



Notice of Economic Development Corporation Regular Board Meeting

In accordance with the provisions of the Texas Open Meetings Act, Chapter 551, Texas Government Code, Notice is hereby given that an Economic Development Corporation Board Meeting will be held on **Thursday, February 16, 2023**, 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 Secretary Tammy Louvier at citysecretary@ci.flatonia.tx.us. Questions or comments must be received no later than 12:00 noon on Friday, February 10, 2023.

Opening Agenda

Call to Order
Invocation & Pledge
Citizens' Participation

Workshop

WS1-2023.1 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.

Reports

YTD Financial Report of the Economic Development Corporation

Consent Agenda

C-1 Approve minutes from the January 19, 2022, EDC meeting.

Deliberation Agenda

- DA2.1.2023.1** Consider and take appropriate action on changing the order of Exhibit A.
- DA2.1.2023.2** Consider and take appropriate action on appointing a new EDC Committee member.
- DA2.1.2023.3** Consider and take appropriate action on approving a budget amendment for \$10,000 out of the railroad crossing item to tear down the Grifaldo house.
- DA2.1.2023.4** Consider and take appropriate action on any bids received for the public restrooms to be constructed at the 7-acre park.

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: **February 16, 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

February 16, 2023, 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- We have \$9750.00 remaining to be used.
2. Restrooms at 7-Acre Park (funding \$8,000 – re-appropriated funding to FY 21 via ordinance 2021.2.1). We are waiting on estimates that we believe will be \$25,000.00 need to add this to the budget for 2022-2023.
3. Demolition of Grifaldo house and salvage material. Use Grifaldo property for an exit for buses and traffic exiting the park.
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. Jack has been working with TxDot. We will need to get a map of where we want them for him to send to TxDot.
5. Need to get the business survey sent out with the utility bills.
6. Sidewalk extension at the railroad crossings on the west side of Market St and an ongoing collaborative effort between UP and city.
7. Consider putting a t-ball field on the left side next to the splash pad. Jack and Travis will provide a drawing for the t-ball field.
8. Need to get with local businesses to discuss the zip code analysis.
9. Removal of asbestos from the old fire station.
10. Conversion of wastewater treatment facility to mechanical plant.
11. Water line extension on Garbade Lane to Hackberry St.
12. Garbade Lane straighten and extend from 11th ST. to Hackberry St.
13. Market St. extension to I-10 frontage road.
14. Nikel-Mica waterline extension to finish looping the system.
15. Water Main on Jares Lane and I-10 frontage back to FM609.
16. CARTS/AMTRAK Terminal and parking area.
17. New back-up generator for Wastewater Treatment Plant.

| Project | Total Spent | Percentage |
|---------------------------------------|----------------------|-------------------|
| Development | \$ 113,053.03 | 21% |
| Intrastructure | \$ 95,446.22 | 17% |
| Business Promotions | \$ 5,520.82 | 1% |
| Parks | \$ 164,185.50 | 30% |
| Completed Business | \$ 34,000.00 | 6% |
| List of Future Projects | \$ 26,000.00 | 5% |
| Administration-General Businss | \$ 95,524.92 | 18% |
| Bonds | \$ 3,900.00 | 1% |
| Misc.Admin | \$ 7,648.84 | 1.402% |
| Media | \$ 207.00 | 0.038% |
| | \$ 545,486.33 | 100% |

EDC Projects

| | Project | Total Spent |
|--|---|---------------------|
| Development | BIP Grant | \$ 54,583.03 |
| | Broadband internet availability blanket wifi | \$ - |
| | Covid 13 Utility 500 grant | \$ 13,000.00 |
| | Façade Improvement Grant | \$ 21,280.00 |
| | Hwy Construction 90 Grant | \$ 22,500.00 |
| | Jon Schallert's Destination boot Camp | \$ 1,590.00 |
| | Texas Historic Commission / Signage | \$ 100.00 |
| | Film Friendly Workshop | \$ 104.50 |
| | \$ 113,053.03 | |
| Intrastructure | Hudson Streets straighten | \$ 7,000.00 |
| | water line out to Roberts | \$ 15,737.92 |
| | sewer line behind north Main bldg | \$ 15,000.00 |
| | Street Lights Improvements | \$ 7,739.80 |
| | Paved parking Lot Chamber | \$ 21,185.00 |
| | New water wastewater line on 9th street | \$ 17,230.95 |
| | Sewer line extension for Converse to Ole Tea Room | \$ - |
| | Wastewater line on 12 street | \$ 11,552.55 |
| | \$ 95,446.22 | |
| Business Promotions | Rail Meeting Amtrak | \$ 249.00 |
| | OST Meeting | \$ 996.47 |
| | International Shopping Center Conference | \$ 3,468.37 |
| | Retail meeting in Austin, Texas | \$ 56.98 |
| | Texas Rail Advocates Sponsorship | \$ 750.00 |
| | \$ 5,520.82 | |
| Parks | Contribution splash pad | 20,000.00 |
| | Purchased Property | 131,075.16 |
| | Splash Pad Drainage | 13,110.34 |
| | 164,185.50 | |
| Completed Business | Retail Coach | 34,000.00 |
| | 34,000.00 | |
| List of Future Projects | Public Restrooms 7 Ae Park | \$ 10,000.00 |
| | Drive thru for McQuarter Park traffic | |
| | Baseball Field | |
| | Wayfinding Signage | \$ 8,000.00 |
| | OST Signage | |
| | Striping South Main Street | \$ 1,000.00 |
| | Sidewalks extensions at Railroad crossings | |
| | EDC Grant CDBG wastewater | \$ 7,000.00 |
| | Water line Extension on Garbade Lane | |
| | Market Street extension to I10-frontage | |
| Nikel-Mica on Jares Lane and I10 frontage to 609 | | |
| CARTS/Amtrak Terminal and parking area | | |
| | \$ 26,000.00 | |
| Administration-General Busi | Legal | \$ 11,951.00 |
| | Salary reimbursement General Fund | \$ 50,000.00 |
| | Banking-Check order | \$ 176.04 |
| | Training | \$ 1,000.00 |
| | Signage | \$ 4,656.00 |
| | Postage | \$ 7.60 |
| | Media | \$ 207.00 |
| | Misc.Admin | \$ 3,900.00 |
| | Audit | \$ 5,405.00 |
| | | \$ 77,302.64 |
| Bonds | Victor Ins-Ambrose Bond/Termed | \$ 3,900.00 |
| | 3,900.00 | |
| Misc.Admin | | \$ 7,648.84 |
| Media | Flatonia Argus | \$ 207.00 |
| | 207.00 | |

22 -Economic Development Corp
 FINANCIAL SUMMARY

33.33% OF FISCAL YEAR

| ACCT# | ACCOUNT NAME | ANNUAL BUDGET | CURRENT PERIOD | Y-T-D ACTUAL | % OF BUDGET | BUDGET BALANCE |
|-------|--------------|---------------|----------------|--------------|-------------|----------------|
|-------|--------------|---------------|----------------|--------------|-------------|----------------|

REVENUE SUMMARY

CHARGES FOR SERVICE

TOTAL REVENUE

| | | | | | | |
|--|--|------------|-----------|-----------|-------|-----------|
| | | 137,047.00 | 13,501.17 | 51,068.17 | 37.26 | 85,978.83 |
| | | 137,047.00 | 13,501.17 | 51,068.17 | 37.26 | 85,978.83 |

EXPENDITURE SUMMARY

EDC

TOTAL EXPENDITURES

REVENUES OVER/(UNDER) EXPENDITURES

| | | | | | | |
|--|--|--------------|-----------|-----------|--------|--------------|
| | | 194,836.00 | 1,938.30 | 38,223.23 | 19.62 | 156,612.77 |
| | | 194,836.00 | 1,938.30 | 38,223.23 | 19.62 | 156,612.77 |
| | | (57,789.00) | 11,562.87 | 12,844.94 | 22.23- | (70,633.94) |

Minutes
Flatonia Economic Development Corporation
Regular Meeting
January 19, 2023

Board Members

Ginny Sears
Dennis Geesaman
Taylor Laney
Richard Niemann
Brad Bass
Shirley Williams

City Staff

Sonya Bishop – City Manager
Tamela Louvier – City Secretary (Absent - at a training)

OPENING AGENDA

Call to Order

Chair Ginny Sears called the meeting to order at 6:00 PM.

Invocation & Pledge

Committee member Geesaman led the pledges and the invocation.

Citizen's Participation

There were no citizen's comments.

WORKSHOP

Opened workshop at 6:02 pm

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.

Closed workshop at 6:20 pm.

REPORTS

YTD Financial Report of the Economic Development Corporation

Consent Agenda

Committee member Niemann made a motion to approve minutes from the October 20, 2022, EDC meetings. Committee member Bass seconded the motion. None opposed. Motion carried.

Deliberation Agenda

DA1.1.2023.01 Committee member Geesaman made a motion to approve the bidding process and drawings from for the public restrooms to be constructed at the 7-acre park. Committee member Niemann seconded the motion. None opposed. Motion carried.

DA1.1.2023.02 Committee member Geesaman made a motion to appoint Richard Niemann and Brad Bass to review and make a recommendation at the next meeting on whom should be considered as a new EDC committee member. Committee person Williams seconded the motion. None opposed. Motion carried.

DA1.1.2023.03 Committee member Bass made a motion to approve the BIP grant for Henry K's. Committee member Niemann seconded the motion. None opposed. Motion carried.

Adjournment Committee member Bass made a motion to adjourn at 6:20 pm. Committee member Niemann seconded the motion. None opposed. Motion carried.

Signed

Ginny Sears
President

Approved this ____ day of _____

Attest

Tamela Louvier
City Secretary

CITY OF FLATONIA
Agenda Summary Form

| | |
|--|---|
| Agenda # DA2.1.2023.1 | Title: Consider and take appropriate action on changing the order of Exhibit A. |
| Summary: Consider and take appropriate action on changing the order of Exhibit A. | |
| Option(s): <input type="checkbox"/> I move to make the motion to approve changing the order of Exhibit A. <input type="checkbox"/> If you are opposed to not 2 nd or make any motion. If a motion is not made, the item is dead. | |
| | |
| Sears: _____ Geesaman: _____ Williams: _____ | |
| Bass: _____ Laney: _____ Niemann: _____ | |

"Negative" motions are generally not permitted. To dispose of a business item, the motion should be phrased as a positive action to take and then, if the group desires not to take this action, the motion should be voted down. The exception to this rule is when a governing body is asked to take action on a request and wishes to create a record as to why the denial is justified.

CITY OF FLATONIA
 Agenda Summary Form

| | |
|---|---|
| Agenda # | Title: |
| DA2.1.2023.2 | Consider and take appropriate action appointing a new EDC committee member. |
| Summary: | |
| Consider and take appropriate action appointing a new committee member. | |
| Option(s): | |
| <input type="checkbox"/> I move to make the motion to approve the appointment of the new committee member. | |
| <input type="checkbox"/> If you are opposed to not 2 nd or make any motion. If a motion is not made, the item is dead. | |
| Sears: _____ Geesaman: _____ Williams: _____ | |
| Bass: _____ Laney: _____ Niemann: _____ | |

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CITY OF FLATONIA

Agenda Summary Form

| | |
|--|---|
| Agenda # DA2.1.2023.3 | Title: Consider and take appropriate action on approving a budget amendment for \$10,000 out of the railroad crossing item to tear down the Grifaldo house. |
| Summary: Consider and take appropriate action Consider and take appropriate action on approving a budget amendment for \$10,000 out of the railroad crossing item to tear down the Grifaldo house. | |
| Option(s): <input type="checkbox"/> I move to make the motion to approve the budget amendment for \$10,000 out of the railroad crossing item to tear down the Grifaldo house. <input type="checkbox"/> If you are opposed to not 2 nd or make any motion. If a motion is not made, the item is dead. | |
| Sears: _____ Geesaman: _____ Williams: _____ Bass: _____ Laney: _____ Niemann: _____ | |

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CITY OF FLATONIA
Agenda Summary Form

| | |
|--|--|
| Agenda # | Title: |
| DA2.1.2023.4 | Consider and take appropriate action on approving bids received for the public restrooms to be constructed at the 7-acre park. |
| Summary: | |
| Consider and take appropriate action on approving bids received for the public restrooms to be constructed at the 7-acre park. | |
| Option(s): | |
| <input type="checkbox"/> I move to make the motion to approve any bids received for the public restrooms to be constructed at the 7-acre park. | |
| <input type="checkbox"/> If you are opposed to not 2 nd or make any motion. If a motion is not made, the item is dead. | |
| | |
| Sears: _____ Geesaman: _____ Williams: _____ | |
| Bass: _____ Laney: _____ Niemann: _____ | |

"Negative" motions are generally not permitted. To dispose of a business item, the motion should be phrased as a positive action to take, and then, if the group desires not to take this action, the motion should be voted down. The exception to this rule is when a governing body is asked to take action on a request and wishes to create a record as to why the denial is justified.