



City of La Vernia  
**MUNICIPAL DEVELOPMENT DISTRICT BOARD  
OF DIRECTORS MEETING**  
102 E. Chihuahua St., La Vernia, Texas 78121  
November 13, 2025  
5:30 PM

---

## AGENDA

1. **Call to Order and Declare a Quorum**
2. **Invocation, Pledge of Allegiance and Pledge of Texas Flag**
3. **Citizens To Be Heard**
4. **Consent Agenda**  
*(All consent agenda items are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a board member requests an item be removed and considered separately.)*
  - A. Meeting minutes from the 10/09/25 MDD meeting
5. **Discussion/Action**
  - A. Discuss and consider action on lease for property described as **107 W CHIHUAHUA ST LA VERNIA, TX 78121 CITY OF LA VERNIA, LOT 199 (LOT 5 BLK 15)**
6. **Discussion Only**
  - A. Update on Launch La Vernia
  - B. Update on the Hometown Hoedown
  - C. Update on the Christmas Parade and Annual Tree Lighting
7. **Executive Session Notice**
  - A. A. Pursuant to Local Government Code section §Sec. 551.072 of the Open Meeting Act. Tex. Gov't Code, the Municipal Development District will meet in executive session to deliberate Real Property
8. **Future Agenda Items**
9. **Adjourn**

### 10. DECORUM REQUIRED

*Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.*

*The Board of the La Vernia Municipal Development District 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 Open Meetings Act, Texas Governmental Code*

*§551.071 (Consultation 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 §551.087 (Economic Development), and any other provisions under Texas law that permit a governmental body to discuss a matter in closed executive session.*

*The Board of the La Vernia Municipal Development District meetings are available to all persons regardless of disability. The facility is wheelchair accessible and parking spaces are available. Request for accommodations, should you require special assistance, must be made 48 hours prior to this meeting. Braille is not available. Please contact the City Secretary at (830) 779-4541 or email [mfarrow@lavernia-tx.gov](mailto:mfarrow@lavernia-tx.gov).*

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above named La Vernia Municipal Development Board is a true and correct copy of said Notice on the bulletin boards, of the City Hall of said City of La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on **November 07, 2025 at 5:30 PM** and remained so posted continuously for at least 3 business days proceeding the scheduled time of said meeting.

---

Felicia Carvajal, Executive Director



**MUNICIPAL DEVELOPMENT DISTRICT BOARD  
OF DIRECTORS MEETING**

102 E. Chihuahua St., La Vernia, Texas 78121

October 09, 2025

5:30 PM

---

**MINUTES**

**1. Call to Order and Declare a Quorum**

The meeting was called to order @5:37PM

MDD members Recker, Farmer, Oates, Hyland, were present, Gilbert, and Oates were absent.

**2. Invocation, Pledge of Allegiance and Pledge of Texas Flag**

Recker lead the prayer, as well as the pledge.

**3. Citizens To Be Heard**

There were no Citizens to be heard.

**4. Consent Agenda**

*(All consent agenda items are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a board member requests an item be removed and considered separately.)*

A. Meeting minutes from the 09/11/25 MDD meeting

Hyland made a motion to accept the consent agenda as listed, seconded by Farmer, all in favor.

**5. Discussion Only**

A. Update on Plans for the Hometown Hoedown

Gilbert arrived at 5:39PM

Community Engagement Coordinator Madeline Keylich gave an update on the Hometown Hoedown- vendors, petting zoo, port o potties, photographer, lights, map of event, and schedule of event. Event begins at 6:00PM, band will start at 7:00PM.

B. Update on plans for the annual tree lighting and Parade

Community Engagement Coordinator Madeline Keylich gave an update on the annual tree lighting and Parade. This years schedule: parade 6-7PM, and tree lighting starting at 7:30PM. This years theme will be Candy Cane Lane, Santa, port a potties, photographer, ice rick have all been confirmed.

C. Update on Launch La Vernia

Community Engagement Coordinator Madeline Keylich gave an update on Launch La Vernia.

This will be October 14th at the High School cafeteria 6:00PM-8:00PM MDD to do headshots free of charge.

## 6. Executive Session

*The Board of the La Vernia Municipal Development District 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 Open Meetings Act, Texas Government Code 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberation about Security Devices), and 551.087 (Economic Development), and any other provision under Texas law that permits a governmental body to discuss a matter in a closed executive session.*

- A. A. Pursuant to Local Government Code section §Sec. 551.072 of the Open Meeting Act. Tex. Gov't Code, the Municipal Development District will meet in executive session to deliberate Real Property  
The Municipal Development District Board of Directors went into Executive Session at 5:55PM  
The Municipal Development District Board of Directors came out of Executive Session at 6:31PM  
No public action was taken.

## 7. Future Agenda Items

Update on Launch La Vernia

Update on Christmas

Update from Josh on the street

Quote for monitor

Update on 3 year plan

## 8. Adjourn

Motion made by Hyland to adjourn at 6:32PM, seconded by Farmer, all in favor

## 9. DECORUM REQUIRED

*Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.*

*The Board of the La Vernia Municipal Development District 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 Open Meetings Act, Texas Governmental Code §551.071 (Consultation 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 §551.087 (Economic Development), and any other provisions under Texas law that permit a governmental body to discuss a matter in closed executive session.*

*The Board of the La Vernia Municipal Development District meetings are available to all persons regardless of disability. The facility is wheelchair accessible and parking spaces are available. Request for accommodations, should you require special assistance, must be made 48 hours prior to this meeting. Braille is not available. Please contact the City Secretary at (830) 779-4541 or email [mfarrow@lavernia-tx.gov](mailto:mfarrow@lavernia-tx.gov).*

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above named La Vernia Municipal Development Board is a true and correct copy of said Notice on the bulletin boards, of the City Hall of said City of La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on **October 03, 2025 at 5:30 PM** and remained so posted continuously for at least 3 business days proceeding the scheduled time of said meeting.

---

Felicia Carvajal, Executive Director

**AGREEMENT FOR LEASE OF BUILDING BY LA VERNIA  
MUNICIPAL DEVELOPMENT DISTRICT  
FOR USE AS COMMUNITY EVENT SPACE FROM DONALD RACKLER**

STATE OF TEXAS §

COUNTY OF WILSON §

This Agreement (“Agreement”) is made and entered into between the La Vernia Municipal Development District, a political subdivision of the State of Texas (“MDD”), whose mailing address is P.O. Box 225, La Vernia, Texas 78121, and Donald Rackler (“OWNER”), whose mailing address is 6491 FM 775, La Vernia, Texas 78121. The OWNER is the lawful owner of the property located at 107 W. Chihuahua Street, La Vernia, Texas 78121, more particularly described as CITY OF LA VERNIA, LOT 199 (LOT 5 BLK 15), recorded in the official records of Wilson County, Texas (the “Premises”). The MDD and OWNER are hereinafter collectively referred to as the “Parties” and individually as a “Party.”

**I. Lease of Building**

- 1.1 The OWNER agrees to lease the Premises to the MDD for the purpose of operating a community event space from November 15th through January 15th each year.
- 1.2 This Agreement shall automatically be renewed annually for the same period, unless either Party provides written notice of termination at least thirty (30) days before the next lease period.
- 1.3 The MDD shall use the Premises for community events and activities, including but not limited to public gatherings, programs, and seasonal displays.

**II. Consideration**

- 2.1 The OWNER agrees to lease the Premises to the MDD at no cost (\$0 per month).
- 2.2 The MDD’s use of the Premises is deemed to provide a public benefit to the residents and businesses of La Vernia, which serves as valid consideration for this Agreement.

**III. Utilities and Maintenance**

- 3.1 The MDD agrees to pay for utilities and maintenance associated with the Premises only during the lease term (November 14th – January 16th) each year.
- 3.2 The MDD shall not be responsible for any costs, maintenance, or services required outside of the lease period.
- 3.3 The MDD will maintain the Premises in a clean and orderly condition during its use and will restore the Premises to substantially the same condition at the end of each lease term, reasonable wear and tear excepted.

#### **IV. Use of Premises**

- 4.1 The MDD shall use the Premises solely for community and public events.
- 4.2 The MDD shall not permit the Premises to be used for any illegal or nuisance activities.
- 4.3 The OWNER may enter the Premises at reasonable times for inspection with prior notice to the MDD.

#### **V. Insurance and Liability**

- 5.1 The MDD agrees to maintain general liability insurance during the lease term covering its activities and events on the Premises.
- 5.2 Each Party shall be responsible for its own acts and omissions and those of its officers, employees, agents, or volunteers.

#### **VI. Termination**

- 6.1 Either Party may terminate this Agreement by providing thirty (30) days' written notice prior to the start of the next lease term.
- 6.2 In the event of damage, destruction, or other casualty that renders the Premises unusable, this Agreement shall terminate immediately, with no obligation for either Party to repair or rebuild.

#### **VII. General Provisions**

- 7.1 This Agreement constitutes the entire understanding between the Parties.
- 7.2 Any amendments must be in writing and signed by both Parties.
- 7.3 This Agreement shall be governed by the laws of the State of Texas

IN WITNESS WHEREOF, the Parties have executed this Agreement to be effective beginning November 15, 2025.

LA VERNIA MUNICIPAL DEVELOPMENT DISTRICT

By: Felicia Carvajal

Felicia Carvajal, Executive Director

Date: 11-12-2025

LA VERNIA MUNICIPAL DEVELOPMENT DISTRICT

By: \_\_\_\_\_

Dianell Recker, President

Date: \_\_\_\_\_

OWNER [Signature]  
By: \_\_\_\_\_

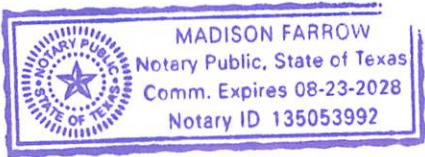
Donald Rackler

Date: 11-12-25

STATE OF TEXAS §

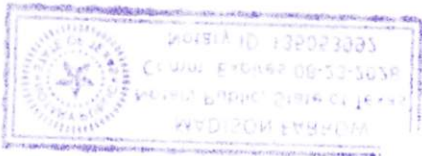
COUNTY OF WILSON §

This instrument was acknowledged before me on the 12<sup>th</sup> day of November, 2025, by Donald Rackler, in his capacity as OWNER.



[Signature]  
Notary Public, State of Texas





# LAUNCH LAVERNIA

- 15 businesses
- 25-30 attendees



# HOMETOWN HOEDOWN

- Six confirmed food vendors
  - Nickel BBQ
  - Culinary skol
  - AJ's Snack Shack
  - Kilted cotton candy
  - Casey B's Lemonade & Treats
  - DonutNV of San Antonio
- Ten confirmed market vendors
- Met 11/5 with Great Event rentals for lighting plans and estimate
- Sending out confirmation to all involved Friday 11/7





# CHRISTMAS IN LA VERNIA

- Met 11/5 with Great Event rentals for lighting plans and estimate - will be the same as our Hometown Hoedown estimate.
- Met with Donald to talk parade route and closures - will meet again closer to date for confirmation.
- Youth Christmas Market vendors
- Going to start reaching out to food vendors after Hoedown.
- Josh will put up pointsettias by November 20<sup>th</sup> , Josh talk to felps on coordinating Josh

