

CITY OF BANDERA CITY COUNCIL REGULAR MEETING

Bandera City Hall, 511 Main Street, Bandera, Texas
Tuesday, November 25, 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. **Invocation and Pledge.**
3. **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.

4. **Discussion and possible action on the following items:**

- A. Presentation of Certificates of Election to the newly elected City Council meeting.
- B. Swearing in of newly elected City Council Members.
- C. Discussion and possible action on appointing a Mayor Pro Tem.
- D. 2026-2027 Board of Directors Ballot for the Bandera Central Appraisal District.
- E. Approval of Resolution 2025-037 and 2025-039 for GLO Resilient Community Grant application.
- F. Update on all current grant information.
- G. Discussion and possible action on Resolution 2025-038 to update signature cards on all City bank accounts.
- H. Refutation of incorrect information and Clarification of facts regarding EDC owned Buck Creek Property.

5. **Closed Session.**

- A. *The City Council will meet in closed session pursuant to Texas Government Code Section §551.071 (Consultations with Attorney), Main Street Shop and Lofts.*
- B. *The City Council will meet in closed session pursuant to Texas Government Code Section §551.072 to deliberate the purchase, exchange, lease, or value of real property.*
 - 1.) Waste Water Treatment Plant

6. **Action following Closed Session.**

7. **Requests and Announcements.**

- A. Requests by Council to place items on an agenda.

B. Announcements by Council.

8. 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 14, 2025.

Pursuant to Section Previous 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun". "Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly".



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 D.

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 D.

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



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.
-

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.
-

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.
-

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.



RESOLUTION 2025-037

A RESOLUTION OF THE CITY OF BANDERA, TEXAS, AUTHORIZING THE SUBMISSION OF A COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) MITIGATION- RESILIENT COMMUNITIES PROGRAM PROJECT APPLICATION TO THE GENERAL LAND OFFICE; AND AUTHORIZING THE ADMINISTRATIVE ASSISTANT 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 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

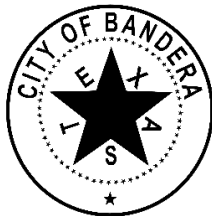
Section 4. That the City Council directs and designates the Mayor as the Chief Executive Officer and Authorized Representative to act in all matters in connection with this application and participation in the Community Development & Revitalization Grant Program.

Passed and approved this 25th day of November 2025

APPROVED:

Denise Griffin, Mayor

Jill Dickerson, City Administrator



RESOLUTION 2025-039

A RESOLUTION OF THE CITY OF BANDERA, TEXAS, AUTHORIZING THE SELECTION OF A PROFESSIONAL SERVICE PROVIDER FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) MITIGATION-RESILIENT COMMUNITIES PROGRAM ADMINISTERED BY THE GENERAL LAND OFFICE (GLO).

WHEREAS, the CDBG - Mitigation-Resilient Communities Program contract requires implementation by professionals experienced in the administration of federally-funded community development projects;

WHEREAS, in order to identify qualified and responsive providers for these services, a Request for Proposals (RFP) process for administration services has been completed in accordance with Texas CDBG requirements;

WHEREAS, the proposals received have been reviewed to determine the most qualified and responsive providers for each professional service giving consideration to the ability to perform successfully under the terms and conditions of the proposed procurement, integrity, compliance with public policy, record of past performance, and financial and technical resources

NOW, THEREFORE, BE IT RESOLVED:

- Section 1. That **(T B D)** be selected to provide Texas CDBG application and project-related **administration and planning services** for the Tx CDBG/GLO Mitigation- Resilient Communities Program Texas Community Development Block Grant Fund project.
- Section 2. That any and all project-related services contracts or commitments made with the above-named service provider are dependent on the successful negotiation of a contract with the service provider.

Passed and approved on this 25th Day of November 2025

APPROVED:

Denise Griffin, Mayor

Jill Dickerson, City Administrator



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

Bandera City Hall, 511 Main Street, Bandera, Texas

Tuesday, September 16, 2025 at 6:00 PM

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

Section 4, Item H.

Section 5, Item A.

MINUTES

1. Call to order.

The meeting was called to order at 6PM. All members were present.

Present: Longoria, McMullan, Devenport and Cothran. — PALMER —

Absent: Tankersley; Cothran left the meeting at 6:32PM.

*motion to
approve w/ title
of Palmer
added.*

2. Pledge of Allegiance. All stood for the pledge.

3. Announcements. There were no announcements by the board.

4. Public Hearing.

A. Expenditure of \$10,000.00 for City Of Bandera Trail Of Lights.

B. Expenditure of \$15,000.00 for Bandera Disc Golf Course.

President Longoria opened the public hearing for the expenditure of \$10,000.00 for City Of Bandera Trail of Lights at 6:02PM, there were no public comments, and the hearing was closed at 6:03PM

President Longoria opened the public hearing for the expenditure of \$15,000.00 for Bandera Disc Golf Course at 6:04PM, there were no public comments, and the hearing was closed at 6:07PM.

The regular meeting was opened back up at 6:07PM

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

There were no visitors to be heard.

6. 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. Approval of Minutes from the Regular Meeting on 8-19-2025 and Special Meeting on 9-4-2025.

B. Accept the Resignation of Debbie Breen.

Motion made by McMullan to approve the consent agenda, seconded by Palmer. All in favor, none opposed motion passes.

7. Discussion and possible action on the following items:

A. Take all appropriate action on filling the Vacant seat on the EDC board.

Motion made by Palmer to accept applications and advertise for the vacant seat, seconded by Cothran. All in favor, none opposed, motion passes.

B. Take all appropriate action Appointment of Treasurer / Investment Officer.

Motion made by Palmer to appoint Patricia McMullan as the Treasurer / Investment Officer, seconded by Devenport. All in favor, none opposed, motion passes.

C. Take all appropriate action on Resolution to Amend the Bylaws of the Bandera Economic Development Corporation. Motion made by Palmer to approve Resolution 2025-002, Seconded by Cothran. All in favor, none opposed, motion passes.**D. Take all appropriate action on the Administrative Services Agreement with the City of Bandera.** There was some discussion on the agreement from the EDC Attorney to the board, he requested they table until they can complete all blanks that need to be filled in before the next board meeting. Motion made by Devenport to table, seconded by McMullan. All in favor, none opposed, motion passes**E. Take all appropriate action on funding applications that have been received:**

1. **Performance Agreement Application for Frontier Times Museum for the Building Expansion Project for \$28,135.00.** Motion made by McMullan to set the funds aside from miscellaneous projects, Seconded by Palmer, all in favor, motion passes.
2. **Performance Agreement Application for Cowboys on Main for \$52,900.00.**
3. **Performance Agreement Application for National Day of the American Cowboy for \$4,058.88.**

McMullan made a motion to table items 2 and 3, seconded by Devenport, all in favor, motion passes.

F. Take all appropriate action on funding for the TNR program for the 2025-2026 year.

The attorney recommended having this item in closed session at the end of the meeting.

The board went into closed session at 7:00PM

The meeting was opened at 7:06PM No action taken on 7F.

G. Take all appropriate action on Settlers park and what needs to be done with the property.

Motion made by Palmer to gift settlers park to the city, seconded by Devenport for discussion.

Voting Yea: Palmer, McMullen, Longoria

Nay: Devenport

H. Take all appropriate action on property owned by the EDC.

Motion made by Palmer to approve the project for parking at 10th and Maple Street after the approval of rezoning. Seconded by McMullan. All in favor, motion passes. Motion made by Palmer to sell Buck Creek, seconded by McMullan.

There was some discussion about what the intent was originally that was a health care center or learning facility. The property was purchased in 2018, and nothing was done with it.

Motion amended by Palmer to take all appropriate action of selling or gifting the property to the City of Bandera, Seconded by McMullan.

Yea- Palmer, McMullan, Longoria

Nay- Devenport

- Appropriate action does not equal a vote to sell or gift - That is why it came back on agenda for October

I. Take all appropriate action on setting a date for a workshop for a \$15,000.00 project in improvements to City owned park properties.

Send out dates for a workshop for park improvements.

8. **Comments from the Board.** There were no comments from the board.
9. **Future agenda items.** Election of officers, TNR, Policies and procedures for promotional funding, application timelines for projects.
10. **Adjourn.** The meeting was adjourned at 7:08PM

/s/ Jill Shelton Dickerson

Jill Shelton Dickerson *Administrative Assistant*



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

Bandera City Hall, 511 Main Street, Bandera, Texas
Tuesday, October 21, 2025 at 6:00 PM

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

MINUTES

1. Call to order.

President Longoria called the meeting to order at 6:02PM.

Present: Longoria, Palmer, McMullan, Tankersley

Absent: Cothran

2. Pledge of Allegiance.

All stood for the pledge.

3. Announcements.

There were no announcements.

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

There were no visitors to be heard.

5. Consent Agenda.

A. 1. Approval of Minutes from the Regular Meeting on 8-19-2025 and Special Meeting on 9-4-2025.

2. Bills

A) City Of Bandera for Hotel for 562.41 for Manny Longoria.

B) Administrative Services for Jill Shelton for \$250.00.

McMullan moved to approve the consent agenda with the addition of Palmer being added as present on the 8-19-25 Minutes. Seconded by Palmer. All in favor, motion passes.

6. Discussion and possible action on the following items:

A. Appointment of officers to the EDC board.

A) President

B) Secretary

C) Treasurer

Motion made by Palmer to appoint Longoria as president, McMullan as Treasurer, Palmer as Secretary, Seconded by McMullan. All in favor, motion passes.

B. Take all appropriate action on setting up policies and procedures for funding applications.

There was much discussion on the promotional and projects applications. Motion made by Palmer continue with same policies and procedures for funding applications, seconded by Tankersley. All in favor, motion passes.

- C. Take all appropriate action regarding the EDC property on 10th and Maple for lot.**

Palmer moved to postpone seconded by Tankersley. All in favor, motion passes.

- D. Take all appropriate action on selling EDC owned property to the City of Bandera.**

McMullan would like to get more information on lease options for the Buck Creek properties. Palmer made a motion to sell the EDC owned Hackberry property to the City of Bandera for a nominal fee of \$1.00. Seconded by McMullan. All in favor, motion passes.

- E. Discussion and possible action on City owned parking lot on Cedar St for a possible public parking facility.**

Palmer made a motion to take 3 bids for parking lot on Cedar Street, seconded by McMullan. All in favor, motion passes.

- F. Take all appropriate action on the Administrative Services Agreement with the City of Bandera.**

Palmer moved to postpone the item, seconded by Tankersley. All in favor, motion passes.

- G. Approval of Resolution 2025-003 TexSTAR amending resolution to update authorized representatives.**

Palmer moved to approve Resolution 2025-003, Seconded by McMullan. All in favor, motion passes.

- 7. Comments from the Board.**

Patricia Moore retirement party, Homecoming Parade, Nightmare on Maple, and Buckfest.

- 8. Future agenda items.**

Lease agreement, parking lots, funding applications, and County fair.

- 9. Adjourn.**

The meeting was adjourned at 6:48PM.

- 10. /s/ Jill Shelton**

Jill Shelton, Administrative Assistant

Laura Devenport

Vice President, Bandera Economic Development Corporation

October 21, 2025

Dear Members of the Board,

After careful consideration, I am submitting my resignation as Vice President of the Bandera Economic Development Corporation, effective immediately.

My decision is based on a growing concern that the current board no longer values public input before making decisions with long-term implications for our community. A recent example is the handling of the Buck Creek property — which, in my view, should have been placed on the market to attract a project capable of generating jobs, sales tax revenue, and overall economic growth. ★ Gifting this property to the City keeps it off the tax rolls and limits opportunities for partnerships that could strengthen both the BEDC and the City of Bandera economically.

Additionally, key decisions are being made outside of board discussion or approval, which undermines transparency and proper governance. Citizens who request funding are often delayed in being placed on the agenda, and there has been little to no open dialogue on important matters brought before the board. These practices have led to what appears to be “back-door” decision-making that does not reflect the intent or integrity of the BEDC’s mission. Administrative and legal fees have more than doubled for this years budget I question why?

I am also concerned about potential violations of the Texas Open Meetings Act, the lack of competitive bidding when selecting new legal counsel, and the absence of communication regarding the audit firm’s withdrawal from both the EDC and the City.

It has become increasingly evident that the EDC is being directed

more by a select few, than by its appointed board. This dynamic has blurred the line between the EDC's independence and City control, leading me to question whether "EDC" now stands for Economic Development Corporation or Everything Directed by Council.

At this point, I believe I can better serve the citizens of Bandera by stepping away from the board and working on other projects for our community. I also feel that remaining in my position could also expose me to potential liability or lawsuits due to actions beyond my control.

It has been an honor to serve the people of Bandera and to advocate for genuine economic development that benefits our entire community. I remain hopeful that transparency, accountability, and public trust can once again become the foundation of the BEDC's work.

Respectfully,

A handwritten signature in black ink, appearing to read "Laura Devenport". The signature is fluid and cursive, with a large initial "L" and a stylized "D".

Laura Devenport

Vice President, Bandera Economic Development Corporation