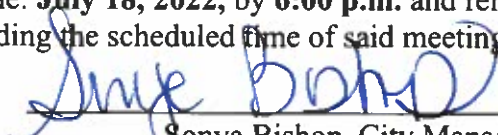
Deliberation Agenda

DA7.1.2022.1 Consider and take appropriate action on a \$3000.00 Budget Amendment for the Tx Hwy 90 grant.

DA7.1.2022.2 Consider and take appropriate action on the financial responsibilities of the EDC concerning the Survey Implementation through Utility Billing and the Zip Code Analysis.

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: **July 18, 2022, by 6:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



Sonya Bishop, 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: _____

Tamela Louvier
City Secretary, City of Flatonia



Economic Development Corporation

Staff Report
July 18 Board Meeting

Workshop

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. Streetlight upgrades.
2. Restrooms at 7-Acre Park (funding \$8,000 – re-appropriated funding to FY 21 via ordinance 2021.2.1).
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 10 directional sign locations TBS. TXDot partnership for ROW. Funding needed. Signage – Need to get some signage near the Freeway, Old Spanish Trail signs and way finding signs.
5. Conversion of wastewater treatment facility to mechanical plant. Grant submitted – CDBG Mitigation, GLO.
6. Water line extension on Garbade Lane to Hackberry St.
7. Garbade Lane straighten and extend from 11th ST. to Hackberry St.
8. Market St. extension to I-10 frontage road. Grant submitted – CDBG Mitigation, GLO.
9. Nikel-Mica waterline extension to finish looping the system.
10. Water Main on Jares Lane and I-10 frontage back to FM609.
11. CARTS/AMTRAK Terminal and parking area.
12. New back-up generator for Wastewater Treatment Plant.
13. Need to consider putting a t-ball field on the left side next to the splashpad. Could consider using the Grifaldo property being used for an exit for buses and traffic exiting the park.
14. Need to get with local businesses to discuss the zip code analysis and Business Survey.

EDC Financial Report 2021-2022

Date	Check	Transaction Detail	Deposits	Withdrawals	Balance
		Beginning Balance			\$ 91,219.19
10/04/2021	E.F.T. 100421	Tr Bond Refund frm (HWY Main	\$ 260.00		\$ 91,479.19
10/21/2021	E.F.T. 102121	October Sales Tax	\$ 9,157.16		\$ 100,636.35
10/28/2021	Check 000618	Technique-light purch for City		\$ 3,361.00	\$ 97,275.35
11/01/2021	Check 000619	Victor Ins - Neumann Bond		\$ 260.00	\$ 97,015.35
11/18/2021	E.F.T. 111821	November Sales Tax	\$ 12,940.87		\$ 109,956.22
12/01/2021	Check 000620	(VAIY) Treatment - Inv 71001		\$ 1,539.70	\$ 108,416.52
12/13/2021	TRANSFER OUT	TRANS GEN. FUND CITY EMPLOYEE		\$ 23,000.00	\$ 85,416.52
12/8/2021	Check 621	Technique-light purch for City		\$ 840.25	\$ 84,576.27
12/20/2021	Check 622	Technique-light purch for City		\$ 840.25	\$ 83,736.02
12/20/2021	Check 623	Donut Palace-BIP		\$ 10,000.00	\$ 73,736.02
12/10/2021	EFT	December Sales Tax	\$ 10,730.13		\$ 84,466.15
1/20/2022	EFT	January Sales Tax	\$ 12,539.77		\$ 97,005.92
1/26/2022		624 Stearns Automotive		\$ 10,000.00	\$ 87,005.92
1/26/2022		625 Act Pipe & Supply		\$ 4,721.42	\$ 82,284.50
2/9/2022		626 Techline, INC		\$ 380.00	\$ 81,904.50
2/9/2022		627 Act Pipe & Supply		\$ 292.31	\$ 81,612.19
2/9/2022		628 Pumps of Houston		\$ 5,240.00	\$ 76,372.19
2/9/2022		629 Brenham First Source		\$ 278.27	\$ 76,093.92
2/18/2022	EFT	February Sales Tax	\$ 12,826.71		\$ 88,920.63
3/11/2022		Ferguson (Splashpad)		\$ 270.22	\$ 88,650.41
3/11/2022		Core & Main (Splashpad)		\$ 476.11	\$ 88,174.30
3/11/2022		Citibank (Tx Rail Conference)		\$ 249.00	\$ 87,925.30
3/22/2022		The Knight Law Firm		\$ 980.50	\$ 86,944.80
3/22/2022		Texas Rail Advocates		\$ 750.00	\$ 86,194.80
3/22/2022		Gary Hoover (Spanish Trail Convention)		\$ 572.36	\$ 85,622.44
3/23/2022		The Hair Affair (Fascade Grant)		\$ 2,000.00	\$ 83,622.44
4/7/2022	EFT	March Sales Tax	\$ 10,972.36		\$ 94,594.80
4/19/2022		Citibank (Gary Hoover Hotel Spanish Trail Convention)		\$ 424.11	\$ 94,170.69
4/28/2022		Dennis Geesaman (Reimb Tx Rail Advocate)		\$ 183.26	\$ 93,987.43
4/30/2022	EFT	April Sales Tax	\$ 8,764.00		\$ 102,751.43
5/3/2022		639 Donut Palace (Hwy 90 Grant)		\$ 1,500.00	\$ 101,251.43
5/3/2022		640 Inspire Beauty (Hwy 90 Grant)		\$ 1,500.00	\$ 99,751.43
5/3/2022		641 KTS Tire (Hwy 90 Grant)		\$ 1,500.00	\$ 98,251.43
5/3/2022		642 Stearns Automotive (Hwy 90 Grant)		\$ 1,500.00	\$ 96,751.43
5/3/2022		643 The Hair Affair (Hwy 90 Grant)		\$ 1,500.00	\$ 95,251.43

Sales Tax Report 2021-2022

Oct-21	\$ 9,157.16
Nov-21	\$ 12,940.87
Dec-21	\$ 10,730.13
Jan-22	\$ 12,539.77
Feb-22	\$ 12,826.71
Mar-22	\$ 10,972.36
Apr-22	\$ 12,517.26
May-22	\$ 8,764.00
Jun-22	\$ 10,990.91
Jul-22	
Aug-22	
Sep-22	
Total	\$ 101,439.17

Project	Total Spent	Percentage
Development	\$ 98,370.00	20%
Infrastructure	\$ 93,507.92	19%
Business Promotions	\$ 5,520.82	1%
Parks	\$ 164,185.50	34%
Completed Business	\$ 34,000.00	7%
List of Future Projects	\$ 26,000.00	5%
Administration-General Businss	\$ 50,302.64	10%
Business Promotions	\$ 6,535.57	1%
Bonds	\$ 3,900.00	1%
Misc.Admin	\$ 277.00	0.057%
Media	\$ 207.00	0.043%
	\$ 482,806.45	100%

POTENTIAL CAPITAL IMPROVEMENT PROJECTS 5 YEAR PROJECTION

Linked to Cap Imprv Proj Line 5003	FY19	FY20	FY21	FY22	TOTALS	Notes
PROJECT NAME						
Water/Wastewater Lines		\$ 15,000.00				Alley behind N. Main St.
Garbade Ln Stralghten and Water Line						Potential to straighten
Water Main on Jares Lane			\$ 7,500.00			7,500', Hwy 90 to I-10 to FM609
Railroad Pedestrian Crossing west Penn						\$5.50/sq ft. 77'x5' w/No Walls/flaggers
Railroad Pedestrian Crossing east Penn					\$ 7,500.00	\$4.50/sq ft., switchback w/ walls
Railroad Pedestrian Crossing west Market					\$ 7,500.00	\$4.50/sq ft., switchback w/ walls
Splash Pad Contribution	\$ 10,000.00	\$ 10,000.00			\$ 20,000.00	
Nikel-Mica Waterline Extension (2200')		\$ 15,500.00				2200' x 6" pipe
Market St. Extension to I-10 Frontage					\$ 275,000.00	BEFCO Estimate from 8/22/19
Water Main Jares Lane to I-10 Frontage					\$ 35,000.00	3900' x 8" pipe
Water Main I-10 frontage (Jares-Hack)					\$ 36,000.00	3900' x 8" pipe
Water Main Extension Garbade from 11th to Hackberry					\$ 9,500.00	1300' x 6" pipe
Garbade Ln Stralghten and Extension to Hackberry					\$ 40,000.00	920'x20
Amtrak Terminal Rotote					\$ 40,000.00	Rotate Building
Amtrak Terminal Parking Lot					\$ 9,000.00	1,300 square yards
Civic Center Paved Parking Lot		\$ 25,000.00				\$1.70/ sq ft.: 12k sq ft. pave/stripe
Restrooms at 7 Acre Park		\$ 8,000.00		\$ 8,000.00	\$ 10,000.00	
Fire protection - Install 8" water line toward Roberts			\$ 19,500.00			
Purchase 1107 US Hwy 90			\$ 130,000.00			
Streetlights				\$ 15,000.00		\$9000 remaining
Golf Course Repairs - Splash Pad				\$ 10,000.00		
Grant TX CDBG wastewater plant generator				\$ 7,000.00		
Wayfinding signage				\$ 8,000.00		
Stippling Main Street				1000 750		Approved budget amendment - Completed
Grant Tx CDBG 7219150			\$ 35,245.00			10052.55 + 17230.95 = 27283.50
Total	\$	\$ 81,000	\$ 192,745	\$ 50,000	\$ 310,000	

POTENTIAL INCENTIVES PROGRAMS 5 YEAR PROJECTION

Linked to Business Expansion/Grants Line 3001	FY19	FY20	FY21	FY22	TOTALS	Notes
NAME						
Destination Bootcamp		\$ 4,000.00	\$ 4,000.00			
COVID-19 Small Business Utility Grant program		\$ 13,500.00				
Business Grant Program		\$ 30,000.00		\$ 30,000.00		Requesting Budget amendment for \$3000
Facade Improvement Grant				\$ 10,000.00		
Utility deposit loan program				\$ 2,500.00		
Total		\$ 47,500	\$ 4,000	\$ 42,500	\$	

Business Infrastructure Installations 5 YEAR PROJECTION

Linked to Cap Imprv Proj Line 5001	FY19	FY20	FY21	FY22	TOTALS	Notes
PROJECT NAME						
Amlgo's Truck Wash	\$ 5,000.00					Water/Sewer/Electrical
Ace Hardware	\$ 5,000.00					Water/Sewer/Electrical
Broadband Internet Downtown	\$ 1,000.00					
Total	\$ 11,000	\$ -	\$ -	\$ -	\$ -	

TxDOT Guidelines for Wayfinding Guide Signing

Section 1. General Description

Wayfinding guide signs are a systematic network of directional signs installed and maintained by a city to guide the traveling public to major civic, cultural, visitor, and recreational destinations within a specified region with the minimum number of signs. The goal of a Wayfinding Guide Sign System Plan should be to take advantage of local geographical areas (medical district, historical district, etc.) to replace turn by turn trailblazing to specific, individual locations. With this process, a region's most prominent features and assets are called out and promoted, but only as required to serve visitor guidance.

Section 2. Definitions

- A. City Pride Sign Program - An existing TxDOT sign program that allows municipalities to erect signs near its jurisdictional limits that displays points of interest or geographical, recreational, cultural, or civic information. The City Pride Sign Program policies and procedures are contained in the Texas Administrative Code.
- B. Conventional Road – A street or highway other than a freeway or expressway without access control. A conventional road may include the frontage road of freeways.
- C. Enhancement Marker – A sign or portion of a sign where a shape, color, or pictograph is used as an aesthetic identifier at the top or side of and incorporated into a wayfinding guide sign. An enhancement marker can be incorporated into a wayfinding guide sign or an attachment to the sign.
- D. Pedestrian Directional Sign – Smaller versions of Vehicular Directional Signs to be viewed by pedestrians or bicyclists and not motor vehicle operators.
- E. Pictograph – A non-commercial graphic for a governmental agency or public institution.
- F. TMUTCD – The Texas Manual on Uniform Traffic Control Devices.
- G. Vehicle Directional Sign – A directional guide sign that guides the traveling public to civic, cultural, visitor, and recreational destinations within a specific region.

- H. Wayfinding Guide Sign System Plan – The location area, design, engineering, and sign plan submitted to TxDOT for approval. The Plan shall include:
- Sign detail with dimensions, colors and font size for each sign
 - Mounting height, type and location of mount
 - Distance to any existing adjacent traffic control devices, driveways or other physical roadway features

Section 3. Roles of Cities and TxDOT

A current Municipal Maintenance Agreement between the City and TxDOT must exist. Per the agreement, with written approval from TxDOT the city can install and maintain signs within TxDOT right-of-way along conventional roadways provided the sign and sign structure meet TxDOT requirements. Vehicular Directional signs shall be located so as not to interfere with, obstruct or divert roadway user's attention from official traffic control devices. To implement a Wayfinding Program, the city must submit a Wayfinding Guide Sign System Plan to the local TxDOT district for approval.

On the state highway system, a Wayfinding Guide Sign System Plan may only be applied to conventional roads and only with written approval from TxDOT.

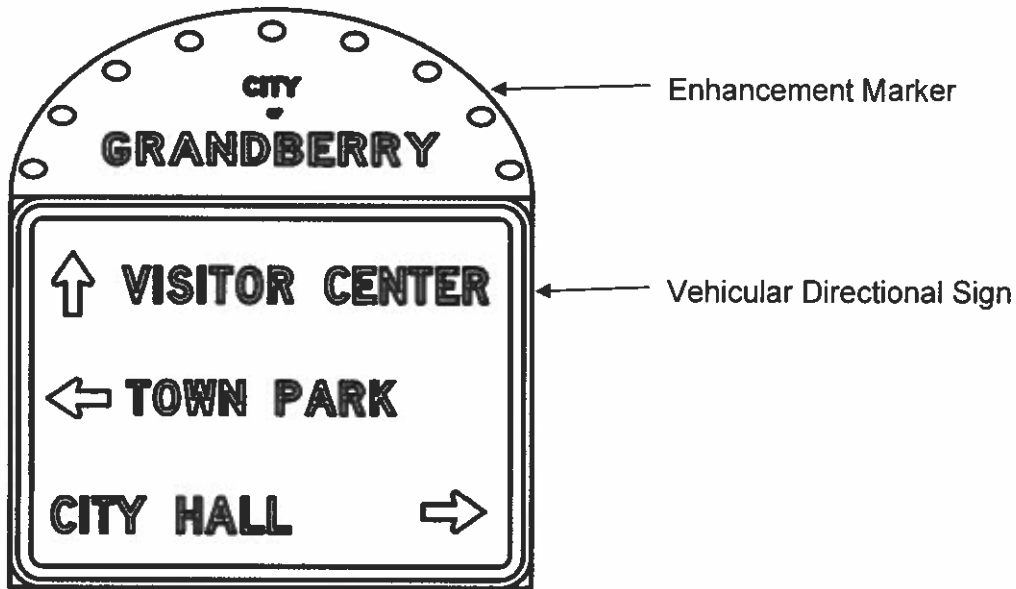


Figure 1. Wayfinding Guide Sign

If TxDOT determines that additional regulatory, warning or guide signing is needed, it may require the city to remove or relocate an existing or planned wayfinding guide sign at the expense of the city. Additionally, the city shall remove a wayfinding guide sign if it has not provided a replacement sign within 60 days of written notification from TxDOT that the sign is damaged, broken, faded or has become a hazard.

Section 4. Types of Wayfinding Guide Signs

Wayfinding guide signs are not permitted on controlled access facilities, including ramps. Once the wayfinding guide signs are approved in writing by TxDOT, the fabrication, installation, and maintenance of all wayfinding guide signs and their assemblies are the responsibility of the city. Signs on TxDOT right-of-way shall be installed on a standard TxDOT support or an alternate support approved by the Traffic Operation Division. Signs on TxDOT right-of-way shall be installed at the appropriate height, offset from travel lane, and spacing from other traffic control devices in accordance with the TMUTCD or TxDOT standards.

A. City Pride Signs

City pride signs may be incorporated into a wayfinding guide sign system plan. The City Pride Sign Program allows cities to erect and display signs concerning points of interest or geographical, recreational, cultural, or civic information at the city limits on state highway right-of-way. If city pride signs are used, the rules for the City Pride Sign Program must be followed (see City Pride sign rules in the Texas Administrative Code, Title 43, Part 1, Chapter 25, Subchapter H).

B. Boundary Area Guide Signs

Boundary Area Guide Signs are informational guide signs at the boundaries of the geographical area of the wayfinding guide signing which identify the use of the color coding for the various districts, regions or destinations within the area. These signs shall be green background with white legend. The color coding shall be accomplished by the use of different colored square or rectangular panels on the face of the guide signs as described in Section 2D.03 of the TMUTCD.

C. Enhancement Markers

Enhancement markers may be used, at the option of the city, as a means of aesthetically identifying the wayfinding guide sign. An enhancement marker may be on the top or side of a wayfinding guide sign. The size and shape of an enhancement marker shall be smaller in comparison to the wayfinding guide signs themselves and approved by TxDOT. Enhancement markers shall not be designed to have an appearance that could be mistaken by road users as being a traffic control device.

D. Vehicle Directional Signs

A vehicular directional sign is installed on conventional roadways providing vehicular directional guidance to destinations or groups of destinations (i.e. Historic District, Medical District, etc.). In regard to location priority, regulatory, warning and guide signs shall have a higher priority than wayfinding guide signs (see TMUTCD Section 2A.16).

Vehicle Directional signs should be limited to 3 destinations per sign and shall not contain commercial advertising. Arrow location and priority order should follow that shown in the TMUTCD. Arrowheads should also be the same design as the Texas Standard Highway Sign Designs. Additional requirement for wayfinding guide signs are detailed in Section 5.

E. Pedestrian Directional Signs

Pedestrian Directional Signs are intended for viewing by pedestrians and bicyclists and should be oriented away from the view of motorists. Pedestrian Directional Signs should not be located in TxDOT Right of Way. Pedestrian Directional Signs may be kiosks and may contain maps of the area. The design, installation, and maintenance of pedestrian directional signs are the full responsibility of the city.

Section 5. Design and Legibility of Wayfinding Guide Signs

A. Basic Requirements and Font

Wayfinding signs are guide signs and they should be rectangular in shape. Standardized colors and rectangular shapes should be used so as to maintain their distinction to the motorist as guide sign information. Simplicity and uniformity in design, position, and application as described in TMUTCD Section 2A.06 are important.

The basic requirements of all highway signs are that they be legible to those whom they are intended and that it be understandable in time to permit a proper response. Desirable attributes include: high visibility by day and night and high legibility (adequately sized letters or symbols, and a short legend for quick comprehension by a road user approaching a sign).

Standard Highway Signs (SHS) alphabet fonts provide optimized legibility. If a font other than an SHS alphabet font (Highway Gothic or Clearview) is used, approval from the Federal Highway Administration shall be required.

Except for signs intended for viewing only by pedestrians, bicyclists, or occupants of parked vehicles, internet addresses shall not be shown on any sign, supplemental plaque, sign panel (including logo panels on specific service signs), or changeable message sign.

B. Retroreflectivity of Wayfinding Guide Signs

Wayfinding guide signs shall be retroreflective or illuminated to show the same shape and similar color by both day and night, unless specifically stated otherwise in this or other TxDOT policies of a particular sign or group of signs. The requirements for sign illumination shall not be considered to be satisfied by street or highway lighting.

C. Word Legends on Wayfinding Guide Signs

Wayfinding guide signs should be limited to 3 destinations per sign (See TMUTCD Section 2D.07) and shall not contain commercial advertising.

Abbreviations (see TMUTCD Section 1A.14) should be kept to a minimum, and should include only those that are commonly recognized and understood, such as AVE (for Avenue), BLVD (for Boulevard), N (for North), or JCT (for Junction).

Word messages should be as brief as possible and the lettering should be large enough to provide the necessary legibility distance. A minimum specific ratio of 1 inch of letter height per 30 feet of legibility distance should be used. Except as noted in the option below, the minimum size of sign legend is 6" for signs on conventional roads. Low speed (25 mph) local streets may have a minimum legend size of 4" (see TMUTCD Section 2A.14).

D. Colors and Legend Contrast

The colors of TMUTCD red, TMUTCD orange, TMUTCD green, TMUTCD fluorescent yellow-green and TMUTCD yellow shall not be used as background colors (color coding) for wayfinding guide signs in order to minimize possible confusion with crucial regulatory and warning sign color meaning readily understood by motorists.

Colors other than the approved TMUTCD colors may be used for color coding of wayfinding guide signs accomplished by the use of different colored square or rectangular panels on the face of the guide signs to provide a color "identity" for the wayfinding destinations by type of destination or by geographical area of the destination.

A minimum contrast value of legend color to background color of 0.70 or 70% is required for wayfinding guide signs (ADA minimum contrast value).

E. Graphics on Wayfinding Guide Signing

Wayfinding guide signs shall not contain commercial advertising or commercial graphics (logos) of businesses, including within the pictographs.

Symbols shown in the TMUTCD are allowed for use on wayfinding guide signs.

Pictographs are allowed for use on wayfinding guide signs. A pictograph is a graphic for a governmental agency (such as for the Dallas Area Rapid Transit light rail system) or a public institution (such as a college or university or public stadium). A stadium with naming rights of a business such as Heinz Stadium shall not display the Heinz company logo on the wayfinding guide signing. The maximum dimension (height or width) of a pictograph shall not exceed the size of the route shield on the guide sign. If the guide sign does not include a route shield, the maximum size of the pictograph shall not exceed four times the letter height of the legend.

Other graphics that specifically identify the wayfinding system, including enhancement markers, may be used on the overall signing assembly and sign posts.