



**Minutes**  
**Flatonia Economic Development Corporation**  
**Regular Meeting**  
**November 30, 2023**

**Present**

President	Ginny Sears
Vice President	Richard Niemann
Members	Dennis Geesaman
	Randy Johnson
	Shirley Williams
	Brad Bass
	Taylor Sweeney
City Manager	Sonya Bishop
City Secretary	Jacqueline Ott
City Attorney	Audrey Guthrie
Utilities Director	Jack Pavlas

**Opening Agenda**

Call to Order      President Sears called the meeting to order at 6:01 p.m.

Invocation & Pledge      Committee member Bass led the invocation and pledges.

Citizen Participation      None

**Presentation**

**P1.**      President Sears presented Taylor Swenning with Sala de Soul a check for \$10,000 for the Business Incentive Grant Program.

**P2.**      President Sears presented Lindsey Ahrens with Clover Connection a check for \$2,000 for the Façade Improvement Grant Program.

**Consent Agenda**

**C1.**      Committee member Bass motioned to approve the October 26, 2023, EDC meeting minutes. Committee member Johnson seconded the motion. None opposed. Motion carried unanimously.

**Discussion Agenda**

**D1.**      President Sears gave an activity report. City Manager Bishop will move \$90,000 to a 9-month CD at Fayette Savings Bank. Wayfinding signs can be funded with Hotel Occupancy Tax funds, so we will discuss moving those funds elsewhere. The TML EDC conference was a success.

- D2.** City Manager Bishop gave an update on the restroom project at 7 Acre Park. A stop work order has been issued due to poor work quality. Additionally, the builder hired a plumber and charged the bill to the city. City Attorney Guthrie stated the city does not have a contract with the builder; therefore, contract law reverts to common law. The city needs a professional to examine the work completed and prove that the builder did not meet basic professional standards. The city also needs to get bids for the completion of the job.
- D3.** Joseph Willrich with BEFCO Engineering spoke on the water line extension grant. He presented his recommendation as Hoffmann Dozer Services, Inc. for the bid award and advised the project is \$11,004.20 over budget. City Council will vote to accept the bid on December 5, 2023, and this item will appear on the EDC agenda in January to vote to pay the difference between the grant amount and the bid amount.

## **Workshop Agenda**

### **WS11-2023.1**

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.

1. Regarding the Exhibit A project list, it was decided to remove items #3, #9, and #15. Tesla charging stations shall be added as #3.
2. It was discussed to potentially add making up the difference in the bids for the upcoming grant project.

## **Reports**

YTD Financial Report of the Economic Development Corporation.

## **Deliberation Agenda**

### **DA11.1.2023.1**

Committee member Bass moved to approve removing items #3, #9, and #15 from the Exhibit A proposed project list. Committee member Swenning seconded the motion. None opposed. Motion carried unanimously.

### **DA11.1.2023.2**

Committee member Johnson moved to approve a budget amendment to move \$8,000 from Wayfinding Signs to the Asbestos Removal Fire Station fund. Committee member Bass seconded the motion. None opposed. Motion carried unanimously.

### **DA11.1.2023.3**

Committee member Geesaman moved to approve a budget amendment to move \$1,650 from Community Surveys to the Asbestos Removal Fire Station fund. Vice President Niemann seconded the motion. None opposed. Motion carried unanimously.

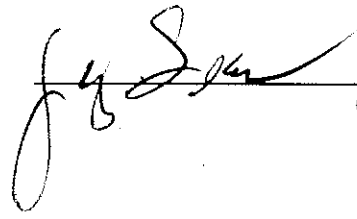
### **DA11.1.2023.4**

City Manager Bishop informed the committee Compass Abatement provided a bid for asbestos removal and a separate bid of \$24,760 for the demolition of the building. Utility Director Pavlas said his crew could handle the demolition after the asbestos removal. Vice President Niemann moved to approve the quote from Compass Abatement in the amount of \$18,800 to remove all asbestos from the old firehouse. Committee member Bass seconded the motion. None opposed. Motion carried unanimously.

## **Adjournment**

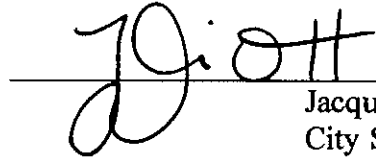
Committee member Bass moved to adjourn the meeting. Committee member Williams seconded the motion. None opposed. Motion carried. President Sears adjourned the meeting at 6:41 p.m.

**Signed**



Ginny Sears  
President

**Attest**



Jacqueline Ott  
City Secretary

