

CITY OF BANDERA CITY COUNCIL SPECIAL MEETING

Bandera City Hall, 511 Main Street, Bandera, Texas
Wednesday, November 12, 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. **Visitors to be Heard (shall not exceed 30 minutes total).**

Citizens wishing to be heard may do so on any matter, in compliance with Tex. Gov't Code Ann. § 551.007. Each person addressing the council must provide his/her legal name and current address for city records and meeting minute preparation. Each person will only be allowed to speak on matters on the agenda during citizen's forum/public comment. No rebuttals will be permitted. Each person addressing the governing body shall not exceed three (3) minutes. Tex. Gov't Code Ann. § 551.042 permits a member of the public or a member of the City Council to raise a subject that has not been included in the notice for the meeting, but any discussion of the subject must be limited to a proposal to place the subject on the agenda for a future meeting. All remarks shall be addressed to the council as a body, and not to any individual member thereof. Any person making personal, impertinent, or slanderous remarks while addressing the council may be requested to leave the meeting.

3. **Proclamation.**
 - A. Proclamation honoring Patricia Moore for 30 years of dedicated service to the Bandera County Convention & Visitors Bureau.
4. **Discussion and possible action on the following items:**
 - A. Canvas of the votes from the November 4, 2025 General Election 305-City, City Council Members.
 - B. 2026-2027 Board of Directors Ballot for the Bandera Central Appraisal District.
 - C. Approval of Resolution 2025-037 for GLO Resilient Community Grant application.

5. **Adjourn.**

/s/ Jill Shelton

Jill Shelton, City Secretary

The City Council 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 Economic Development Corporation/Planning and Zoning member at any regularly scheduled City Council 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 November 5, 2025.

PROCLAMATION

Honoring Patricia Moore for Over 30 Years of Dedicated Service to the Bandera County Convention & Visitors Bureau

WHEREAS, Patricia Moore has faithfully served the Bandera County Convention & Visitors Bureau (CVB) for more than thirty (30) years, demonstrating extraordinary dedication, professionalism, and commitment to promoting Bandera as the “Cowboy Capital of the World”; and

WHEREAS, throughout her distinguished career, Patricia has been a driving force in developing and advancing Bandera’s tourism initiatives, helping to preserve its western heritage while encouraging new opportunities for cultural and economic growth; and

WHEREAS, under her leadership, the City of Bandera earned recognition from the State of Texas as both a **Texas Music Friendly City** and a **Texas Tourism Friendly City**, prestigious designations that celebrate Bandera’s vibrant cultural scene and commitment to hospitality; and

WHEREAS, Patricia was instrumental in securing Bandera’s selection as a host community for the **Smithsonian Institution’s traveling exhibit, *Crossroads: Change in Rural America***, bringing national recognition to Bandera and providing residents and visitors with a unique opportunity to engage with rural heritage, history, and the evolving story of small-town America; and

WHEREAS, her tireless efforts have contributed to the growth of local businesses, supported countless community events, and ensured that visitors from around the world experience the authentic spirit and hospitality of Bandera County; and

WHEREAS, Patricia’s leadership, creativity, and vision have inspired her colleagues, city officials, and community partners, leaving a lasting legacy in Bandera’s tourism and hospitality industry; and

WHEREAS, the City of Bandera wishes to express its deepest appreciation to Patricia Moore for her many years of outstanding service and for her pivotal role in shaping Bandera’s identity as a welcoming, culturally rich, and vibrant destination;

NOW, THEREFORE, BE IT PROCLAIMED that I, Denise Griffin Mayor of the City of Bandera, Texas, on behalf of the City Council and the citizens of Bandera, do hereby recognize and commend **Patricia Moore** for her **30+ years of distinguished service** to the Bandera County Convention & Visitors Bureau and extend heartfelt congratulations and best wishes upon her retirement.

BE IT FURTHER PROCLAIMED that this day, November 13, 2025, shall be observed in the City of Bandera as:

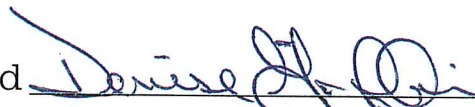
“Patricia Moore Day”

in honor of her enduring contributions to the City and County of Bandera, and her invaluable role in promoting the community’s heritage, music, and tourism.

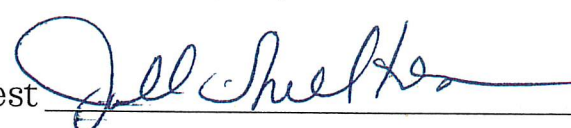
IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Bandera to be affixed this 13th day of November, 2025.



Signed


Denise Griffin, Mayor

Seal Attest


Jill Shelton, City Secretary



Bandera Central Appraisal District

1206 Main Street – P.O. Box 1119

Bandera, TX 78003

www.bancad.org

Phone: (830) 796-3039 Fax: (830) 460-3672

Section 4, Item B.

October 30, 2025

City of Bandera
Attn: Denise Griffin
P.O. Box 896
Bandera, TX 78003

Mayor Griffin,

Please see the enclosed 2026-2027 Bandera Central Appraisal District (BCAD) Board of Directors (BOD) ballot for Bandera County. Bandera County has **80** votes to cast in the 2026-2027 BCAD BOD election. The ballot must be returned by **December 15, 2025**, and the results will be announced before December 31, 2025.

If you have any questions, or if we may be of assistance in any other way, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink that reads "Maria A. Garcia". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

Maria A. Garcia, RPA, CCA
Chief Appraiser

Enclosure: BCAD BOD Official Ballot



2026-2027 OFFICIAL BOARD OF DIRECTORS ELECTION BALLOT
FOR THE BANDERA CENTRAL APPRAISAL DISTRICT

Section 4, Item B.

Issued to: **BANDERA CITY**

Directions: Please enter the number of votes cast on the blank space opposite the name of the candidate. You may cast all your votes for one candidate or divide those votes among any number of the candidates. The 2026-2027 will consist of a **FIVE**-member voting board per Section 6.03. You have **80** total available votes.

<u>CANDIDATES</u>	<u>VOTES</u>
Don Giles	<u>20</u>
Russell Hevenor	<u>20</u>
Bo Mansfield	<u>20</u>
George T. Sharman	<u>20</u>

Issued under my hand this 30 day of October, 2025.

Maria A. Garcia
Maria A. Garcia, RPA, CCA
Chief Appraiser

RESOLUTION OF VOTES CAST TO ELECT THE 2026-2027 DIRECTORS FOR THE BANDERA CENTRAL APPRAISAL DISTRICT

WHEREAS, Section 6.03(k), of the Texas Property Tax Code, as amended by HB2043, requires that each taxing unit entitled to vote cast their vote by Resolution and submit results of that vote to the Chief Appraiser **before December 15, 2025**.

THEREFORE, the City of Bandera submits the above Official Ballot, as issued by the Chief Appraiser, stating the 2026-2027 Board of Directors votes for candidates.

ACTION TAKEN this _____ day of _____, 2025, in _____ Session of the governing body of the above mentioned taxing unit; as authorized under Section 6.03 of the Texas Property Tax Code, and amended by HB2043, for the purpose of casting votes to elect the Board of Directors of the Bandera Central Appraisal District.

ATTEST:

Signature

Printed Name

Signature

Printed Name

Signature

Printed Name



RESOLUTION 2025-037

A RESOLUTION OF THE CITY COUNCIL OF BANDERA, TEXAS, AUTHORIZING THE SUBMISSION OF A COMMUNITY DEVELOPMENT BLOCK GRANT – MITIGATION-RESILIENT COMMUNITIES PROGRAM PROJECT APPLICATION TO THE GENERAL LAND OFFICE; AND AUTHORIZING THE MAYOR TO ACT AS THE CITY'S EXECUTIVE OFFICER AND AUTHORIZED REPRESENTATIVE IN ALL MATTERS PERTAINING TO THE CITY'S PARTICIPATION IN THE COMMUNITY DEVELOPMENT & REVITALIZATION PROGRAM.

WHEREAS, the City Council of Bandera desires to develop a thriving, viable community, strengthen infrastructure, provide a suitable living environment, and expand economic opportunities, principally for persons of low-to-moderate income; and

WHEREAS, certain conditions exist which represent a threat to public health and safety; and

WHEREAS, it is necessary and in the best interest of the City to apply for funding under the Community Development Block Grant Mitigation Program, Resilient Communities;

NOW THEREFORE, BE IT RESOLVED;

Section 1. That a Community Development Block Grant Program application is hereby authorized to be filed with the Texas General Land Office for funding consideration under the Community Development Block Grant – Mitigation-Resilient Communities; and

Section 2. That the application be for the CDBG-MIT Resilient Communities Application program to carry out Planning Activities; and

Section 3. That the grant amount be up to the maximum allowed by the CDBG-MIT-RCP; and

Section 4. That the City Council directs and designates the Administrative Assistant as the Chief Executive Officer and Authorized Representative to act in all matters in connection with this application and participation in the Community Development & Revitalization Grant Program.

Passed and approved this 12th day of November 2025.

Denise Griffin, Mayor

Jill Dickerson, City Administrator



1. Purpose

- Tonight, we're informing Council about the **Texas General Land Office (GLO) Resilient Communities Program**, known as the RCP.
- This program provides planning-level grants to help cities strengthen hazard mitigation, flood resilience, and community preparedness.
- We're not asking for approval to spend funds tonight—only to make Council aware of the opportunity and approve Resolution 2025-037.

2. Program Overview

- **Funded through CDBG-MIT** (Community Development Block Grant–Mitigation) funds.
- The GLO has made approximately \$100 million available statewide for planning activities.
- **Maximum award:** up to \$300,000 per applicant.
- **Deadline:** 12/31/2025. Our target date is 12/22/2025.

3. Eligible Activities

Bandera could use the funding for forward-looking resilience and hazard mitigation planning, such as:

- Updating or adopting a Flood Damage Prevention Ordinance (requiring structures to build above base flood elevation).
- Reviewing and updating building codes to meet or exceed modern standards follow IRC 2018 & NEC 2017).
- Developing or updating land-use or comprehensive plans that integrate hazard mitigation principles.
- Conducting flood risk assessments or mapping studies to identify local vulnerabilities.
- Providing public education or outreach to support these planning efforts.

4. Why It Matters for Bandera

- Strengthens our ability to plan before we build—reducing long-term disaster costs.
- Improves competitiveness for future infrastructure or FEMA mitigation grants.
- Potential to improve Community Rating System (CRS) scores and reduce flood insurance premiums.
- Low financial risk—these are planning funds, not construction projects.
- Supports our commitment to protect life, property, and community character as Bandera grows.
- Over the last 40 years Texas has experienced the most natural disasters in the country.
 - Droughts are the 2nd most deadly of all natural hazards and the 3rd most common hazard in Texas.
 - A single inch of water in an average home can cause \$26,000 in damages.
 - Texas ranked 2nd in the number of wildfires last year.

5. Proposed Focus for Our Application

- If Council supports moving forward, staff proposes:
 - Updating the City's Flood Damage Prevention Ordinance.
 - a. 62% of Bandera is in a Flood Zone.
 - Conducting limited floodplain mapping and vulnerability analysis.
 - Incorporating hazard mitigation into the Comprehensive Plan.
 - Reviewing and modernizing building and zoning codes for resilience.
 - Hosting community workshops to raise awareness of new standards and flood preparedness.

6. Grant Administration Notes

- Reimbursement-based program: costs are reimbursed after expenses are incurred and approved.
 - City must follow federal procurement and documentation rules.
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7. Considerations

- Planning projects must clearly tie to mitigation and resilience objectives.
 - Eligibility will be processed on a first-come, first-served basis until funds are exhausted.
 - Ensure readiness to adopt any updated codes or ordinances.
 - As with all grants, administrative oversight is essential for compliance and timely reimbursement.
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8. Recommended Next Steps

- Because time is limited, RFPs have already been sent to pre-approved TxCDBG Administrative Services vendors and ads placed in the Bulletin so an Award Resolution can be presented for approval at the 12/09/25 CC Meeting.
 - Staff recommends Council consider:
 - Approving Resolution 2025-037 on tonight's agenda.
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9. Closing

- This is a valuable opportunity to position Bandera for stronger long-term resilience.
- Planning now through the RCP helps us reduce risk, protect residents, and prepare for larger funding opportunities later.
- Staff requests Council's direction to continue with pre-application activities.