



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, April 20, 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/ede_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 Monday, April 17, 2023.

Opening Agenda

Call to Order
Invocation & Pledge
Citizens' Participation

Workshop

WS4-2023.1 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

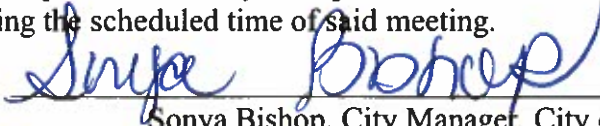
C-1 Approve minutes from the March 16, 2023, EDC meeting.

Discussion

DS4.1.2023.1 There will be a TML Small Town Conference in Bastrop on May 11th-12th. We would like to have at least one person from the EDC Committee attend this conference.

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: **April 17, 2023, by 5:00 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

April 20, 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 \$7061.00 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 is under way. 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. The business survey was sent out with the utility bills. Review results.
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. We have \$10,000 budgeted for the removal of asbestos from the old fire station.
9. Conversion of wastewater treatment facility to mechanical plant.
10. Water line extension on Garbade Lane to Hackberry St.
11. Garbade Lane straighten and extend from 11th ST. to Hackberry St.
12. Market St. extension to I-10 frontage road.
13. Nikel-Mica waterline extension to finish looping the system.
14. Water Main on Jares Lane and I-10 frontage back to FM609.
15. CARTS/AMTRAK Terminal and parking area.
16. New back-up generator for Wastewater Treatment Plant.

Date	Check	Transaction Detail	Deposits	Withdrawals	Balance	Sales Tax Report 2021-2022	
		Beginning Balance			\$ 91,219.19		Oct-21 \$ 9,157.16
10/04/2021	Deposit	Trf Bond Refund frm 0096 Main	\$ 260.00		\$ 91,479.19		Nov-21 \$ 12,940.87
10/21/2021	Deposit	October Sales Tax	\$ 9,157.16		\$ 100,636.35		Dec-21 \$ 10,730.13
10/28/2021	618	Techline-light purch for City		\$ 3,361.00	\$ 97,275.35		Jan-22 \$ 12,539.77
11/01/2021	619	Victor Ins - Niemann Bond		\$ 260.00	\$ 97,015.35		Feb-22 \$ 12,826.71
11/18/2021	Deposit	November Sales Tax	\$ 12,940.87		\$ 109,956.22		Mar-22 \$ 10,972.36
12/01/2021	620	GATCO Treatment - Inv 71001		\$ 1,539.70	\$ 108,416.52		Apr-22 \$ 8,764.00
12/13/2021	TRANSFER OUT	TRANS GEN FUND CITY EMPLOYEE		\$ 23,000.00	\$ 85,416.52		May-22 \$ 12,517.26
12/8/2021	621	Techline-light purch for City		\$ 840.25	\$ 84,576.27		Jun-22 \$ 10,990.91
12/20/2021	622	Techline-light purch for City		\$ 840.25	\$ 83,736.02		Jul-22 \$ 13,303.46
12/20/2021	623	Donut Palace-BIP		\$ 10,000.00	\$ 73,736.02		Aug-22 \$ 13,848.27
12/10/2021	Deposit	December Sales Tax	\$ 10,730.13		\$ 84,466.15		Sep-22 \$ 10,756.09
1/20/2022	Deposit	January Sales Tax	\$ 12,539.77		\$ 97,005.92	Total	\$ 139,346.99
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		22-Oct \$ 13,782.34
2/9/2022	626	Techline, INC		\$ 380.00	\$ 81,904.50		22-Nov \$ 13,473.70
2/9/2022	627	Act Pipe & Supply		\$ 292.31	\$ 81,612.19		22-Dec \$ 10,310.56
2/9/2022	628	Pumps of Houston		\$ 5,240.00	\$ 76,372.19		22-Jan \$ 13,501.17
2/9/2022	629	Brenham First Source		\$ 278.27	\$ 76,093.92		22-Feb \$ 14,814.20
2/18/2022	Deposit	February Sales Tax	\$ 12,826.71		\$ 88,920.63		22-Mar \$ 10,372.42
3/11/2022	630	Ferguson (Splashpad)		\$ 270.22	\$ 88,650.41		22-Apr
3/28/2022	631	Core & Main (Splashpad)		\$ 476.11	\$ 88,174.30		22-May
3/11/2022	632	Citibank (Tx Rail Conference)		\$ 249.00	\$ 87,925.30		22-Jun
3/11/2022	633	The Knight Law Firm		\$ 980.50	\$ 86,944.80		22-Jul
3/22/2022	634	Texas Rail Advocates		\$ 750.00	\$ 86,194.80		22-Aug
3/22/2022	635	Gary Hoover (Spanish Trail Convention)		\$ 572.36	\$ 85,622.44		22-Sep
3/22/2022	636	The Hair Affair (Fascade Grant)		\$ 2,000.00	\$ 83,622.44	Total	\$ 76,254.39
3/23/2022	Deposit	March Sales Tax	\$ 10,972.36		\$ 94,594.80		
4/7/2022	637	Citibank (Gary Hoover Hotel Spanish Trail Convention)		\$ 424.11	\$ 94,170.69		
4/19/2022	638	Dennis Geesaman (Reimb Tx Rail Advocate)		\$ 183.26	\$ 93,987.43		
4/28/2022	639	Donut Palace (Hwy 90 Grant)		\$ 1,500.00	\$ 92,487.43		
5/3/2022	640	Inspire Beauty (Hwy 90 Grant)		\$ 1,500.00	\$ 90,987.43		
5/3/2022	641	KTS Tire (Hwy 90 Grant)		\$ 1,500.00	\$ 89,487.43		
5/3/2022	642	Stearns Automotive (Hwy 90 Grant)		\$ 1,500.00	\$ 87,987.43		
5/3/2022	643	The Hair Affair (Hwy 90 Grant)		\$ 1,500.00	\$ 86,487.43		
5/3/2022	644	The Market (Hwy 90 Grant)		\$ 1,500.00	\$ 84,987.43		
5/3/2022	645	The Market 2 (Hwy 90 Grant)		\$ 1,500.00	\$ 83,487.43		
5/3/2022	646	Wildcat Express (Hwy 90 Grant)		\$ 1,500.00	\$ 81,987.43		
5/3/2022	647	Wine Haus (Hwy 90 Grant)		\$ 1,500.00	\$ 80,487.43		
5/3/2022	648	Lisa's Hair Salon		\$ 1,500.00	\$ 78,987.43		
5/18/2022	649	Town Cottages		\$ 1,500.00	\$ 77,487.43		
5/19/2022	650	South Texas Stripping		\$ 1,000.00	\$ 76,487.43		
5/18/2022	651	Esthetics by Cate		\$ 1,500.00	\$ 74,987.43		
6/17/2022	652	Texan Bookkeeping		\$ 1,500.00	\$ 73,487.43		
6/17/2022	653	Tgear		\$ 1,500.00	\$ 71,987.43		
6/17/2022	Deposit	March Sales Tax	\$ 10,990.91		\$ 82,978.34		
6/16/2022	Deposit	April Sales Tax	\$ 8,764.00		\$ 91,742.34		
6/17/2022	Deposit	May Sales Tax	\$ 12,517.26		\$ 104,259.60		
7/19/2022	654	Big Dawk Detail		\$ 1,500.00	\$ 102,759.60		
7/18/2022	Deposit	June Sales Tax	\$ 13,303.46		\$ 116,063.06		
8/5/2022	Deposit	July Sales Tax	\$ 13,848.27		\$ 129,911.33		
9/5/2022	Deposit	August Sales Tax	\$ 10,756.09		\$ 140,667.42		
9/19/2022	check 655	The Market LLC		\$ 9,719.62	\$ 130,947.80		
10-31-2022	Deposit	September sales tax dept Oct	\$ 13,782.34		\$ 144,730.14		
11/1/2022	656	Golf Association		\$ 7,000.00	\$ 137,730.14		
11/2/2022	657	Texas Print House		\$ 2,000.00	\$ 135,730.14		
11/3/2022	658	Goerges Signs		\$ 100.00	\$ 135,630.14		
1/13/2023	deposit	Oct Sales Tax dept November	\$ 13,473.70		\$ 149,103.84		
1/14/2023	deposit	Nov Sales Tax Dep. in December	\$ 10,310.96		\$ 159,414.80		
1/15/2023	deposit	Dec Sales Tax Dep. in Jan	\$ 13,501.17		\$ 172,915.97		
1/15/2023	draft	salary for gen. fund		\$ 27,000.00	\$ 145,915.97		
1/13/2023	savings	future sewer project		\$ 1,500.00	\$ 144,415.97		
1/19/2023	659	Techline (lighting)		\$ 1,614.30	\$ 142,801.67		
	660	Techline (lighting)		\$ 324.00	\$ 142,477.67		
2/2/2023	661	Henry K's		\$ 4,863.41	\$ 137,614.26		
2/1/2023	savings	sewer reserve		\$ 500.00	\$ 137,114.26		
3/8/2023	Deposit	EDC Sales Tax Report Ending 2-7-2023	\$ 14,814.20		\$ 151,928.46		
		EDC Sales Tax Report Ending 3-7-2023	\$ 10,372.42		\$ 162,300.88		
3/15/2023	savings	sewer reserve		\$ 500.00	\$ 161,800.88		
		Totals	\$ 215,861.78	\$ 145,280.09	\$ 161,800.88		

Sewer reserv \$ 2,500.00

Project	Total Spent	Percentage
Development	\$ 113,053.03	19%
Intrastructure	\$ 95,446.22	16%
Business Promotions	\$ 5,520.82	1%
Parks	\$ 164,185.50	28%
Completed Business	\$ 34,000.00	6%
List of Future Projects	\$ 77,500.00	13%
Administration-General Businss	\$ 95,524.92	16%
Bonds	\$ 3,900.00	1%
Misc.Admin	\$ 7,648.84	1.281%
Media	\$ 207.00	0.035%
	\$ 596,986.33	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	\$ 25,000.00
	Drive thru for McQuirter Park traffic	\$ 20,000.00
	Sewer Project Savings	\$ 2,500.00
	Wayfinding Signage	\$ 8,000.00
	Community Survery	\$ 2,000.00
	Removal of Abestos Old Fire Station	\$ 10,000.00
	Sidewalks extensions at Railroad ossings	\$ 10,000.00
	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	
	\$ 77,500.00	
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
Misc.Admin		\$ 7,648.84
Media	Flatonia Argus	\$ 207.00

Retail

Clothing Boutique	47
Antique Shop	18
Home Goods	40
Hardware Store	42
Auto Supply	14
Sporting Goods	17
Lumber Yard	35
Plant Shop	48
Music Store	9
Craft Store	17
Book Store	20
Thrift Shop	33
Floral Shop	39

Other

office supply/school supplies	2
art	1
Grocery affordable HEB Walmart	3

Wellness

Health Clinic	38
Pharmacy	55
Personal Trainer	7
Gym	55
Yoga/Pilates Studio	18

Other**Activities**

Live Music	45
Dance Hall	35
Farmer's Market	70
Rodeo Arena	17
Bowling Alley	40
Pottery	15
Fishing	13

Other

active senior center	1
after school care	1
putt putt golf/arcade	3
park for kids	1
pickle ball	2
exercise equipment at park	1
skating rink	1
Lights On The Soccer Field	1

22 -Economic Development Corp
 FINANCIAL SUMMARY

58.33% OF FISCAL YEAR

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE SUMMARY</u>						
	CHARGES FOR SERVICE	137,047.00	0.00	62,472.45	45.58	74,574.55
	TOTAL REVENUE	137,047.00	0.00	62,472.45	45.58	74,574.55
<u>EXPENDITURE SUMMARY</u>						
	EDC	194,836.00	0.00	43,186.57	22.17	151,649.43
	TOTAL EXPENDITURES	194,836.00	0.00	43,186.57	22.17	151,649.43
	REVENUES OVER/(UNDER) EXPENDITURES	(57,789.00)	0.00	19,285.88	33.37-	(77,074.88)

22 -Economic Development Corp
 FINANCIAL SUMMARY
 REVENUE

58.33% OF FISCAL YEAR

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>CHARGES FOR SERVICE</u>						
3444	Revenue-SALES TAX	137,047.00	0.00	62,472.45	45.58	74,574.55
	TOTAL CHARGES FOR SERVICE	137,047.00	0.00	62,472.45	45.58	74,574.55
<u>MISCELLANEOUS REVENUE</u>						
	TOTAL REVENUE	137,047.00	0.00	62,472.45	45.58	74,574.55

22 -Economic Development Corp
FINANCIAL SUMMARY
DEPARTMENT EXPENDITURES

58.33% OF FISCAL YEAR

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
SERVICES						
4220.2102	Legal	2,000.00	0.00	0.00	0.00	2,000.00
4220.2103	General Manager/Staff compens.	27,000.00	0.00	27,000.00	100.00	0.00
4220.2105	Audit - Financial Consultant	3,000.00	0.00	0.00	0.00	3,000.00
4220.2311	Liability/Property Insurance	286.00	0.00	284.93	99.63	1.07
4220.2350	Travel	1,500.00	0.00	0.00	0.00	1,500.00
4220.2361	Bonds	1,500.00	0.00	0.00	0.00	1,500.00
4220.2362	Filing Fees	500.00	0.00	0.00	0.00	500.00
	TOTAL SERVICES	35,786.00	0.00	27,284.93	76.24	8,501.07
SUPPLIES						
4220.3116	Office Supplies	50.00	0.00	99.93	199.86	(49.93)
	TOTAL SUPPLIES	50.00	0.00	99.93	199.86	(49.93)
CAPITAL OUTLAYS						
4220.4003	STREET LIGHTS	9,000.00	0.00	1,938.30	21.54	7,061.70
4220.4004	RESTROOMS 7 ACRE PARK	25,000.00	0.00	0.00	0.00	25,000.00
4220.4005	RAILROAD CROSSING PENN	20,000.00	0.00	0.00	0.00	20,000.00
4220.4006	REMOVAL ASBESTOS FIRE STATION	10,000.00	0.00	0.00	0.00	10,000.00
4220.4007	Drive Thru/Demo Grifaldo house	20,000.00	0.00	0.00	0.00	20,000.00
4220.4008	WAYFINDING SIGNS	8,000.00	0.00	0.00	0.00	8,000.00
4220.4009	Community Survey	2,000.00	0.00	0.00	0.00	2,000.00
4220.4010	GOLF COURSE CONTRIBUTION	7,000.00	0.00	7,000.00	100.00	0.00
	TOTAL CAPITAL OUTLAYS	101,000.00	0.00	8,938.30	8.85	92,061.70
OTHER COSTS						
4220.7000	Facade Improvement Program	8,000.00	0.00	2,000.00	25.00	6,000.00
4220.7006	Business Incentive Program	50,000.00	0.00	4,863.41	9.73	45,136.59
	TOTAL OTHER COSTS	58,000.00	0.00	6,863.41	11.83	51,136.59
DEBT SERVICE						
	TOTAL EDC	194,836.00	0.00	43,186.57	22.17	151,649.43
	TOTAL EXPENDITURES	194,836.00	0.00	43,186.57	22.17	151,649.43
	REVENUES OVER/ (UNDER) EXPENDITURES	(57,789.00)	0.00	19,285.88	0.00	(77,074.88)

Minutes
Flatonia Economic Development Corporation
Regular Meeting
March 16, 2023

Board Members Ginny Sears
 Dennis Geesaman
 Richard Niemann
 Brad Bass
 Shirley Williams
 Randy Johnson

Absent Taylor Laney

City Staff Sonya Bishop – City Manager
 Tamela Louvier – City Secretary

OPENING AGENDA

Call to Order

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

Invocation & Pledge

Committee member Bass 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 6:22 pm.

REPORTS

YTD Financial Report of the Economic Development Corporation

Consent Agenda

Committee member Niemann made a motion to approve minutes from the February 19, 2023, EDC meetings. Committee member Bass seconded the motion. None opposed. Motion carried.

Deliberation Agenda

DA3.1.2023.1 Committee member Bass made a motion to approve moving forward with the business survey being placed inside the April 2023 utility bills and for EDC being responsible for the cost of the insertion. Committee member Williams seconded the motion. None opposed. Motion carried.

Adjournment: Committee member Niemann made a motion to adjourn the meeting at 6:26 pm. Committee member Bass seconded the motion. None opposed. Motion carried.

Signed

Ginny Sears
President

Approved this ____ day of _____

Attest

Tamela Louvier
City Secretary