



**CITY OF BANDERA
ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING**

Bandera City Hall, 511 Main Street, Bandera, Texas
Tuesday, August 19, 2025 at 6:00 PM

511 Main St. • PO Box 896 • Bandera, Texas 78003 • P: (830) 796-3765 • F: (830) 796-4247

AGENDA

- 1. Call to order.**
- 2. Pledge of Allegiance.**
- 3. Announcements.**
- 4. Visitors to be Heard (please keep comments to 3 minutes).**
- 5. Consent Agenda.**

Items on consent agenda are considered being of a routine nature by The Economic Development Corporation and may require only limited discussion. Any Board Member may request that items be removed from the consent agenda and be considered separately for the purpose of discussion and voting.

A. 1) Invoice from Jill Shelton for administrative services for \$387.50

2) Invoice for the Intuit \$ 122.59.

B. Approval of minutes from the regular meeting from the July 15, 2025 meeting.

C. Monthly Financial Statements.

6. Budget Workshop:

A. Budget Workshop for the 2025-2026 budget year.

7. Discussion and possible action on the following items:

A. Discussion and possible action for approval of funding for upgrades to City Park facilities; disc golf course, skate park safety and horse trails.

B. Discussion and possible action on the Performance Agreement for City of Bandera Country Christmas in the Park for \$5,000.00.

C. Discussion and possible action on the Performance Agreement for City of Bandera Trail of Lights in the Park for \$10,000.00.

D. Discussion and possible action on approval of letter of support submission to LCRA for funding for restrooms at the Bandera Playground and Skate park for \$50,000.00.

E. Discussion and possible action on the Performance Agreement for Bandera Marshal Office for Nightmare on Maple for \$3,000.00.

F. Discussion and possible action on the Performance Agreement for Bandera Disc Golf Club in the amount of \$15,000.00.

G. Discussion and possible action on funding for the TNR program for the 2025-2026 year.

H. Discussion on Settlers park and what needs to be done with the property.

I. Discussion on update on the bylaws and policy and procedure's that have been sent to the Attorney for review.

J. Discussion and possible action on the administrative assistant position.

8. Comments from the Board.

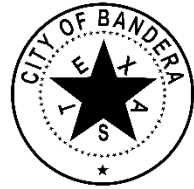
9. Future agenda items.

10. Adjourn.

/s/ Jill Shelton Dickerson

Jill Shelton Dickerson, City Secretary

The Economic Development Corporation for the City of Bandera reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matter listed above, as authorized by Texas Government Code §551.071 (Consultations with Attorney), §551.072 (Deliberations about Real Property), §551.073 (Deliberations about Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations about Security Devices) and §551.086 (Economic Development). There may be a quorum of Planning and Zoning/City Council members at any regularly scheduled Economic Development Corporation Meeting. This facility is wheelchair accessible and handicapped parking is available. Requests for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact the City Secretary at (830) 796-3765. This agenda is posted in accordance with the Texas Government Code, Chapter 551 on August 15, 2025.



**CITY OF BANDERA
ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING**

Bandera City Hall, 511 Main Street, Bandera, Texas
Tuesday, July 15, 2025 at 6:00 PM

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MINUTES

1. Call to order.

President Manny Longoria called the meeting to order at 6PM all members were present with the exception of Eric Cothran and Laura Devenport, Laura Devenport arrived at 6:04PM.

2. Pledge of Allegiance.

All stood for the pledge.

3. Announcements.

A. Presentation from Bob Brischetto, President of Don't Make Waste Bandera about their purpose and projects in the City of Bandera and the County.

There was no presentation, the presenter did not arrive.

4. Visitors to be Heard (please keep comments to 3 minutes).

Tammy Morrow signed in to speak but chose to hold her comments for later.

5. Announcements.

A. Budget Workshop for the 2025-2026 budget year.

6. Consent Agenda.

A. 1) Invoice from Messer Fort Law firm for May 20, 2025 in the amount of \$280.50

2) Invoice from Messer Fort Law firm for May 20, 2025 in the amount of \$165.00

3) Invoice from Messer Fort Law firm for May 23, 2025 in the amount of \$181.50

4) Invoice for the Intuit \$ 105.53.

5) Remove Tom McEachin from the TexStar investments account.

B. Approval of minutes from the regular meeting on June 17, 2025 meeting.

Motion made by member Palmer to approve the consent agenda, seconded by member McMullen.
All in favor, none opposed.

7. Discussion and possible action on the following items:

A. Discussion and possible action on upgrades to the bathrooms in the City Park.

There was some discussion about the EDC helping with a grant for restrooms in the park. This will be a LCRA grant and will have more information to share at the following meeting.

B. Discussion and possible action on the management services agreement with the EDC and the City of Bandera.

This item was tabled.

C. Discussion and possible action on the Performance Agreement for City of Bandera Country Christmas in the Park for \$5,000.00.

This item was tabled.

D. Discussion and possible action on the Performance Agreement for City of Bandera Trail of Lights in the Park for \$5,000.00.

This item was tabled.

E. Discussion and possible action on an agreement with the EDC and Denton Navarro Rodriguez Bernal Santee & Zech for legal services.

Motion made by member Palmer to approve an agreement with the EDC and Denton Navarro Rodriguez Bernal Santee & Zech for legal services. Seconded by member McMullen.

Voting for, Member Palmer, McMullen and Tankersley.

Voting against Member Devenport.

Motion Passes.

F. Approve the bylaws and procedures that are currently in place as written until the law firm can update the items.

There was some discussion on using the current bylaws and procedures that to move forward with operation until the new Attorney has a chance to update and attend a meeting. Motion made by member Palmer to approve the bylaws and procedures that are currently in place as written. Seconded by Devenport. All in favor, none opposed, Motion passes.

8. Comments from the Board.

There were no comments from the board and Tammy Morrow chose to not speak during the meeting.

9. Future agenda items.

Disc Golf Park, Christmas items that were skipped, Settlers Park.

10. Adjourn.

The meeting was adjourned at 6:26PM

11. /s/ Jill Shelton Dickerson

Jill Shelton Dickerson, City Secretary

Dear Esteemed Members of the Bandera Economic Development Corporation Board,

I am writing to request funding to support the second annual (enhanced) Trail of Lights in Bandera's City Park, to be displayed for over one month during the Christmas holiday season, and the second annual Country Christmas at the Park, a one day fun filled event to launch this festive attraction. Building on last year's success, these initiatives aim to enhance Bandera's Cowboy Capital charm, attract visitors, and boost local economic activity, aligning with the Corporation's mission to promote economic growth and community vitality.

Project Overview: Trail of Lights

The Trail of Lights transforms Bandera City Park into a dazzling winter destination, running the first Sunday after Thanksgiving through early January. Last year, the trail was dramatically improved with the addition of a giant lit Christmas tree and a stunning tunnel of lights, creating a magical, family-friendly experience. Using energy-efficient LED lighting, the trail will be free to all guests, showcasing Bandera's unique Western Christmas spirit to residents and visitors alike. Funding Request for Trail of Lights: \$10,000

The requested funds will cover:

- **Lighting and Decorations:** Maintenance and expansion of LED displays, including the giant Christmas tree, tunnel of lights, and additional Western-themed installations.

Project Overview: Country Christmas at the Park Event

To launch the Trail of Lights, we're planning the second annual Country Christmas at the Park the first Sunday after Thanksgiving. This festive event will feature live music, local vendor booths, food trucks, family-friendly activities like bounce houses and walk in snow globes, and a ceremonial lighting of the Christmas tree and light tunnel. Building on last year's success, this event will draw crowds, highlight Bandera's Western heritage, and drive business to local shops and restaurants.

Funding Request for Country Christmas at the Park: \$5,000

The requested funds will contribute to cover expenses like:

- **Event Logistics:** Stage, sound systems, and lighting for performances.
- **Vendors and Activities:** Support for Bandera artisans like musicians, face painters, and performers. Activity rentals like kids' bounce houses, walk in snow globes and cowboy storytelling. Lines were very long for activities last year, so we'd like to add more activities and attractions.
- **Promotion and Outreach:** Advertising through regional tourism channels, social media, and local media to ensure strong attendance.
- **Safety and Staffing:** Event security and workers

Economic and Community Benefits

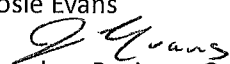
The Trail of Lights and Country Christmas at the Park will deliver significant benefits to Bandera:

- **Economic Boost:** The month+-long Trail of Lights will attract visitors to local businesses, restaurants, and shops, increasing sales during the holiday season. Last year’s event demonstrated strong visitor turnout, and the enhanced displays are expected to draw even larger crowds.
- **Community Engagement:** These events will foster pride and unity, offering families a Western-themed holiday experience that celebrates Bandera’s cowboy culture.
- **Tourism Appeal:** The upgraded trail, with its giant Christmas tree and light tunnel, will position Bandera as a must-visit holiday destination in the Texas Hill Country, encouraging tourism and overnight stays.
- **Long-Term Potential:** As a growing annual tradition, these events will strengthen Bandera’s reputation as a vibrant, visitor-friendly community, driving repeat tourism.

Total Funding Request: \$15,000

We respectfully request a total of \$15,000 with \$10,000 allocated to the Trail of Lights and \$5,000 for Country Christmas at the Park.

The Trail of Lights and Country Christmas at the Park offers a unique opportunity to invest in Bandera’s economic and cultural vitality. By supporting these initiatives, the Bandera Economic Development Corporation can help create a memorable, inclusive experience that celebrates our Cowboy Capital heritage and drives economic growth. We are eager to collaborate with the Board to make this vision a reality and welcome any questions or suggestions to refine this proposal. Thank you for your time and consideration.

Sincerely,
Josie Evans

Bandera Business Owner

Bandera County CVB Director

Bandera County Chamber of Commerce Director

City of Bandera Country Christmas in the Park Committee

Bandera Economic Development Corporation Performance Agreement Application

Submit application materials in hard copy to City Hall, 511 Main Street, or via email to: EDC@

Section 7, Item B.

Business Name: City of Bandera - Trail of Lights
How long have you owned the business? N/A Do you own the building? ☒ Yes ☐ No
Business Contact Name: Josie Evans
Contact Phone: 830 688 6102
What type of business is it? Municipality
What services or goods are offered? _____

Does the business remit sales taxes to the Texas State Comptroller? ☒ Yes ☐ No

(if available, attach most recent sales tax from the Texas State Comptroller)

Number of employees: 21 Full-time ☐ Part-Time ☐ How many live in Bandera County? 14

What is the total cost of the project, including permit costs? \$61,414.84

What is the amount of funding requested from the BEDC? \$10,000

I hereby certify that the information provided in this application and attachments is true, correct and complete to the best of my knowledge. Omissions or submission of incorrect information will render this application invalid.

Applicant's Signature

Date

Building Owner's Signature

Date

Attach the following (REQUIRED):

1. Performance agreement proposal for project types allowed for Type B Economic Development Corporations as defined by Chapter 501 and Chapter 505 of the Texas Local Government Code
2. Professional cost estimate of the project OR receipts for materials or other evidence of the completed project cost

If applicable, attach the following

3. Drawing(s)/image(s) showing the project design and location
4. Supporting documentation of the business plan, growth strategy, employment levels, wage schedules and any other information to aid the BEDC Board of Directors in determining if a performance agreement is feasible for the business
5. Supporting information on any other funding or resources for this project provided by local, state and federal governments and/or for-profit and non-profit institutions
6. If new business proposal, your business plan

2025 Trail of Lights Budget

Section 7, Item B.

Expense

Description	Amount
2' Tree Extension	\$ 5,406.00
11.5' Drive Thru Ornament	\$ 4,000.00
	8
	\$ 9,406.00



Toll Free: (800)391-5280
International: +1(903)328-6023

Quotation # Q15.00015288
Quotation Date: Jun 20, 2025
Quotation Valid Until: Jun 26, 2025

Quote for:	Ship to:
Allyson Wright City of Bandera 511 Main St Bandera, Texas, 78003 United States T: 830-796-3765	Allyson Wright City of Bandera 511 Main St Bandera, Texas, 78003 United States T: 830-796-3765
Payment Method	Shipping Method:
(Total Shipping Charges \$0.00)	

Products	SKU	Original Price	Discount Price	Qty	Tax	Subtotal
Custom Product 1 Remark MMP C7 WW TREE GROWTH FROM 24' TO 26' HEIGHT	Custom Product 1	\$0.00	\$5,406.00	1	\$0.00	\$5,406.00
Custom Product 2 Remark MMP C7 WW TREE GROWTH FROM 24' TO 28' HEIGHT	Custom Product 2	\$0.00	\$12,000.00	1	\$0.00	\$12,000.00
Custom Product 3 Remark MMP C7 WW TREE GROWTH FROM 24' TO 30' HEIGHT	Custom Product 3	\$0.00	\$18,306.00	1	\$0.00	\$18,306.00
Custom Product 4 Remark MMP C7 WW TREE GROWTH FROM 24' TO 32' HEIGHT	Custom Product 4	\$0.00	\$22,506.00	1	\$0.00	\$22,506.00

Remarks with quote:
FREE SHIPPING IS INCLUDED
This item is sourced from China and is not currently in stock. The quoted price is based on U.S. tariff rates in effect prior to June 1, 2025. We anticipate that the escalated tariffs imposed after that date will be resolved before the product arrives in the U.S. However, if tariff conditions are not adjusted back, final pricing could be updated accordingly prior to shipment. Please reach out for further details-
ann@Christmasdesigners.com 678-597-9525

Subtotal: \$58,218.00
Tax: \$0.00
Grand Total: \$58,218.00

MINIMUM ORDER PRICE OF \$50

[HOME](#) [21ST CENTURY DISPLAYS](#) [GIANT ORNAMENT DRIVE-THRU ARCH](#)

GIANT ORNAMENT DRIVE-THRU ARCH

\$4,000.00

PRODUCT DESCRIPTION

This beautiful 2 dimensional ornament arch is a great display to use to create a combination of arches in a row. (as shown in the photo). It is 11.5' x 11.5' .75'. the metal frame is lined with LED rope lighting and LED string lights. it is IP65 rated for both indoor and outdoor use. Great display for a drive thru program.

FIND SIMILAR PRODUCTS BY CATEGORY

VENDORS OTHER PRODUCTS

[View All Products](#)

PRODUCT REVIEWS

SKU:

TCD-023

Quantity[ADD TO CART](#)[Add to Wishlist](#)[Save](#)

Bandera Economic Development Corporation Performance Agreement Application

Submit application materials in hard copy to City Hall, 511 Main Street, or via email to: EDC@

Section 7, Item B.

Business Name: City of Bandera - Country Christmas in the Park

How long have you owned the business? N/A Do you own the building? ☒ Yes ☐ No

Business Contact Name: Sosie Evans

Contact Phone: 830 688 6109

What type of business is it? Municipality

What services or goods are offered?

Does the business remit sales taxes to the Texas State Comptroller? ☒ Yes ☐ No

(if available, attach most recent sales tax from the Texas State Comptroller)

Number of employees: 21 Full-time - Part-Time How many live in Bandera County? 14

What is the total cost of the project, including permit costs? \$61,444.84

What is the amount of funding requested from the BEDC? \$5,000

I hereby certify that the information provided in this application and attachments is true, correct and complete to the best of my knowledge. Omissions or submission of incorrect information will render this application invalid.

Applicant's Signature

Date

Building Owner's Signature

Date

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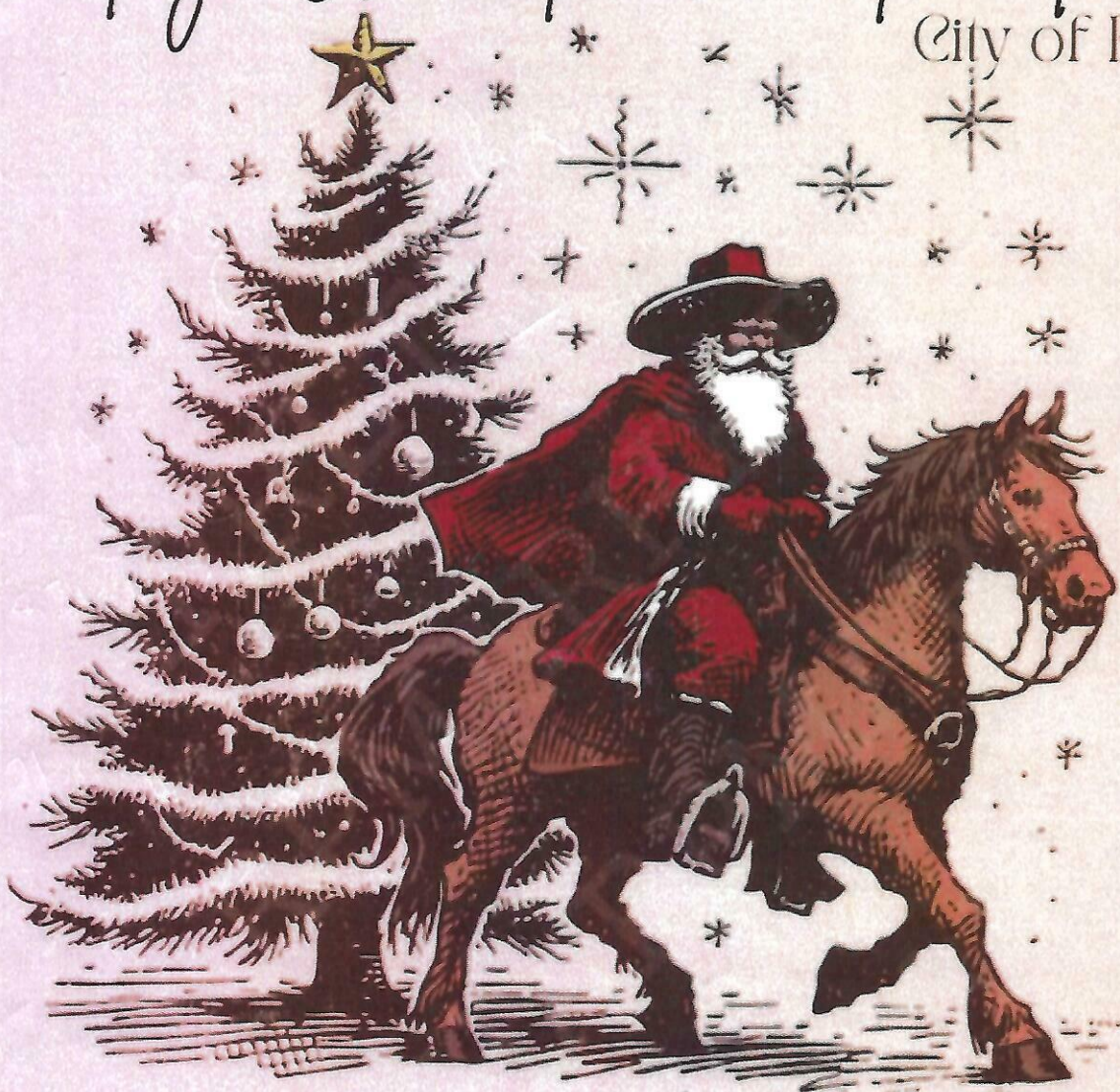
If applicable, attach the following

3. Drawing(s)/image(s) showing the project design and location
4. Supporting documentation of the business plan, growth strategy, employment levels, wage schedules and any other information to aid the BEDC Board of Directors in determining if a performance agreement is feasible for the business
5. Supporting information on any other funding or resources for this project provided by local, state and federal governments and/or for-profit and non-profit institutions
6. If new business proposal, your business plan

Country Christmas in the Park

Section 7, Item B.

City of Bandera



November 30th, 2025

4:30 - 6:30 PM

BANDERA CITY PARK

1102 MAPLE ST.

- SANTA
- LIGHTING OF TREE
- FOOD
- HOT CHOCOLATE

- FACE PAINTING
- BOUNCE HOUSE
- SNOW GLOBE

IF YOU ARE INTERESTED IN SPONSORSHIP OR DONATIONS
PLEASE CALL 830-522-3189

2025 Country Christmas in the Park Budget

Expense

Section 7, Item B.

Description	Amount
3 Bounce Houses	\$ 1,500.00
2 Snow Machines	\$ 1,200.00
1 Snow Globe	\$ 500.00
Fees associated with above	\$ 500.00
Santa Hats	\$ 30.00
Stuffed Bulldogs	\$ 1,300.00
Carriage rides	\$ 150.00
Face Painting	\$ 200.00
Table Cloths	\$ 10.00
Santa	\$ 100.00
DJ	\$ 100.00
	\$ 5,740.00

City of Bandera
Attn: City Administrator
511 Main Street
Bandera, TX 78003

RE: Funding Pledge for City Park Restroom Project

Dear City Administrator,

On behalf of the Bandera Economic Development Corporation (EDC), we are pleased to formally pledge financial support in the amount of \$50,000 to the City of Bandera for the construction of new public restrooms at the City Park.

The Bandera EDC recognizes the value of this project in enhancing public infrastructure, supporting tourism, and improving the overall experience for residents and visitors alike. The addition of accessible and modern restroom facilities aligns with our mission to promote economic growth and support quality-of-life improvements within the community.

This pledge is contingent upon the City of Bandera receiving the LCRA grant for the restroom project. Should the grant be awarded, the EDC will work in coordination with the City to finalize funding details and timelines in accordance with an approved project agreement.

Sincerely,



Manny Longoria
President
Bandera Economic Development Corporation



Bandera Economic Development Corporation Performance Agreement Application

Submit application materials in hard copy to City Hall, 511 Main Street, or via email to: EDC@banderatx.gov

Business Name: Bandera marshal's office

How long have you owned the business? Do you own the building? Yes No

Business Contact Name: Earl Heidelberg

Contact Phone: 830-928-9219

What type of business is it? Police

What services or goods are offered? nightmare on maple - free community halloween event.

Does the business remit sales taxes to the Texas State Comptroller? Yes ☒ No

(if available, attach most recent sales tax from the Texas State Comptroller)

Number of employees: Full-time Part-Time How many live in Bandera County?

What is the total cost of the project, including permit costs? \$0,000

What is the amount of funding requested from the BEDC? \$3,000

I hereby certify that the information provided in this application and attachments is true, correct and complete to the best of my knowledge. Omissions or submission of incorrect information will render this application invalid.

Earl Heidelberg 8/6/25
Applicant's Signature Date

Building Owner's Signature Date

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If applicable, attach the following

3. Drawing(s)/image(s) showing the project design and location
4. Supporting documentation of the business plan, growth strategy, employment levels, wage schedules and any other information to aid the BEDC Board of Directors in determining if a performance agreement is feasible for the business
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6. If new business proposal, your business plan

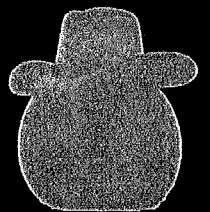
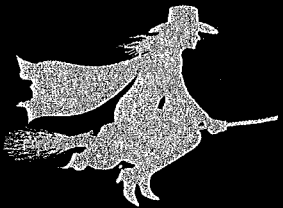
Nightmare on Maple 2025 Budget

Expense

Description	Cost
Costume Contest	\$ 150.00
Bounce Houses	\$ 350.00
Photobooth	\$ 450.00
Door Prizes	\$ 500.00
Face Painting	\$ 200.00
Pizza	\$ 1,500.00
Candy	\$ 500.00
Bracelets/mis. Items	\$ 200.00
	\$ 3,850.00

**This budget is for items/ services to be purchased
for the event, and does not include electricity, staff costs, etc.

BANDERA MARSHALS OFFICE PRESENTS
OCTOBER 31ST
5 PM



NIGHTMARE ON MAPLE

BANDERA CITY PARK

TRUNK OR TREAT – BOUNCE HOUSE – FACE PAINTING – PIZZA
COSTUME CONTEST – DOOR PRIZES & MORE.

Bandera Economic Development Corporation Performance Agreement Application

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Business Name: BANDERA DISC GOLF CLUB

How long have you owned the business? N/A Do you own the building? Yes A No

Business Contact Name: ALLAN GRATIA

Contact Phone: (830) 796 0426

What type of business is it? DESIRE TO IMPROVE PARK FACILITY

What services or goods are offered? BRING IN OUTSIDE PLAYERS AND NEW PLAYERS FROM BANDERA

Does the business remit sales taxes to the Texas State Comptroller? Yes No N/A

(if available, attach most recent sales tax from the Texas State Comptroller)

Number of employees: N/A Full-time Part-Time How many live in Bandera County?

What is the total cost of the project, including permit costs? \$15,000

What is the amount of funding requested from the BEDC? \$15,000

I hereby certify that the information provided in this application and attachments is true, correct and complete to the best of my knowledge. Omissions or submission of incorrect information will render this application invalid.

[Signature] 6/1/25
Applicant's Signature Date

Building Owner's Signature Date

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5. Supporting information on any other funding or resources for this project provided by local, state and federal governments and/or for-profit and non-profit institutions
6. If new business proposal, your business plan

Received
6/2/25
By [Signature]

Statement in Support of Investment in the Bandera Disc Golf Course

As a business partner in The Kabal, an active disc golf tournament production company, I have been directly involved in the implementation and coordination of two major disc golf courses in separate cities. Currently, we are working with the City of Carlsbad, New Mexico, to plan and develop a second course due to the demonstrated success and growing interest in the sport.

In addition to tournament play, our events contribute to the local economy through coordinated after-parties hosted at nearby restaurants. These venues provide a comfortable, air-conditioned space for players to gather, dine, and socialize. We typically rent out a portion of the establishment, resulting in increased food and beverage sales for the host business.

At present, Bandera is capable of hosting C-tier tournaments, which generally attract 10–15 participants. However, with targeted improvements—including enhanced tee boxes, the addition of both short and long tee options where appropriate, and the development of five additional holes—the Bandera Disc Golf Course would qualify as a B-tier destination. These tournaments routinely draw an average of 50 players, ranging in age from under 15 to over 70.

There is ample potential for this expansion. Between the open/unused space at the City Park across the street, the extra area at the end of Hole 2 leading to the river, and the land across the river overflow canal running parallel to Hole 14, approximately five new holes could be added. To truly elevate the course to a top-tier regional destination, the purchase of the unused land at the end of Hole 14—running parallel to the Hole 15 tee box—would be ideal. This acquisition would maintain the course's natural flow along the river and honor the "Horse Shoe" namesake that defines its current layout.

The current Mach 2 baskets, which are now outdated, could be donated to local boys and girls homes or offered for resale to smaller towns or recreational programs—ensuring they continue to serve the community while making way for modern upgrades.

The course's proximity to other well-known locations such as Joshua Springs, Helotes, and Nani Falcone creates the potential for Bandera to serve as an A-tier tournament destination in collaboration with these venues. (Note: B-tier tournaments can be played on a single course, while A-tier events require two courses.)

Despite current limitations, our local C-tier tournaments already attract elite players from San Antonio and Austin, drawn by the natural beauty and challenging layout of the Bandera course. Investing in facility upgrades, improved tee pads, course expansion, and infrastructure will not only enhance player experience but also drive increased tourism, dining, lodging, and retail activity—contributing meaningfully to local tax revenue.

In short, strategic investment in the Bandera Disc Golf Course has the potential to yield measurable economic returns, elevate the city's recreational offerings, and position Bandera as a premier disc golf destination in the region.