

City of La Vernia

MUNICIPAL DEVELOPMENT DISTRICT BOARD OF DIRECTORS MEETING

102 E. Chihuahua St., La Vernia, Texas 78121 April 17, 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 03/13/25 MDD meeting

5. Presentations

- A. Presentation regarding GVEC Power Up Grant
- **B.** Presentation introducing the new Community Engagement Coordinators

6. Discussion/Action

- A. Discuss and consider action on Ledford Enterprises, LLC Façade grant application
- **B.** Discuss and consider action on amending the Façade grant
- C. Discuss and consider action on MDD Bylaws
- D. Discuss and consider action on Loan Agreement between the City of La Vernia and the City of La Vernia Municipal Development District

7. Discussion Only

- A. Discuss and provide an update on the 4th of July event
- **B.** Discuss and provide an update on street signs as well as sidewalk markers
- C. Discuss and provide an update on the 3 year plan

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.com.

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 <u>APRIL 11, 2025 at 5:30 PM</u> and remained so posted continuously for at least 72 Hours proceeding the scheduled time of said meeting.

Felicia Carvajal, Executive Director



City of La Vernia

Section 4. Item A.

MUNICIPAL DEVELOPMENT DISTRICT BUAND OF DIRECTORS MEETING

102 E. Chihuahua St., La Vernia, Texas 78121 March 13, 2025

5:30 PM

MINUTES

1. Call to Order and Declare a Quorum

The meeting was called to order @5:30PM

MDD members Recker, Hyland, Gilbert, Oates were present. Farmer was 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. Minutes from the 02/06/25 MDD meeting Motion made by Gilbert, Seconded by Hyland to approve consent as listed, all in favor.

5. Discussion Only

- Discuss the MDD bylaws proposed updates
 Gilbert gave notes on the MDD bylaws, all board members agreed to the notes from
 Gilbert as well as the proposed updates.
- B. Discuss and provide an update on upcoming our Easter event Felicia Carvajal, Executive Director spoke regarding the upcoming Easter event. The egg hunt will begin at 7:30pm, we will have it split up in different age range sections, the movie Peter Rabbit will begin at 8:30pm. Felicia is talking to food vendors, HEB will be donating candy.
- C. Discuss and provide an update on the 4th of July event
- D. Discuss and provide an update on the 4th of July event as well as the 4th of July Parade

Felicia Carvajal, Executive Director spoke regarding the 4th of July parade. This years name will be Stars over La Vernia, it will start at 10:00am. Felicia is currently collecting applications.

Our 4th of July at the park event will start at 6:00am. Staring Eclipse, Luke Prader, Dylan Wheeler, and surprise headliner to be announced soon.

E. Discuss and provide an update on the walking trail at the park Felicia Carvajal, Executive Director spoke regarding the walking trail at the park. The walking trail is complete, the City has received compliments from the community.

6. Future Agenda Items

3 year plan, MDD Bylaws up for adoption, Street signs, Sidewalk markers, New hire introductions.

7. Adjourn

8. DECORUM REQUIRED

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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 <u>March 07, 2025 at 5:30 PM</u> and remained so posted continuously for at least 72 Hours proceeding the scheduled time of said meeting.

Felicia Carvajal, Executive Director



LA VERNIA CITY PARK PICKLEBALL COURTS

PROJECT DESCRIPTION

The Pickleball Courts at La Vernia City Park is a collaborative initiative between the City of La Vernia and the La Vernia Municipal Development District (MDD), driven by significant community interest and resident advocacy. Recognizing the growing popularity of pickleball, this project seeks to establish dedicated courts within the city park to promote recreation, healthy living, and community engagement.

Pickleball is among the fastest-growing sports in the country, offering a fun and accessible activity suitable for all ages and skill levels. With strong support from La Vernia residents, this project aims to enhance the city's recreational offerings while fostering social connections and improving the overall quality of life.

The planned installation of pickleball courts represents more than just a recreational upgrade; it is a testament to La Vernia's commitment to fostering a vibrant, active community. By providing a welcoming space for play and exercise, the courts are expected to become a central hub for community gatherings, tournaments, and events that strengthen bonds among residents. Moreover, the addition of these courts is anticipated to attract visitors from neighboring areas, thereby boosting local tourism and supporting small businesses. This project aligns with the city's broader goals of promoting wellness, inclusivity, and economic growth, ensuring that La Vernia remains a desirable place to live, work, and play.

COMMUNITY SUPPORT & DEMAND

The needs and support for pickleball courts in La Vernia has been clearly illustrated through various channels, including:

- Public Surveys: Residents have shown significant interest in adding pickleball facilities.
- Social Media Engagement: Community conversations reveal a strong demand for designated courts.
- Direct Requests to City & MDD: Families, seniors, and local organizations have actively lobbied for new pickleball courts.

We would like to express our gratitude to Kickin Asphalt, a valued community partner willing to share costs for this project. While we are open to a formal bidding process if necessary, we appreciate the chance to collaborate with a local organization committed to the success of this initiative. The La Vernia MDD is dedicated to supporting local businesses, and benefiting our community makes this project more feasible while amplifying its impact.

As pickleball continues to gain popularity across Texas, many local families, schools, and senior groups have voiced the need for a dedicated space to play. Installing these courts will create an inclusive environment for players of all skill levels and will enhance the recreational appeal of La Vernia City Park.

BENEFITS TO LA VERNIA CITY PARK & THE COMMUN

The introduction of pickleball courts will provide numerous advantages, including:

- Inclusive Recreation: Pickleball is easy to learn and accommodates all age groups and skill levels, making it a sport that unites the community.
- Health & Wellness: Encourages active lifestyles by promoting cardiovascular fitness, coordination, and social interaction.
- Expanded Park Amenities: Adds a new recreational option, increasing the appeal of La Vernia City Park and furthering its role as a hub for community activities.
- Economic Growth: Attracts visitors to the area, supporting local businesses and encouraging tourism-related spending.
- Intergenerational Play: Provides an opportunity for individuals of all ages—children, adults, and seniors—to engage in a shared recreational activity.

CITY-LED MAINTENANCE & UPKEEP

To ensure the longevity and quality of the pickleball courts, the City of La Vernia will be responsible for their ongoing maintenance. The city's commitment to maintaining these courts will include:

- Routine Cleaning & Safety Inspections: Regular cleaning to remove debris and maintain a safe playing environment.
- Surface Resurfacing & Net Maintenance: Periodic resurfacing to keep the courts in top condition and ensure playability.
- Line Repainting & Facility Upkeep: Repainting court lines as necessary to preserve visibility and quality.

By implementing a structured maintenance plan, the City of La Vernia aims to uphold the highest standards of quality and ensure that the courts remain a valuable community asset for years to come.

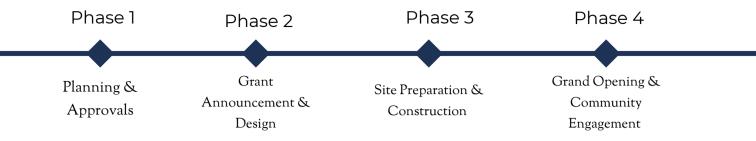
A VISION FOR COMMUNITY GROWTH

The Pickleball Courts at La Vernia City Park represent more than just a recreational addition they are an investment in the city's future. This initiative highlights the City of La Vernia's commitment to fostering active lifestyles, creating meaningful community interactions, and enhancing public spaces.

By listening to residents and working in partnership with organizations like the Guadalupe Valley Electric Cooperative (GVEC) and other local supporters, the City of La Vernia and MDD are ensuring that the community has access to premier recreational amenities.

This project marks a significant step toward the continued development of La Vernia's parks and public spaces, ensuring that all residents have access to high-quality recreational opportunities. Through careful planning, strong community involvement, and dedicated maintenance efforts, the pickleball courts will serve as a lasting feature that enhances both the physical and social well-being of La Vernia's residents.

Project Timeline: Pickleball Courts at La Vernia Section 5, Item A.



Phase 1: Planning & Approvals

- Finalize site selection within La Vernia City Park.
- Gather cost estimates from Kickin' Assphalt.
- Confirm funding sources (MDD budget, grants, or sponsorships)
- Gather letters of support from the community

Phase 2: Grant Announcement & Design

Week 1-2 :

- Grant Award Announcement: Secure external funding to move forward with the project.
- Publicly announce grant funding and project go-ahead.
- Kickin' Assphalt finalizes site prep plan.

Week 3-4:

- Finalize court design (surfacing, fencing, lighting, seating).
- Order materials for surfacing, nets, and other amenities.
- Coordinate with utility companies for drainage or electrical adjustments.
- Order signage for court rules and community branding.

Phase 3: Site Preparation & Construction

Week 5:

• Kickin' Assphalt begins excavation and grading.

Week 6-8:

- Pour and cure asphalt or concrete court surface.
- Apply court surfacing and color coating.

Week 9:

- Install nets, fencing, and lighting.
- Paint pickleball court lines and add finishing touches

Phase 4: Grand Opening & Community Engagement

Week 10:

- Final inspections and quality check.
- Ribbon-cutting event with city officials and community.
- Organize a Pickleball Kickoff Event and open play sessions.

Section 5, Item A.

La Vernia Municipal Development District Board of Directors

Board President

Dianell Recker Address: PO BOX 225 La Vernia, TX 78121

Board Member

Gary Gilbert Address: PO BOX 225 La Vernia, TX 78121

Board Member

Justin Oates Address: PO BOX 225 La Vernia, TX 78121

Board Member

Cynthia Farmer Address: PO BOX 225 La Vernia, TX 78121

Board Member

Kevin Hyland Address: PO BOX 225 La Vernia, TX 78121

Executive Director

Felicia Carvajal Address: PO BOX 225 La Vernia, TX 78121

List of Matching Donations and In-Kind Contributions

The City of La Vernia will contribute matching funds to cover the remaining expenses of the grant. Additionally, the La Vernia MDD will fund the necessary materials for the court, such as the net. The contractor, Kickin Assphalt, is generously donating services valued at \$10,000, which will significantly benefit the project. Furthermore, the City of La Vernia will take care of both current and future maintenance costs for the courts.

Project Budget

Project Funding

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	Items listed must	t be supported by bids or documentation				Show how	the i	tem will be funded in w	hole or	Section 5, Item A.
	Budget Item	Vendor		Total Cost	Orį	ganization Monetary Contribution		Donations	G	Request
							\$	-	\$	
1	2 Courts	Kickin' Asphalt	\$	60,000	\$	30,000	\$	10,000	\$	20,000
2			\$		\$		\$		\$	
3			\$		\$		\$		\$	
4			\$		\$		\$		\$	
5			\$		\$		\$		\$	
6			\$		\$		\$		\$	
7			\$		\$		\$		\$	
8			\$		\$		\$			
9			\$		\$		\$			
10			\$		\$		\$			
11			\$		\$		\$			
12			\$		\$		\$			
	TOTAL DOLLARS		Ş	60,000	Ş	30,000	\$	10,000	\$	20,000

	In-Kind Service related to current project	Vendor or Individual	In-Kind Value
1	Labor	Kickin' Asphalt	\$ 10,000
2			\$
3			\$
	TOTAL IN-KIND		\$ 10,000

Kickin' Asphalt, LLC PO Box 127 Saint Hedwig, TX 78152 +12103858103 contactus@kickinasphalttx.com



ADDRESS City of La Vernia Municipal Development District La Vernia, Texas

DATE 02/06/202

DATE	ACTIVITY	AMOUNT
02/06/2025	Asphalt Custom Pickleball Court 30'x60' Playing Area 20' x 44' To include base and hot mix asphalt with top coating This price includes the \$10,000 labor discount	20,000.00
02/06/2025	Services Kickin' Asphalt LLC will donate \$10,000.00 in labor costs to this project Estimated cost would have been \$30,000.00	0.00
credit cards ** Estimate r Asphalt, LLC	or your business! We accept cash, checks, and (paid thru Quickbooks online with a fee associated) nust be signed and returned via email to Kickin' C before work will begin. By signing this estimate the terms listed below.	
and FINAL F	te that payments are due: half down at start of job PAYMENT DUE AT COMPLETION OF JOB - wise approved by Kickin' Asphalt, LLC	
	ment is NOT received at completion of job there 6 late fee added to the remaining balance.	
of job, Kickin Property Coo the work by I will be respo	yment is not received with in 10 days of completion i' Asphalt, LLC will - under Chapter 53 of the Texas de - file a lien on the customer's property at which Kickin' Asphalt, LLC was completed. Customers nsible for ALL legal fees incurred if a lien is placed 's property due to nonpayment.	

** Please note that the email will also have warranty information documentation. Email delivery of this document acts as acknowledgement/agreement with Kickin' Asphalt's warranty agreement

TOTAL \$20,000.00

Accepted By

Accepted Date

IRS DEPARTMENT OF THE TREASURY INTERNAL REVENUE SERVICE CINCINNATI OH 45999-0023

Date of this notice: 11-06-2008

Employer Identification Number: 26-3670605

Form: SS-4

Number of this notice: CP 575 E

For assistance you may call us at: 1-800-829-4933

IF YOU WRITE, ATTACH THE STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 26-3670605. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Assigning an EIN does not grant tax-exempt status to non-profit organizations. Publication 557, Tax Exempt Status for Your Organization, has details on the application process, as well as information on returns you may need to file. To apply for formal recognition of tax-exempt status, most organizations will need to complete either Form 1023, Application for Recognition of Exemption Under Section 501(c) (3) of the Internal Revenue Code, or Form 1024, Application for Recognition of Exemption Under Section 501(a). Submit the completed form, all applicable attachments, and the required user fee to:

Internal Revenue Service PO Box 192 Covington, KY 41012-0192

The Pension Protection Act of 2006 contains numerous changes to the tax law provisions affecting tax-exempt organizations, including an annual electronic notification requirement (Form 990-N) for organizations not required to file an annual information return (Form 990 or Form 990-EZ). Additionally, if you are required to file an annual information return, you may be required to file it electronically. Please refer to the Charities & Non-Profits page at www.irs.gov for the most current information on your filing requirements and on provisions of the Pension Protection Act of 2006 that may affect you.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

LA VERNIA MUNICIPAL DEVELOPMENT DISTRICT % D BRADFORD BECK PO BOX 1184 LA VERNIA, TX 78121

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.
- * Provide future officers of your organization with a copy of this notice.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub. Thank you for your cooperation.

Keep this part for your records. CP 575 E (Rev. 7-2007)

Return this part with any correspondence so we may identify your account. Please correct any errors in your name or address.

CP 575 E

99999999999

Your	Telephone Number	Best Time to Call	DATE OF THIS NOTICE:	11-06-2008
() –		EMPLOYER IDENTIFICATIO	N NUMBER: 26-3670605
			FORM: SS-4	NOBOD

INTERNAL REVENUE SERVICE CINCINNATI OH 45999-0023

LA VERNIA MUNICIPAL DEVELOPMENT DISTRICT % D BRADFORD BECK PO BOX 1184 LA VERNIA, TX 78121

February 1, 2025

To whom it may concern,

Falafel, ace, dink, are all words I started hearing a few years back from my grandchildren and as usual I am thinking I just can't keep up with these kids anymore. As a retired disabled vet living in a small town, I am always looking for ways to keep active, granted my football days are over yet, I am not anywhere close to being done. I have always loved Texas allowing my wife and myself to be outdoors every month of the year where we really enjoy exercising, walking and just going out to our local town park. About a year ago after asking my grandchild one day what "falafel" and "dink" meant was where we got introduced to pickle ball. What a sport where not only as an older disabled vet even my 7-year-old grand child can enjoy a simple game of pickle ball. The more we investigated this game and started playing we have just fallen in love with pickle ball, and it has added so much to our life. Granted my first thought, playing tennis is something where it would prove to be too strenuous and exhausting for someone like me. That is true yet pickle ball being played on a much smaller court and lighter rackets has proven to be perfect for not only my health, and well-being, let us just say I've won more than I've lost. San Antonio (25 miles) being the closest choice to having a chance of being able to find a public pickle ball court with the intention of playing and not having to reserve well in advance. This prompted me at taking a closer look at our county (Wilson County 55,000 people) to find there are no public courts available. Private courts are popping up all over yet usually involve membership and or some type of dues.

Being a part of the inner workings of La Vernia, a small town, sitting on a few boards including Parks and Recreation, my older grandson has told me (Pow Pow) more than once to just build a pickle ball court in our city park. Granted my grandchildren feel at times I can do anything which has prompted me to discuss this with our city office (City Hall) on more than a few occasions. Recently, after becoming aware of the city, applying for a grant from GVEC on possibly partnering with the intention of making this happen. I took a look at the GVEC objectives for such a program, and it appears all the boxes can be checked one way or another (Education • Youth Programs • Health Care • Community Development • Civic and Community Outreach • Public Safety/Service Organizations). Knowing what this would offer at just my family level is amazing yet looking at the wider angle as to the health benefits (for all ages), the strengthening of the community, keeping up with the times, and having a pickle ball court just down the street is icing on the cake. The whole pickle ball idea is an "Ace", and I am so looking forward to Playing in the park one day soon.

Sincerely,

Kevin Hyland (la Vernia resident) MDD, Parks & Recreation La Vernia, Texas To whom it may concern,

My name is Debbie Nutt, and am an active member of our La Vernia community. As most La Vernianites know, our city Is made up of so many different walks of life, and growing more and more diverse, on a daily basis. But one thing is certain, activity is a common factor in a lot of families lives. Physical activity being one of the more popular things to do. With that being said, it has become very apparent that most sports facilities that all can use, are represented around town, with the exception of one, up-and-coming sport, pickleball. With it's popularity growing, we have heard several people request this in several local social media sites. We are finding that not only young people are interested in participating in this sport, but people of all ages.

Because of this, I would like to endorse a grant for the building of pickleball courts in La Vernia. I truly believe that these courts will attract more people to our park and will bring a more physically active community. And with its low impact movement, will bring more out to participate.

With these facility enhancements being made, I truly believe more special events will follow, inevitably bringing growth and fiscal gains to our city. Who can't agree with that?

I thank you for your consideration and time,

Debbie Nutt

Christopher Metcalf

Po box 825 La vernia, Tx 78121 01/31/2025

GVEC Power Up Grant Committee

Subject: Letter of Support for Pickleball Court Grant Application

Dear Members of the GVEC Power Up Grant Committee,

I am writing to express my enthusiastic support for the grant application submitted to fund the construction of a pickleball court in our community park. This project represents a meaningful step toward enhancing recreational opportunities for residents of all ages in our area.

Pickleball is one of the fastest-growing sports in the country, and its accessibility makes it a wonderful addition to our community. A dedicated court would provide a safe and welcoming space for individuals and families to enjoy physical activity, build social connections, and participate in a sport that is both inclusive and highly engaging.

The addition of a pickleball court aligns with the community's commitment to fostering healthy living and creating shared spaces where people can come together. Such a facility would be utilized for casual play, organized leagues, and events, all of which would promote physical fitness, community engagement, and a stronger sense of belonging among residents.

I wholeheartedly support this project and believe it will be a tremendous asset to our community. I urge you to consider awarding this grant to make this vision a reality. Thank you for your time and consideration.

Sincerely, Chris Metcalf

Madeline Keylich



- marketing
- From Pleasanton, Texas

Section 5. Item

• BBA in Marketing from Texas A&M

• Experience in customer service, social media management and

• Fun Fact: I have a an (almost) 4month old daughter named Ella!



hey there!

I'm Madi McBride

- engagement
- Business Owner of Frontier Focus Photography
- From Elmo, TX
- Fun Fact: I enjoy golf & traveling

• 5 years of marketing and community

FAÇADE GRANT PROGRAM

APPLICATION AND INSTRUCTIONS



Municipal Development District

Page 1 Adopted April 11, 2013 Amended July 18, 2013 Amended October 22, 2014 Amended January 12, 2017 Amended April 9, 2023

FAÇADE IMPROVEMENT PROGRAM

La Vernia Municipal Development District Façade Grant Improvement Guidelines

The LVMDD will consider, on a case-by-case basis, and may award by its sole discretion a grant to the owner of a commercial or industrial building within the city limits of La Vernia for façade improvements.

- 1. Buildings designated as historical by the State of Texas or located in the Central Business will be given preference. Restoration of storefronts to their historic status will be given preference.
- 2. We are looking for applicants who showcase their intent to increase curb appeal, thus, the improvements should be primarily focused on those that would be seen from the "curb."
- 3. Applicants are **encouraged to** add masonry, rock, stucco, or other materials with regard to exterior construction and architectural standards when appropriate.
- 4. The building owner will submit drawings to the LVMDD. The drawings will illustrate the planned façade improvements. The drawings will be accompanied by cost estimates, color choices, and an estimated timeline for completion. The LVMDD Executive Director along with the building owner will present the request to the LVMDD Board.
- 5. To receive a grant, the applicant must not begin work on the façade improvements until the grant is approved by the LVMDD.
- 6. The applicant must submit photos of the completed work and a receipt of all costs incurred before the reimbursement money will be distributed.
- 7. The applicant is expected to complete the work that was presented in the Façade grant application and agreed upon in the board meeting in order to be reimbursed.
- 8. If signage on the building is part of the façade improvement, the cost of signage must not exceed the owner's share of the project's total cost.
- 9. If landscape improvements to the front/ sides of the building are part of the façade improvement and add to the general curb appeal, they will be considered, the applicant will be expected to upkeep the landscape.
- 10. LVMDD will approve up to a maximum of **\$5,000** or 50% of the actual cost of the façade improvements, whichever is less. The LVMDD Executive Director shall certify proof of

Page 2 Adopted April 11, 2013 Amended July 18, 2013 Amended October 22, 2014 Amended January 12, 2017 Amended April 9, 2023 expenditures, the date the project is completed, and must recommend payment before funds are disbursed by the LVMDD.

- 11. The owner of the property must be current on all property taxes.
- 12. All contractors working on the façade improvements are required to be registered with the City of La Vernia.
- 13. The following items are not eligible for reimbursement: roofing, parking lot paving, fencing, or interior building improvements.
- 14. The LVMDD may not expend more than **\$25,000** in this grant program from October 1st to September 30th each year.
- 15. There shall be no repeat applicants approved for funding per each 3-year window.

Municipal Development District

Page 3 Adopted April 11, 2013 Amended July 18, 2013 Amended October 22, 2014 Amended January 12, 2017 Amended April 9, 2023 Name: Ledford Enterprises, LLC

Phone and email address 210-848-8510 - alexisjledford@gmail.com

Address and Legal Description of Property (applicant may attach maps and other illustrations) 128 Bluebonnet Rd., La Vernia, TX 78121

City of La Vernia, Lot 349 (Lot 9 BLK 8), Acres .3701

Describe the proposed alterations, changes, repair, and maintenance work in detail. Attach paint chips for changes that include repainting the structure. The LVMDD Board may require the submission of product samples and other technical information pertinent to the design. Review decisions.

Remove flower beds and reinstall two new flower beds. Install metal guard so wildlife can't can't get under the building. Redo landscape boarder with existing stone and install commercial grade weed barrier and low maintenance vegetation. Make sure gutter drains away from building to ensure proper water flow. Redo flower bed by road, with new river rocks and boarder.

 Desired Start Date
 As soon as possible
 Completion Date

 Total Projected Cost
 \$7514.18
 Projected Grant

Attach a copy of an accurate graphic representation of the proposed work. This may include detailed plans, elevations, photos, and amateur or architectural drawings.

Alexis J Fedeura

03/14/2025

Signature of Applicant

Date

For LVMDD Office Use

Application Received

Meeting Date and presentation made: _____

Decision of the LVMDD Board of Directors:

Date applicant is notified: _____

LA VERNIA MUNICIPAL DEVELOPMENT DISTRICT STANDARD AGREEMENT FOR THE FAÇADE GRANT PROGRAM

Page 4 Adopted April 11, 2013 Amended July 18, 2013 Amended October 22, 2014 Amended January 12, 2017 Amended April 9, 2023

THE STATE OF TEXAS§§KNOW ALL MEN BY THESE PRESENTS:COUNTY OF WILSON§

THIS IS AN AGREEMENT, made and entered into by and between the La Vernia Municipal Development District, a Municipal Development District created by and through the laws of the State of Texas, hereinafter called "LVMDD", acting by and through its duly authorized representative, and _______, hereinafter called "GRANTEE," acting by and through its duly authorized representative.

WITNESSETH:

WHEREAS, the La Vernia Municipal Development District has created and approved a process whereby buildings located within the City of La Vernia Central Business District may apply for a façade improvement grant from the LVMDD; and

II.

WHEREAS, upon an affirmative vote of the majority of LVMDD Board, on ______, the LVMDD determined that GRANTEE qualified for a grant in the amount of ______ (the "funds") for façade improvements as provided for in its application and that said funds shall be distributed to GRANTEE under the following terms and conditions:

(a) For and in consideration of the distribution to GRANTEE by the LVMDD, the funds distributed shall be used by GRANTEE for the sole purpose of ______ (the "Project"). All funds shall be for the following expenditures:

(b) The remittance of the funds by LVMDD will be upon written request by GRANTEE. The written request will indicate what the funds will be used for and the date the project is to commence. LVMDD shall remit the funds within fifteen (15) days of receipt of the written request by GRANTEE.

(c) The Project shall be completed by _____. Should GRANTEE fail to complete the project by the specified completion date then, upon written demand by the LVMDD, GRANTEE shall, within 30 days of receiving the written demand, repay all funds received and shall remit 10% interest per annum on all funds received from the time GRANTEE received the funds from the LVMDD.

(d) Upon completion of the Project, GRANTEE shall submit a final financial accounting (the "report") to the LVMDD showing a line item accounting of all expenditures made during the Project which shall be accompanied by the check register of all related expenditures. Invoices, receipts, or other proofs of expenditures shall be presented with the report.

(e) Any funds GRANTEE receives that remain after the completion of the Project are to be returned to the LVMDD within 30 days of completion of the Project. If it is determined that GRANTEE has used the funds for any purpose other than those identified in paragraph II(a) of this contract or has breached this contract in any fashion, GRANTEE shall repay all improper expenditures and shall remit 10% interest per annum on all improper expenditures from the time GRANTEE received the funds from the LVMDD.

(f) All funds received from LVMDD shall be accounted for in a separate bank account and shall not be co-mingled with other cash funds.

(g) GRANTEE shall at all times comply with the ordinances of the City of La Vernia and the laws of the State of Texas.

III.

In the performance of this contract, GRANTEE shall not discriminate against any employee or applicant for employment or with any customer with respect to his hire, tenure, terms, conditions, or privileges because of his race, color, religion, national origin, sex, disability, or ancestry. A proven breach of this covenant may be regarded as a material breach of the contract causing its termination.

IV.

It is understood and agreed that in the event any provision of this contract is inconsistent with the requirements of law, the requirements of law will control and the parties shall revert to their respective positions which would otherwise be enjoyed or occupied by the respective parties for the terms of this contract.

V.

The foregoing instrument in writing between the parties herein, constitutes the entire agreement between the parties, relative to the funds made the basis hereof, and any other written or oral agreement with the LVMDD being expressly waived by GRANTEE.

Page 7 Adopted April 11, 2013 Amended July 18, 2013 Amended October 22, 2014 Amended January 12, 2017 Amended April 9, 2023 IN WITNESS WHEREOF, the parties hereto execute this agreement in duplicate

originals as of the date set forth above on this _____ day of ______ 20_____.

LA VERNIA MUNICIPAL DEVELOPMENT DISTRICT, TEXAS

BY:_____

[Grantee]

BY: _____

Page 8 Adopted April 11, 2013 Amended July 18, 2013 Amended October 22, 2014 Amended January 12, 2017 Amended April 9, 2023

Section 6, Item A.



EST-000184

Estimate Date: Mar 11, 2025 Expiry Date: Apr 11, 2025



FROM: All Seasons Ground Care LLC Email: loriweaverasgc@outlook.com

Phone: (210) 429-0904 (210) 887-7480

TO:

Robert Fedewa 126 Oak Leaf Drive La Vernia, TX, 78121 JOB LOCATION: 128 Bluebonnet Rd

La Vernia, TX, 78121

JOB:

Landscape Work

# Services	Qty	Price	Discount	Tax (%)	Total
1 Landscape Work - Building #1	1.00	\$5,850.00	\$0.00	\$482.63 (8.25%)	\$6,332.63

Building #1

1:Remove both flower beds and reinstall 2 new flower beds. Install metal guard so skunks can't dig under. Redo landscape boarder with existing stone. Install commercial grade weed barrier and low maintenance vegetation. We will also make sure gutter drains away from building.

2: Small flower bed by road. Boarder will stay the same but will have new river rocks with weed barrier.3: Dig up backflow pipe and bury underground...

All materials, labor, and haul off of debris is included in price..

\$5,850.00	Subtotal (without tax)
\$482.63	Taxes
\$6,332.63	Grand Total (\$)
\$3,166.32	Deposit Due

Accepted payment methods

Check, Cash

Message

I would be happy to have an opportunity to work with you.

Terms

By signing a contract you are signing a legally binding contract for work to be performed.

This estimate is an approximation and is not guaranteed. Actual cost may change once all project elements are finalized or negotiated. Prior to any changes of cost, the client will be notified.

Services. Upon acceptance, we will perform the services described in this estimate. Any additional services requested by you and not included in this estimate will incur additional charges.

Schedule. The services will be completed and will be made in accordance with the schedule agreed upon.

Changes. Changes in the specifications, quantities, schedule or other aspects of the services that are requested or approved by you do not become binding unless accepted in writing. Any such changes may result in additional or increased charges, and you agree to pay such increased charges.

Taxes. You will be responsible for payment of all applicable federal, state and local taxes.

Payment Terms. All invoices for services covered by the estimate are payable upon completion of work or date stated on the invoice.

Late Charges; Interest. Any invoices not paid by you on the date of completion may bear interest after the due date until the invoice is paid.

We abide to all of the statements stated on this estimate - Service Terms and Conditions.

If applicable, client agrees to authorize us on their property for the purposes of performing the services stated on this estimate. Client understands that although we try our best to provide you with an accurate timeframe, there is no set timeframe for the completion of services and several visits to the property may be required. The time stated on your appointment is just an arrival window, we will be sure to contact you when we are on our way. We also have permission to visit the property with little or no notice to assess service needs prior to the date of service, as well as to check completion after services have been rendered.

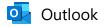
Client agrees to allow us to utilize any photos, descriptions, reviews, quotes, texts or videos of the property for marketing purposes.

By inquiring about our services or doing business with us, you are giving your consent to receive notifications and messages (e-mail or text) regarding our promotions or services.

Again, we appreciate you agreeing to these terms and conditions as we only set them in place to ensure everyone's safety and satisfaction. If you have any questions regarding these Terms and Conditions, please reach out to us.

You can be confident, that our goal is to provide you with the highest quality of service! We look forward to working with you! NOTE:Not responsible for any existing concrete pads, sidewalks, driveways that our equipment must go over to get the job completed. Also, not responsible for any underground wiring, water lines or any type of underground lines during construction work to be completed. If anything is accidentally damaged we will make the needed repairs but there will be an additional charge for the repairs needed if any.

Business powered by Markate.com



Fwd: Commercial project

From Alexis Fedewa <alexisjledford@gmail.com>

Date Wed 4/16/2025 2:10 PM

- To Felicia Carvajal <FCarvajal@lavernia-tx.gov>
- Cc Rob Fedewa <robertfedewa@gmail.com>

Hi Felicia,

Please see the email below and the attachments. Please let me know if you have any questions.

Thanks,

Alexis Fedewa 210-848-8510

Sent from my iPhone

Begin forwarded message:

From: Robert Fedewa <robertfedewa@gmail.com> Date: April 16, 2025 at 8:08:29 AM CDT To: Alexis Fedewa <alexisjledford@gmail.com> Subject: Commercial project

Proposed Landscaping Improvements – 128 Bluebonnet, La Vernia, TX

Project Overview:

We are seeking approval to revamp the front landscaping at our commercial property to enhance aesthetics, functionality, and long-term sustainability.

Scope of Work:

- **Complete Removal & Redesign**
 - Remove all existing landscape material in both garden beds.
 - Excavate and regrade to promote proper drainage away from the building.
- **New Border & Structure**
 - Install double-stacked chopped limestone edging to define and retain garden beds.

- Add an underground metal mesh barrier around the perimeter to deter wildlife from burrowing or nesting under the structure.

- **Drainage Improvement**

- Ensure positive drainage away from the building to eliminate standing water issues under the structure.

- **Weed & Moisture Protection**

- Install high-quality weed barrier fabric to minimize long-term maintenance.
- Add a layer of new river rock for decorative and practical ground cover.
- **New Planting Plan**
- Incorporate drought-tolerant and low-maintenance plants, including:
- Cacti
- Succulents
- Other native xeriscape species suited for the South Texas climate.
- **Cleanup of Unused Utility**

- Remove or purchase the non-functional white backflow pipe adjacent to the front garden bed for a cleaner, safer presentation.

Project Goals:

- Improve curb appeal and customer experience.
- Reduce maintenance needs and water usage.
- Address water drainage and wildlife intrusion concerns.
- Ensure long-term sustainability with native landscaping solutions.

Robert Fedewa

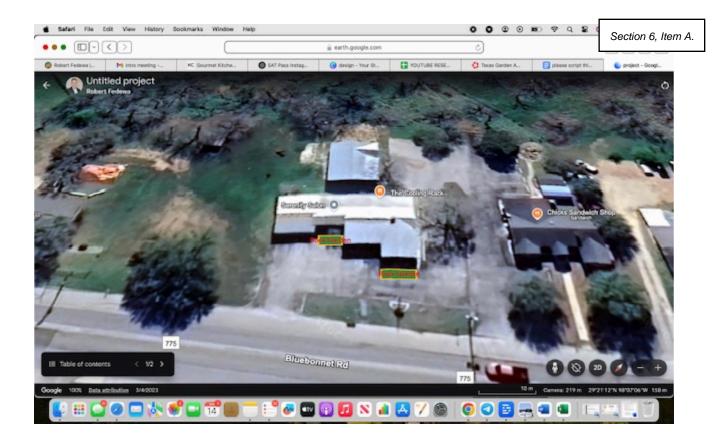


- <u>210.632.3922</u>
- robertfedewa@gmail.com
- www.robertanthonygroup.com



Texas Law requires us to share <u>IABS</u> and <u>Consumer Protection Notice</u>. Licensed realtor in the state of Texas # 650858. This email and any files transmitted with it may contain Confidential Information And May Be Read or Used Only by the "Intended Recipient". If you are not the intended recipient of this email or any of its attachments, please be advised that you have received this email in error and that any use, dissemination, distribution, forwarding, printing or copying of this email or any attached files is strictly prohibited. If you have received this email in error, please immediately purge it and all attachments and notify the sender by reply email or contact the sender at the phone number listed.







Façade Improvement Grant Program

Overview

The Façade Improvement Grant Program aims to support commercial uses in enhancing the visual appeal of their buildings, contributing to the overall vitality, charm, and economic growth of La Vernia. This program is specifically focused on exterior improvements that are visible from the street or public right-of-way by encouraging investment in building façades. These enhancements not only improve individual properties but also help foster a cohesive and inviting look throughout the community, supporting local pride and increased economic activity.

La Vernia MDD Façade Grant Guidelines

The LVMDD will consider, on a case-by-case basis, and may award by its sole discretion a grant to the owner of a commercial or industrial building within the city limits of La Vernia for façade improvements.

Preference Criteria

Priority will be given to:

- Buildings are officially recognized as historic by the State of Texas.
- Properties located within the Central Business District.
- Projects that aim to restore storefronts.

Curb Appeal Focus

Applicants should demonstrate a clear intention to enhance curb appeal. Therefore, all

Adopted April 11, 2013 Amended July 18, 2013 Amended October 22, 2014 Amended January 12, 2017 Amended April 9, 2023 proposed improvements must primarily impact the visible exterior of the building as seen from the street.

Design and Construction Recommendations

Applicants are encouraged to incorporate materials such as masonry, stone, stucco, or other architecturally appropriate elements in alignment with exterior construction and design standards.

Submission Requirements

Building owners must submit detailed drawings of the proposed façade improvements to the LVMDD. These drawings should include:

- Renderings or sketches of the planned work
- Estimated project costs
- Color palette and material selections
- Project timeline

The LVMDD Executive Director and the property owner will jointly present the proposal to the LVMDD Board for review and consideration.

Approval and Reimbursement Process

- Do not begin any work until the grant is officially approved by the LVMDD.
- Reimbursement will only be provided upon:
 - Completion of the approved work
 - o Submission of clear photographs showing the completed improvements
 - Receipts or invoices documenting all project-related expenses
- The completed work must align with what was presented in the original application and approved by the Board.

Signage & Landscaping

• Signage costs are eligible but must not exceed the property owner's portion of the total project cost. Visually appealing and appropriate City-approved signage—

2

Adopted April 11, 2013 Amended July 18, 2013 Amended October 22, 2014 Amended January 12, 2017 Amended April 9, 2023 including monument signs, pole signs, and other types permitted under the City's codes—may be considered an eligible expense if it contributes to the overall enhancement of the building's façade. Signage should be part of a broader effort to improve the property's curb appeal and architectural character, rather than serving as a standalone improvement.

• Landscaping improvements along the front and/or sides of the building that enhance curb appeal will be considered. The applicant is responsible for maintaining the landscaping after installation for a minimal period of 5 years or be at risk of being required to reimburse the LVMDD for the grant funds dedicated to landscape improvements.

Grant Amount

- The LVMDD will fund up to 50% of the actual project cost, not to exceed \$5,000.
- The LVMDD Executive Director must verify proof of expenditure, confirm project completion, and recommend reimbursement prior to disbursement.
- Should GRANTEE fail to complete the project by the specified completion date then, upon written demand by the LVMDD, GRANTEE shall, within 30 days of receiving the written demand, repay all funds received and shall remit 10% interest per annum on all funds received from the time GRANTEE received the funds from the LVMDD.

Eligibility & Restrictions

- Property owners must be current on all property taxes.
- All contractors performing work must be registered with the City of La Vernia.
- Before the work has started you must have a permit submitted to the Permitting office in the City of La Vernia.

Ineligible Improvements & Expenses

The following items are not eligible for reimbursement under the façade grant program: exterior improvements located at the rear of buildings, interior improvements, playground

3 Adopted April 11, 2013 Amended July 18, 2013 Amended October 22, 2014 Amended January 12, 2017 Amended April 9, 2023 or recreational equipment, burglar bars, security or alarm systems, "sweat equity" labor, new commercial construction, benches or porch swings, permitting fees, architectural, survey, or other professional service fees, asbestos testing, removal, abatement, or remediation, and improvements that have already been reimbursed or covered by insurance proceeds.

REQUIRED DOCUMENTATION

The following must be included with the completed application:

- Photo(s) or drawing(s) of current and proposed project.
- Bids from vendors describing estimated cost of project (estimate must have name and address of vendor).
- Copies of any required permits.
- The following must be submitted at the conclusion of the project:
- Photo(s) of the actual finished project.
- Paid invoices specific to the approved project (invoices must have the name and address of the vendor).

Program Funding & Frequency Limits

- A total of no more than \$25,000 may be awarded under this program each fiscal year (October 1 September 30).
- Property owners are eligible for funding once every three years.

Façade Improvement Grant – Frequently Asked Questions (FAQ)

Who is eligible to apply for the Façade Improvement Grant?

Commercial property owners located within the city limits of La Vernia are eligible to apply.

Can I apply if I lease the building?

Yes. Tenants may apply **with the property owner's permission**. The building owner must be the one to officially submit the application.

Can I submit multiple improvements in one application?

Yes. Multiple exterior improvements can be included in a single application. Be sure to provide **individual cost estimates or contractor bids** for each proposed improvement.

How much funding can I receive?

Applicants may be awarded **up to 50% of eligible project costs**, with a **maximum reimbursement of \$5,000**.

Important City Contact:

Municipal Development District

Felicia Carvajal, Executive Director of La Vernia MDD

830-779-4541

City of La Vernia

Lindsey Wheeler, City Administrator

lboyd@lavernia-tx.gov 830-779-4541

Madison Farrow, City Secretary

Mfarrow@lavernia-tx.gov 830-779-4541

Aubrie Smith, Permitting & Code Enforcement

bsmith@lavernia-tx.gov 830-779-4541

Façade Improvement Grant Program Application

Applicant Information

Applicant Name:		
Business Name:		
Street Address:		
Mailing Address:		
Work Phone: Ce	ell Phone:	
Email:		
Property Owner Information (if different from Applicant)		
Owner Name:		
Business Name:		
Street Address:		
Mailing Address:		
Work Phone: Ce	ell Phone:	
Email:		

Property and Project Description

Address/Location of property to be considered:

Is the building currently occupied by a business? If yes, please list the business name(s) and Certificate of Occupancy numbers below.

Has the applicant and/or property owner been a recipient of this Façade Improvement Matching Grant before? If yes, please list the property address(es) and year(s) the grant was awarded below.

Grant Request

1. Total Project Cost (for Façade Improvements Only) \$ _____

2. Eligible Grant Request (**\$5,000** or 50% of the actual cost of the façade improvements) \$_____

Project Description (Please Describe what improvements will be made to the existing property and how the award of this grant impacts the project. 1,000 words max. May be submitted on a separate sheet of paper.

Application Check List

I, the applicant, verify that I have completed the following items in order to be considered for the La Vernia Municipal Development District Façade Improvement Grant. I understand that the grant will not be processed if all items below are not met

8

- Complete Façade Improvement Grant application.
- □ Written cost proposal with itemized improvements.
- Exterior photos of the building before any improvements have been made.
- Drawings or renderings of proposed improvements (proposed color palette requested, if drawings or renderings are not colored).
- □ The proposed façade improvements have not been completed prior to receipt and verification of a complete application by MDD staff.
- □ Filled out City of La Vernia Required Permits

Date applicant is notified: _____

What is the anticipated start and end date for the project? (Month/Year)

Start Date	End Date		
Applicant Signature:	Date		
Property Owner Signature: (if different from applicant)	Date:		
MDD Office Use			
Application Received:	MDD Meeting:		
The decision of the LVMDD Board of Directors:			

LA VERNIA MUNICIPAL DEVELOPMENT DISTRICT STANDARD AGREEMENT FOR THE FAÇADE GRANT PROGRAM

THE STATE OF TEXAS	§ §	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILSON	Ş	9 Adopted April 11, 2013 Amended July 18, 2013
		Amended October 22, 2014 Amended January 12, 2017 Amended April 9, 2023

THIS IS AN AGREEMENT, made and entered into by and between the La Vernia Municipal Development District, a Municipal Development District created by and through the laws of the State of Texas, hereinafter called "LVMDD", acting by and through its duly authorized representative,

and_____, hereinafter called "GRANTEE," acting by and through its duly authorized representative.

WITNESSETH:

WHEREAS, the La Vernia Municipal Development District has created and approved a process whereby buildings located within the City of La Vernia Central Business District may apply for a façade improvement grant from the LVMDD; and

II.

WHEREAS, upon an affirmative vote of the majority of LVMDD Board, on ______, the LVMDD determined that GRANTEE qualified for a grant in the amount of ______ (the "funds") for façade improvements as provided for in its application and that said funds shall be distributed to GRANTEE under the following terms and conditions:

(a) For and in consideration of the distribution to GRANTEE by the LVMDD, the funds distributed shall be used by GRANTEE for the sole purpose of

_____ (the "Project"). All funds shall be for the following expenditures:

(b) The remittance of the funds by LVMDD will be upon written request by GRANTEE. The written request will indicate what the funds will be used for and the date the project is to commence. LVMDD shall remit the funds within fifteen (15) days of receipt of the written request by GRANTEE.

(c) The Project shall be completed by ______. Should GRANTEE fail to complete the project by the specified completion date then, upon written demand by the LVMDD, GRANTEE shall, within 30 days of receiving the written demand, repay all funds received and shall remit 10% interest per annum on all funds received from the time GRANTEE received the funds from the LVMDD.

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(e) Any funds GRANTEE receives that remain after the completion of the Project are to be returned to the LVMDD within 30 days of completion of the Project. If it is determined that GRANTEE has used the funds for any purpose other than those identified in paragraph II(a) of this contract or has breached this contract in any fashion, GRANTEE shall repay all improper expenditures and shall remit 10% interest per annum on all improper expenditures from the time GRANTEE received the funds from the LVMDD.

(f) All funds received from LVMDD shall be accounted for in a separate bank account and shall not be co-mingled with other cash funds.

(g) GRANTEE shall at all times comply with the ordinances of the City of La Vernia and the laws of the State of Texas.

III.

In the performance of this contract, GRANTEE shall not discriminate against any employee or applicant for employment or with any customer with respect to his hire, tenure, terms, conditions, or privileges because of his race, color, religion, national origin, sex, disability, or ancestry. A proven breach of this covenant may be regarded as a material breach of the contract causing its termination.

IV.

It is understood and agreed that in the event any provision of this contract is inconsistent with the requirements of law, the requirements of law will control and the parties shall revert to their respective positions which would otherwise be enjoyed or occupied by the respective parties for the terms of this contract.

V.

The foregoing instrument in writing between the parties herein, constitutes the entire agreement between the parties, relative to the funds made the basis hereof, and any other written or oral agreement with the LVMDD being expressly waived by GRANTEE.

IN WITNESS WHEREOF, the parties hereto execute this agreement in duplicate

originals as of the date set forth above on this _____ day of _____

20____.

LA VERNIA MUNICIPAL DEVELOPMENT DISTRICT, TEXAS

BY:_____

[Grantee]

BY:_____

(Inserting Commercial Permit / Sign Permit / Contractor Reg)

BYLAWS

OF

LA VERNIA MUNICIPAL DEVELOPMENT DISTRICT

SECTION ONE

OFFICES

Principal Office

1.01 The principal office of the La Vernia Municipal Development District (hereinafter referred to as "District") within the State of Texas shall be located at 102 E Chihuahua St, La Vernia, Tx 78121

Registered Office and Registered Agent

1.02 The District shall have a registered agent whose office address is identical to such registered office. The registered office may be, but need not be, identical to the District's principal office in Texas. The registered agent shall be a resident of the State of Texas. The Board of Directors may change the registered office and the registered agent, as provided by law. The registered office of the District is located at 102 E Chihuahua St, La Vernia, Tx 78121 and the registered agent at such address shall be the Executive Director. The mailing address is Post Office Box 225 La Vernia, Texas 78121.

SECTION TWO

PURPOSE/POWERS

2.01 The District is specifically governed by Texas Local Government Code Section 377, et. al., (hereinafter, "the Code").

2.02 The purpose of the District is to use economic development resources as provided by law, to encourage and promote the general economic welfare of the City and its residents and businesses using the ways and means authorized by the state legislature, by the Code and its amendments, and the Charter and ordinances of the City of La Vernia. The District has all powers as provided by the Code.

SECTION THREE

BOARD OF DIRECTORS

Management of the District

3.01 The affairs of the District shall be managed by its Board of Directors.

Page 1 of 11 La Vernia Municipal Development District Bylaws Adopted August 15, 2008 Amended October 2012 Amended April 2025

Number, Qualifications, and Tenure of Directors

3.02 Five (5) directors shall be appointed by the La Vernia City Council for two-year terms of office. A director may be removed by the City Council at any time with or without cause. To qualify to serve as a director an individual must reside in the municipality that created the district or in that municipality's extraterritorial jurisdiction. An employee, officer, or member of the governing body of the municipality may serve as a director, but may not have a personal interest in a contract executed by the district other than as an employee, officer, or member of the governing body of the serve as a director.

Vacancies

3.03 Any vacancy occurring on the Board of Directors, by reason of death, resignation, disqualification, removal, or otherwise, shall be filled by appointment by the City Council of the City. A director appointed to fill a vacancy shall be appointed for the unexpired term of his or her predecessor in office.

General Duties of the Board

3.04 The Board is hereby required to perform the following duties:

- 1. The Board shall make expenditures, as allowed by the Code, in accordance with these bylaws and the ordinances of the City of La Vernia, of the tax funds received by the District.
- 2. The District may, contract with other entities for professional and or administrative services. The Board may plan and direct its work through these contractual entities, who may be charged with the responsibility of carrying out the District plans, programs, and projects as adopted by the Board.
- 3. The District shall make reports to the City Council of the City of La Vernia. The District shall discharge this requirement by reporting to the City Council in the following manner.

The District shall make a detailed report to the City Council once each year, no later than sixty (60) days after the end of the fiscal year. Such report shall include, but shall not be limited to, the following:

- (a) A review of all expenditures made by the District in connection with its activities involving direct improvements as defined in this article, together with a report of all other expenditures made by the District.
- (b) A review of the accomplishments of the District in the area of economic development.
- (c) A review of the activities of the District for the budget year addressed in an annual report, together with any proposed change in an activity or activities.

Page 2 of 11 La Vernia Municipal Development District Bylaws Adopted August 15, 2008 Amended October 2012 Amended April 2025

- 4. The Board may contract with the City of La Vernia, or with another entity, for administrative services. The Board may plan and direct its work through a designated employee of the City of La Vernia, or other contractual entity, who will be charged with the responsibility of carrying out the District's plans and programs as adopted by the Board.
- 5. The Board shall have the authority to appoint standing committees to aid and assist the Board in its business undertaking or other matters incidental to the operation and functions of the Board.
- 6. The Board shall have the authority to appoint ad hoc committees that may address issues of a temporary nature or concern or that have a temporary effect on the business of the Board.

Implied Duties

3.05 The District is authorized to do that which the Board deems desirable to accomplish any of the purposes or duties set out in these Bylaws and in accordance with State law.

Meetings

3.06 The Board shall hold no fewer than four (4) regularly scheduled meetings per year, at times and dates to be decided by the Board. The President or two (2) directors may call special meetings when, in his/her judgment, such meetings are necessary. Meetings of the District shall be held at City Hall or another facility within the city. If there is no business to discuss, the Executive Director shall notify the Board, as soon as it is determined a meeting will not be held. Notice of any such cancellation shall be posted.

Notice of all meetings of the District shall be given to the public in accordance with the requirements of the Texas Open Meetings Act, Chapter 551, *et seq.* of the Texas Government Code. The notice shall contain information regarding the time, date, and location of any such meeting and the agenda items to the considered. All meetings shall be conducted in accordance with the Texas Open Meetings Act.

No meetings of the Board of Directors shall be held outside the boundaries of the City.

Special Meetings

3.07 Special meetings of the Board of Directors may be called by the President on three (3) days notice to each director, in person, by mail, e-mail, or telephone, or upon written request of two (2) directors. Any notice of a special meeting shall include the purpose of the meeting and the business to be addressed. Should a request for a special meeting be submitted to the President or by two (2) directors, the Executive Director shall determine and notify all directors of the date, time and place of the special meeting to be held.

Page 3 of 11 La Vernia Municipal Development District Bylaws Adopted August 15, 2008 Amended October 2012 Amended April 2025

Attendance

3.08 Regular attendance at the Board meetings is required of all Board members. The following number of absences may constitute the need for replacement of a member: Two (2) unexcused consecutive absences or attendance reflecting unexcused absences constituting fifty percent (50%) of the regularly scheduled meetings over any twelve month period. In the event replacement is indicated, the Board member will be counseled by the President and, subsequently, the President shall submit, in writing to the City Secretary, a statement informing City Council of the need to replace the Board member in question.

Quorum

3.09 For the purposes of convening a meeting and transacting the business of the District at any meeting, a majority of the entire membership of the Board shall constitute a quorum. If there is an insufficient number of Directors present to convene a meeting and transact business, the Directors present may delay the meeting for a reasonable period of time, not to exceed two (2) hours, without notice other than announced at the meeting, until a quorum shall be present.

Compensation

3.10 The duly appointed director shall serve without compensation, but shall be reimbursed, in accordance with State law, for actual or commensurate costs of travel, lodging, and/or incidental expenses incurred while performing official business of the Board.

Voting; Action of the Board of Directors

3.11 Directors must be present in order to vote at any meeting. Unless otherwise provided in these Bylaws or as required by law, the act of a majority of the Directors present at any meeting for which a quorum is present shall be the act of the Board of Directors. In the event that a Director is aware of a conflict of interest or potential conflict of interest, with regard to any particular vote, the Director shall bring the same to the attention of the meeting and shall abstain from discussion of the matter and the vote, unless the Board determines that no conflict of interest exists. Any Director may bring any apparent conflict of interest to the attention of the Board before any vote shall be taken regarding that particular matter. The Director who has had the question raised regarding a possible conflict of interest shall refrain from voting on any such matter, unless the Board determines that no conflict of interest exists.

Board's Relationship with City Council

3.12 In accordance with State law, the City Council shall require the District to be responsible for the proper discharge of the duties assigned in this Section. The Board shall determine its policies and direction within the limitations of the duties herein imposed by applicable laws, the District's Bylaws, contracts entered into with the City, the charter and ordinances of the City of La Vernia and budget and fiduciary responsibilities.

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Board's Relationship with Administrative Departments of the City

3.13 Any request for services made to the administrative departments of the City shall be made by the Board or its designee in writing to the Mayor. The Board may take action to request such services at any lawfully scheduled meeting and the minutes of such meeting recording any such request may serve as the written request

SECTION FOUR

OFFICERS

Officers of the District

4.01 The elected officers of the District shall be President, and Vice-President, to be elected by vote by the members of the Board. Such officers shall have the authority and perform the duties of such offices as the Board may from time to time prescribe

Selection of Officers

4.02 The officers shall be elected by the Board and shall serve for a term of one (1) year. Each officer's term of office shall always be for a period of one (1) year; however, each officer shall continue to serve until the election of his or her successor. Elections shall be held at the first meeting of a new fiscal year.

Vacancies

4.03 A vacancy in any office, which occurs by reason of death, resignation, disqualification, removal, or otherwise, may be filled by appointment by the Board of Directors for the unexpired portion of the term of that office, in the same manner as other officers are elected by the Board. Any officer elected by the Board may be removed at any time by the affirmative vote of two-thirds (2/3) of the members of the Board.

President

4.04 The President shall be the presiding officer of the Board with the following authority:

- 1. to preside over all meetings of the Board;
- 2. to vote on all matters coming before the Board;
- 3. to call a special meeting of the Board upon notice to all Board members when, in his/her judgment, such meeting is necessary; and

Page 5 of 11 La Vernia Municipal Development District Bylaws Adopted August 15, 2008 Amended October 2012 Amended April 2025 4. to cancel any regularly scheduled meeting of the Board when there is no business to discuss, provided he/she gives notice to the Executive Director prior to the meeting. The Executive Director shall be responsible for notifying the Board members and to the public, of such cancellation, as provided in Section 3.07 hereof.

In addition to the above mentioned duties and authority, the President shall sign, with the Executive Director of the Board, any deeds, mortgages, bonds, contracts, or other instruments, which the Board of Directors has approved unless execution of said document has been expressly delegated to some other officer or employee of the District by appropriate Board resolution, by a specific provision of these Bylaws, or by State statute subject to approval by the City Council. In general, the President shall perform all duties incident to the office, and such other duties as shall be prescribed from time to time by the Board of Directors.

Vice President

4.05 In the absence of the President, or in the event of his/he inability to act, the Vice President shall perform the duties of the President. When so acting, the Vice President shall have all power of and be subject to all the same restrictions as the President. The Vice President shall also perform other duties as from time to time may be assigned to him or her by the President.

Employees

4.06 The District may, contract with the City of La Vernia, or with another entity or hire an Executive Director and staff, as needed to carry out the development projects of the District. Employees shall perform those duties as assigned to them by the Board.

Contracts for Service

4.07 The District may contract with any qualified and appropriate person, association, District, or governmental entity to perform and discharge designated tasks, which will aid or assist the Board in the costs of planning, acquiring, establishing, developing, constructing, or renovating one or more development projects in the District. However, no such contract shall ever be approved or entered into if such contract seeks or attempts to divest the Board of Directors of any of its discretion and policy-making functions in discharging the duties set forth in this Section.

SECTION FIVE

COMMITTEES

Qualifications for Committee Membership

5.01 Members of committees shall be appointed by the Board.

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Standing Committees

5.02 The Board of Directors may create standing or special committees with such duties and powers as the Board deems appropriate.

Special Committees

5.03 No such committee shall have the independent authority to act for or in place of the Board of Directors with regard to the following manners: amending, altering, or repealing these Bylaws; electing, appointing, or removing any member of any such committee or any Director or Officer of the District; adopting a plan of merger or adopting a plan of lease, exchange, or mortgage of all or substantially all of the property and assets of the District; authorizing the voluntary dissolution of the District or revoking any proceeding thereof; adopting a plan for the distribution of the assets of the District; or amending, altering, or repealing any resolution of the Board of Directors, which by its terms provides that it shall not be amended, altered, or repealed by such committee.

The designation and appointment of any such committee and delegation to that committee of authority, shall not operate to relieve the Board of Directors, or any individual Director, of any responsibility imposed upon it or upon him/her by law.

Term of Office of Committee Members

5.04 Each member of a committee shall serve until the next annual appointment of the Board of Directors and until his or her successor is appointed, unless the committee is terminated sooner, or unless such member has ceased to serve on the Board of Directors, or is removed from such committee.

Any committee member may be removed from a committee by the Board whenever in its judgment the best interests of the District would be served by such removal.

Vacancies on Committees

5.05 Vacancies in the membership of any committee may be filled in the same manner as provided with regard to the original appointments to such committee.

SECTION SIX

FINANCIAL ADMINISTRATION

6.01 The District may employ the City or another authorized agent to perform the District's financial and accounting requirements, including an annual audited financial statement of all funds. The District's financing and accounting records shall be maintained according to the following guidelines:

Fiscal Year

Page 7 of 11 La Vernia Municipal Development District Bylaws Adopted August 15, 2008 Amended October 2012 Amended April 2025 6.02 The fiscal year of the District shall run concurrently with the City of La Vernia.

Budget

6.03 The fiscal year for the District shall commence on October 1 and end on September 30 of the following year. The Board's budget shall be approved by the La Vernia City Council no later than the City Council's regular September Council Meeting.

Development Project Fund

6.04 The District shall establish by resolution a fund known as the Development Project Fund. The District may establish Separate accounts within the fund. The District shall deposit into the Development Project Fund gifts, donations and 1) the proceeds from any sales and use tax imposed by the District and 2) all revenue from the sale of bonds or other obligations by the District. The Development Project Fund shall be within a local bank, which shall be federally insured and shall be selected following the procedures and requirements for selecting a depository as set forth in Chapter 105 of the Texas Local Government Code.

Contracts

6.05 As provided in Section Four above, the President and Executive Director shall execute any contracts or other instruments, which the Board has approved and authorized to be executed; however, the Board may by appropriate resolution, authorize any other officer or officers or any other agent or agents, to enter into contracts or execute and deliver any instrument in the name and on behalf of the District. Such authority may be confined to specific instances or defined in general terms. When appropriate, the Board may grant a specific or general power of attorney to carry out some action on behalf of the Board; however, no such power of attorney may be granted unless an appropriate resolution of the Board authorizes the same to be performed, subject to approval by City Council.

Checks and Drafts

6.06 All checks, drafts, or orders for the payment of money, notes, or other evidences of indebtedness issued in the name of the District shall be approved by the Board and signed or bear the facsimile signature of the Board President or Vice President.

Donations

6.07 The District may accept any contribution, donations for the general purpose or for any special purpose of the District.

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Purchasing

6.08 All purchases made and contracts executed by the District shall be made in accordance with the requirements of the Texas Constitution and laws of the State of Texas.

Bonds

6.09 Any bonds issued by the District shall be in accordance with the governing statute, but in any event, bonds shall not be issued without review and comment by the City's bond counsel and financial advisor and approval by the City Council.

Annual Audit

6.10 The City of La Vernia, or any other contractual entity providing financial services to the District, shall provide to the Board of Directors an annual audited financial statement of all funds. This audit shall be prepared by a competent independent audit firm as soon as practical following the end of each fiscal year. The District's audit shall be submitted annually to the City Council of the City of La Vernia, Texas inclusive with the City of La Vernia's Comprehensive Annual Financial Report, as soon as practical following the end of the District's fiscal year.

Conflicts of Interest

6.11 Directors are required to comply with all applicable state and local conflict of interest laws.

SECTION SEVEN

BOOKS AND RECORDS

The District shall keep correct and complete books and records of all actions of the District, including books and records of accounts and the minutes of meetings of the Board of Directors and of any committee having any authority of the Board and to the City Council. All such books and records may be inspected by the City Council and the Directors of the District, or his/her agents or attorneys, at any reasonable time; and any information that may be designated by law as public information shall be open to public inspection at any reasonable time. The Texas Open Records Act and the Texas Open Meetings Act shall apply to any disclosure of public information.

SECTION EIGHT

PARLIAMENTARY AUTHORITY

Amendments to Bylaws

Page 9 of 11 La Vernia Municipal Development District Bylaws Adopted August 15, 2008 Amended October 2012 Amended April 2025 These Bylaws may be amended or repealed, and new Bylaws may be adopted, by an affirmative vote of not less than four (4) of the authorized Directors serving on the Board; however, at least ten (10) days prior to the meeting at which such action is taken, written notice setting forth the proposed action shall be given to all Directors, and to the public in accordance with the requirements of the Texas Open Meetings Act.

Notwithstanding the foregoing, no amendment or new Bylaw shall become effective until approved by the City Council.

SECTION NINE

INDEMNITY

The District hereby agrees to indemnify and hold harmless each current or future Director or Officer of the District from and against any costs, expenses (including attorney's fees), fines, settlements, judgments, liabilities, and other amounts, actually and reasonably incurred by such person in any action, suit, or proceeding to which he or she is made a party by reason of holding such position; however, such Officer or Director shall not receive such indemnification if he/she is finally adjudicated to be liable for negligence or misconduct with respect to the matter for which indemnity is sought. The indemnification herein provided shall also extend to good faith expenditures incurred in anticipation of, or preparation for, threatened or proposed litigation. The Board of Directors may, in proper case, extend this indemnification to cover the good faith settlement of any such action, suit, or proceedings, whether formally instituted or not.

Furthermore, to the extent allowed by law, the District agrees to indemnify and hold harmless and defend the City of La Vernia, its officers, agents, and its employees, from and against liability for any and all claims, liens, suits, demands, and/or actions for damages, injuries to persons (including death), property damage (including loss of use), and expenses, including court costs and attorneys' fees and other reasonable costs arising out of or resulting from the District's activities, and from any liability arising out of or resulting from the intentional acts or negligence, including all such causes of action based upon common, constitutional, or statutory law, or based in whole or in part upon the negligent or intentional acts or omissions of the District, including but not limited to its officers, agents, employees, licensees, invitees, and other persons.

It is further agreed that, with respect to the above indemnity, the City and the District will provide each other with prompt and timely notice of any event covered that in any way, directly or indirectly, contingently or otherwise, affects or might affect the District or the City, and the City shall have the right to compromise and defend the same to the extent of its own interests. It is further agreed that this indemnity clause shall be an additional remedy to the City and not an exclusive remedy.

CERTIFICATE

This is to certify that the foregoing is a true and correct copy of the Bylaws of the District and that were duly adopted by the Board of Directors of the District on the date set forth below.

Adopted, as amended, by the Board of Directors of the La Vernia Municipal Development District on the 17th day of April, 2025.

Page 10 of 11 La Vernia Municipal Development District Bylaws Adopted August 15, 2008 Amended October 2012 Amended April 2025 ATTEST:

President

Executive Director

These Bylaws were approved by Resolution No._____, adopted by the City Council of the City of La Vernia on the _____ day of April, 2025.

Page 11 of 11 La Vernia Municipal Development District Bylaws Adopted August 15, 2008 Amended October 2012 Amended April 2025





LOAN AGREEMENT

This Loan Agreement ("Agreement") is made and entered into by and between:

La Vernia Municipal Development District ("Lender"), Located at: 102 E. Chihuahua St, La Vernia, TX 78121 And The City of La Vernia ("Borrower"), Located at: 102 E. Chihuahua Street, La Vernia, TX 78121.

Effective Date: April 17th, 2025

1. LOAN AMOUNT AND PURPOSE

The Lender agrees to loan the Borrower the amount of **Two Hundred Fifty Thousand Dollars** (\$250,000.00) ("Loan") for the purpose of remodeling a newly purchased police department facility, as described in Exhibit A, attached to this Agreement.

Property Information:

- Property ID: 27483
- Legal Acreage: 1.853 acres
- GEO ID: 3000-03000-22002
- Legal Description: CITY OF LA VERNIA, LOT 220B & 257, ACRES 1.853
- Situs Address: 4061 CR 342, La Vernia, TX 78121

• **Owner**: The City of La Vernia

2. LOAN TERMS

- Loan Amount: \$250,000.00
- Interest Rate: 0%
- Loan Term: 15 years (180 months)
- **Repayment Schedule**: Monthly or Annual installments, as agreed by both parties during the upcoming City and MDD meetings scheduled for April 17th, 2025.

3. LOAN DISBURSEMENT

The Lender agrees to provide the Loan amount of **\$250,000.00** to the Borrower in the form of a **bank draft transfer**. This transfer will be made from the MDD's bank account to the City's designated bank account, with the first transfer to occur upon the signing of this Agreement.

- The Bank Draft Transfer will occur on 04-18-2025 in one lump sum.
- The City will then create a holding account within its accounting software and will then be able to draw from this account to pay invoices related to the remodeling of the police department facility.

4. REPAYMENT TERMS

The Borrower agrees to repay the Loan in **monthly or annual installments**, <u>as agreed during</u> <u>the City and MDD meetings on April 17th, 2025.</u> These payments will also be made via **bank draft transfer** from the City's bank account to the MDD's bank account. The repayments are projected to start in **FY 2026.** The proposed repayment schedule is as follows:

Proposed 15-Year Repayment Schedule (0% Interest):

Year	Monthly Payment	Annual Payment	Outstanding Balance at the End of the Year
1	\$1,388.89	\$16,666.68	\$233,333.32
2	\$1,388.89	\$16,666.68	\$216,666.64
3	\$1,388.89	\$16,666.68	\$200,000.00

4	\$1,388.89	\$16,666.68	\$183,333.32
5	\$1,388.89	\$16,666.68	\$166,666.64
6	\$1,388.89	\$16,666.68	\$150,000.00
7	\$1,388.89	\$16,666.68	\$133,333.32
8	\$1,388.89	\$16,666.68	\$116,666.64
9	\$1,388.89	\$16,666.68	\$100,000.00
10	\$1,388.89	\$16,666.68	\$83,333.32
11	\$1,388.89	\$16,666.68	\$66,666.64
12	\$1,388.89	\$16,666.68	\$50,000.00
13	\$1,388.89	\$16,666.68	\$33,333.32
14	\$1,388.89	\$16,666.68	\$16,666.64
15	\$1,388.89	\$16,666.68	\$0

•

The Borrower agrees to make payments via **bank draft transfer** from the City's designated bank account to the MDD's designated bank account on the **1st day of each month** or **on the 1st day of the fiscal year**, depending on the repayment schedule chosen.

5. USE OF LOAN FUNDS

The Borrower agrees to use the Loan exclusively for remodeling and improvement of the police department facility located at **4061 CR 342**, **La Vernia**, **TX 78121**, as outlined in the **Property Information** above. Any deviations from this use must be approved in writing by the Lender.

6. DEFAULT AND REMEDIES

In the event that the Borrower fails to make any payment under this Agreement, the Lender shall provide written notice of default. The Borrower shall have thirty (30) days from the date of the notice to cure the default. If the default is not cured within the specified time frame, the Lender may seek legal action to recover the outstanding balance.

7. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of Texas.

8. EXECUTION AND APPROVAL

This Agreement will become effective once signed by the authorized representatives of both parties during the City and MDD meetings on April 17th, 2025.

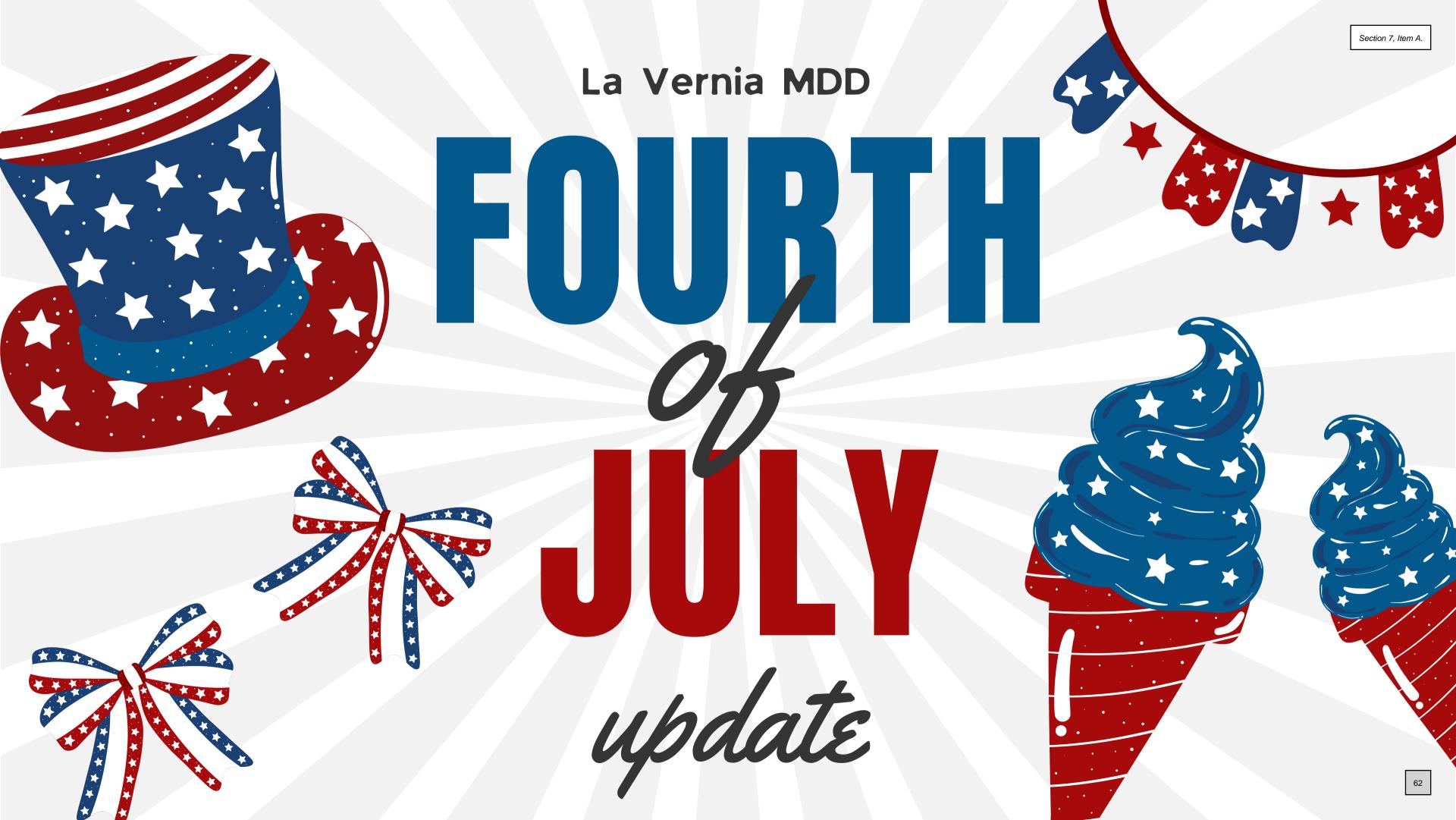
IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the **17th of April 2025.**

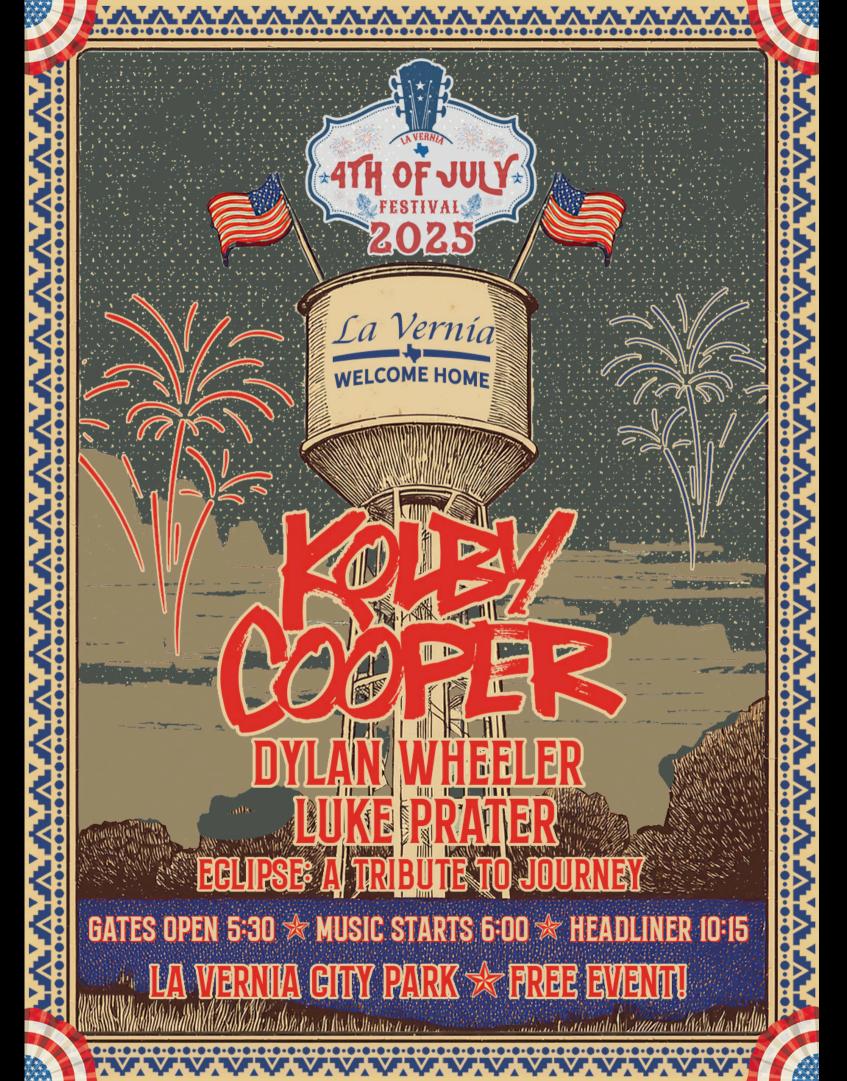
La Vernia Municipal Development District

Signature: _____ Name: Dianell Recker Title: President of the Board of Directors

The City of La Vernia

Signature: _____ Name: Martin Poore Title: Mayor









Let's Discuss the Map!







We have an National Anthem singer, someone beginning of the parade. WE NEED A GRAND MARSHALL SUGGESTIONS





Section 7, Item B.

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Section 7. Item B.

SHAPE STYLE A



FONT: HIGHWAY GOTHIC

ACTUAL FONT MAY REQUIRE FOLLOWING FHWA GUIDELINES & STANDARDS

Section 7. Item B.

SHAPE STYLE B



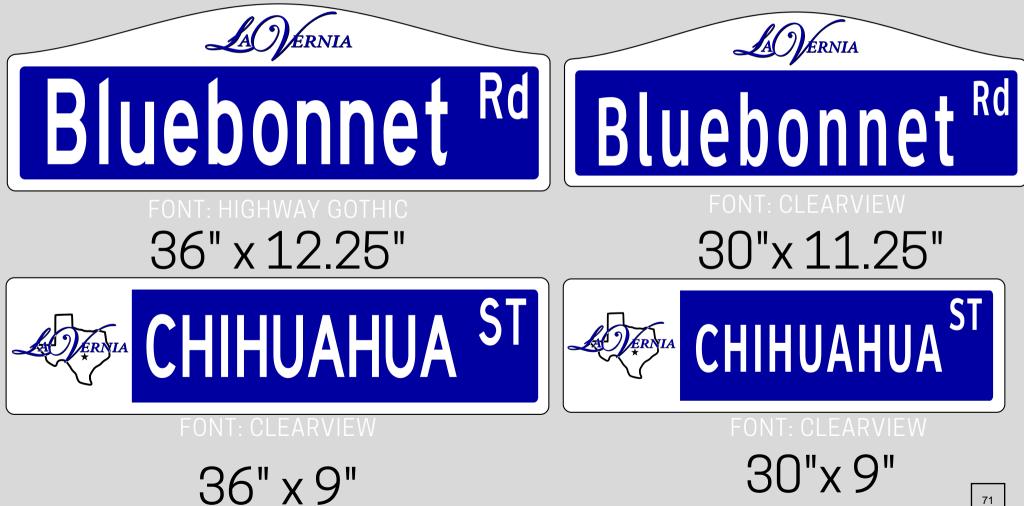
FONT: CLEARVIEW

ACTUAL FONT MAY REQUIRE FOLLOWING FHWA GUIDELINES & STANDARDS



SIZING

SUGGESTED SIZING OPTIONS



Section 7, Item B

IMAGES & FONTS

IMAGES

All artwork represented in example styles can be modified or replaced per request

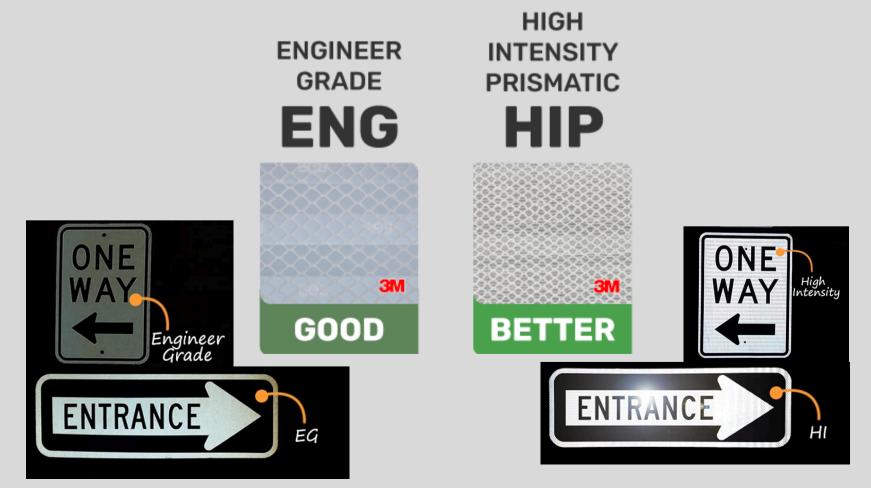
FONTS The following fonts from FHWA Guidelines were used in examples: Bluebonnet - HIGHWAY GOTHIC Chihuahua - CLEARVIEW



FONT STYLES The Font Case can be Uppercase or Standard Case per request The Street (St) or Road (Rd) abbreviation can be Uppercase or Standard Case per request

REFLECTIVE FINISH

ALL STREET SIGNS INCLUDE HIGH INTENSITY PRISMATIC (HIP) REFLECTIVE FINISH



STREET SIGN PRICING



30" - Any Style - \$165 per sign

36" - Any Style - \$175 per sign

SUGGESTED INSTALLATION ACCESSORIES



12" Cross Sign Mount - \$25 1 per Cross Street needed - Used to attach top & bottom signs together



12" Pole Mount - \$25 1 per Pole - use to mount set of signs to pole



Breakaway Nuts - \$1.50 Approx 7 per set of 2 signs



Oneway Bolts - \$1.00 Approx 7 per set of 2 signs

PRICING DOES NOT INCLUDE INSTALLATION OR ANY ADDITIONAL EQUIPMENT

WALKING TRAIL PLAQUE

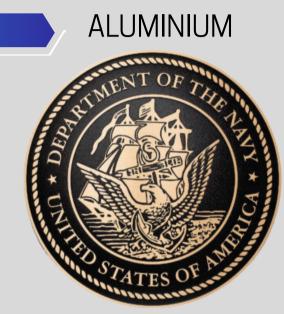


SUGGESTED SIZING OPTIONS

6" Round

8" Round

MATERIAL TYPE



Live Sample Shown in Bronze



STAINLESS - Chemical Etched



Live Sample Shown in Chemical Etched Stainless



Digital Mock-up

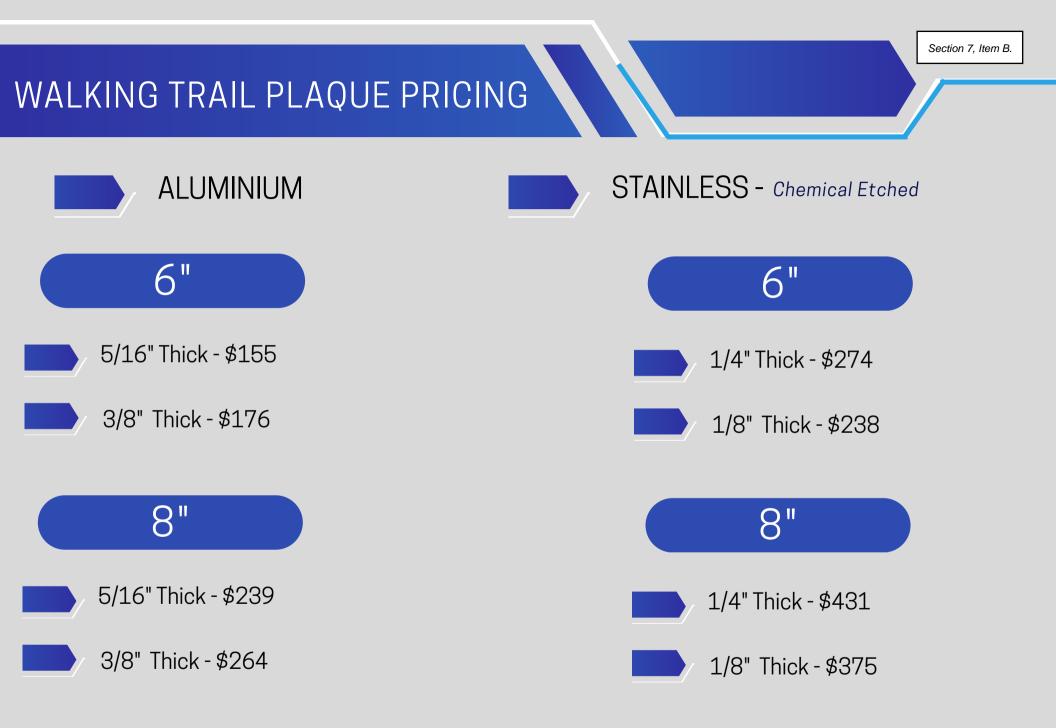
IMAGES & FONTS



All artwork represented in example can be modified or replaced per request



FONT STYLES The Font Case can be Uppercase, Standard Case or a combination of both per request



PRICING DOES NOT INCLUDE INSTALLATION OR ANY ADDITIONAL EQUIPMENT





DAVID ALLEN 281-239-1862 david@4dcustominnovations.com Order # nnnnn - 10/26/2022 Customer ID - TXLAVERNIA Salesperson - CHRIS



Substrate: .080 Aluminum Vinyl Type: High Intensity White







Customer Approval

Date

PLEASE NOTE: ALL COLORS SHOWN ARE APPROXIMATIONS AND MAY NOT BE REPRESENTATIVE OF FINISHED PRODUCT!

IMPORTANT: For your protection and ours, Brandon Industries, Inc. never begins a sign job before receiving written customer approval. Please check this proof carefully and mark any changes or corrections. Please provide your name (signature) on the approval form and return to Brandon Industries, Inc. as soon as possible. Forms received without a signature will result in production delays until an official signed approval is submitted. PRODUCTION DOES NOT BEGIN UNTIL PROOF IS SIGNED AND RETURNED. We regret any undetected errors that may occur through production, but cannot be held responsible for errors if the signs are manufactured per customer's "Approval".

Order Number: 1029143

Order Date: 4/9/2025

Salesperson: Ryan McManus
Customer Number: TXLAVERNIA

Lead Time: 2-3 WEEKS

Ship To: CITY OF LA VERNIA ATTN: FELICIA CARVAJAL 102 E. CHIHUAHUA ST LA VERNIA, TX 78121

Sold To: CITY OF LA VERNIA ATTN: ASHLEY RITCHEY 102 E. CHIHUAHUA ST LA VERNIA, TX 78121

Confirm To:

Customer P.O.	Ship VIA	F.O.B.	Terms		
PH-FELICIA	BEST WAY		Prepay by Credit Card		
Item Code			Ordered	Price	Amount
HI 0936DS			22.00	92.00	2,024.00
Two-Sided Street Sign 9"x3	36" HIP vinyl				
TDS0936 BK			22.00	123.00	2,706.00
Trim for Double Sided 0" x	36" Street Sign Black				

Trim for Double Sided 9" x 36" Street Sign Black

	Net Order:	4,730.00
	Less Discount:	0.00
	Freight:	277.00
Freight amount shown is only valid for 2 weeks from original quote date.	Sales Tax:	413.08
	Order Total:	5,420.08



NAME:

DAT

PROJECT:

Double-Sided Street Sign Trim

TDS0636 | TDS0936 | TDS0942 | TDS0948

SPECIFICATIONS

TDS0636

Size Height: 6" Width: 36"

TDS0936

Size Height: 9" Width: 36"

TDS0942

Size Height: 9" Width: 42"

TDS0948

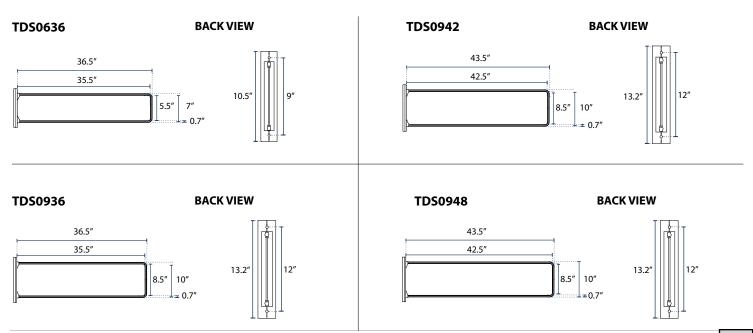
Size Height: 9″ Width: 48″

Material

Cast Aluminum

DIMENSIONS

DRAWING FOR INFORMATION ONLY, NOT INTENDED FOR CONSTRUCTION PURPOSES.





NAME:

DAT

PROJECT:

Steet Sign Arm



SPECIFICATIONS

SSA-01

Works Alone or with a Decorative Scroll Accent

Fits Max 9" x 42" Double-Sided Street Sign

Size Height: 4.25" Width: 26"

Material Cast Aluminum

Warranty 1 Year

DIMENSIONS

DRAWING FOR INFORMATION ONLY, NOT INTENDED FOR CONSTRUCTION PURPOSES.



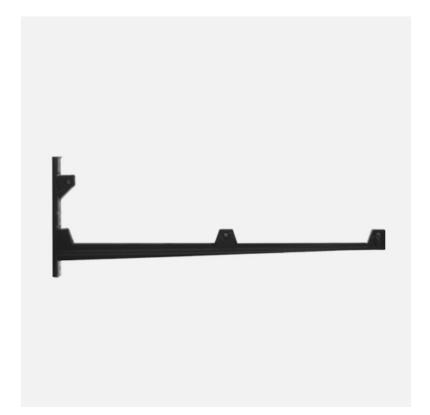


NAME:

DAT

PROJECT:

Cantilever Sign Arm 2WAYARM24



SPECIFICATIONS

2WAYARM24 Fits Max 9" x 42" Double-Sided Sign

Size Height: 8.7″ Width: 24″

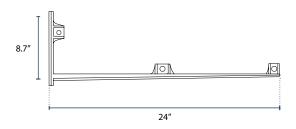
Material Cast Aluminum

Warranty 1 Year

DIMENSIONS

DRAWING FOR INFORMATION ONLY, NOT INTENDED FOR CONSTRUCTION PURPOSES.

2WAYARM24



ESTIMATE

Baldwin Design Works, LTD 85 Kelli Clark Ct Cartersville, GA 30121 contact@baldwindesignworks.com +1 (404) 518-7688 baldwindesignworks.com



Bill to FELICIA CARVAJAL CITY OF LA VERNIA 102 E CHIHUAHUA LA VERNIA, TX 78121 USA Ship to FELICIA CARVAJAL CITY OF LA VERNIA 102 E CHIHUAHUA LA VERNIA, TX 78121 USA

Estimate details

Estimate no.: 002 PARKING SIGNSR Estimate date: 03/21/2025

#	Product or service	Description	Qty	Rate	Amount
1.	TRAIL MARKER	8" ROUND FLUSH MOUNTED TRAIL MARKERS MATERIAL: ALUMINUM WITH 2 COLOR PAINT BLUE/WHITE NOTES: 11 WITH WHITE BACKGROUND W/ BLUE LETTERING AND 11 WITH BLUE BACKGROUND AND WHITE LETTERS * INCLUDES BASE PLATE AND MOUNTING HARDWARE	22	\$327.00	\$7,194.00
2.	TRAIL MARKER	8" ROUND FLUSH MOUNTED TRAIL MARKERS MATERIAL: HDPE 2 COLOR SIGN BOARD 1/4" ENGRAVED NOTES: 11 WITH WHITE BACKGROUND W/ BLUE LETTERING AND 11 WITH BLUE BACKGROUND AND WHITE LETTERS * INCLUDES BASE PLATE AND MOUNTING HARDWARE	22	\$189.00	\$4,158.00
3.	Shipping	SHIPPING AND PACKAGING ** Does not include lift gate services ** Does not include appointment for delivery ** Does not include limited access delivery ** these items can be added for a additional cost.	1	\$91.34	\$91.34

Accepted date

DRAFT #2

LA VERNIA

MUNICIPAL DEVELOPMENT DISTRICT

3-YEAR ECONOMIC DEVELOPMENT STRATEGIC PLAN

WORKSHOP

2025-2027

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La Vernia Municipal Development District Overview

The La Vernia Municipal Development District (LVMDD) is a special-purpose district designed to promote economic growth and community development within the City of La Vernia. Funded through a local sales tax of up to one-half of one percent, the district supports projects like infrastructure improvements, business development, job creation, and community facilities. The LVMDD is governed by a board appointed by the La Vernia City Council. Sales tax revenues are kept separate from other city funds, audited annually, and publicly accessible. The district cannot levy property taxes, and the sales tax may be repealed through a voter election.

Local Govt Code 377

LOCAL GOVERNMENT CODE TITLE 12. PLANNING AND DEVELOPMENT SUBTITLE A. MUNICIPAL PLANNING AND DEVELOPMENT CHAPTER 377. MUNICIPAL DEVELOPMENT DISTRICTS

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 377.001. DEFINITIONS. In this chapter:

- (1) "Board" means the board of directors of a municipal development district.
- (2) "District" means a municipal development district created under this chapter.
- (3) "Development project" means:
- (A) a "project" as that term is defined by Sections 505.151-505.158; or

(B) a convention center facility or related improvement such as a convention center, civic center, civic center building, civic center hotel, or auditorium, including parking areas or facilities that are used to park vehicles and that are located at or in the vicinity of other convention center facilities.

Added by Acts 1997, 75th Leg., ch. 529, Sec. 1, eff. Sept. 1, 1997. Amended by: Acts 2005, 79th Leg., Ch. 232 (S.B. <u>466</u>), Sec. 1, eff. September 1, 2005. Acts 2007, 80th Leg., R.S., Ch. 885 (H.B. <u>2278</u>), Sec. 3.23, eff. April 1, 2009. Sec. 377.002. SCOPE. (a) A municipality may create a district as provided in this chapter in:

(1) all or part of the boundaries of the municipality;

(2) all or part of the boundaries of the municipality and all or part of the boundaries of the municipality's extraterritorial jurisdiction; or

(3) all or part of the municipality's extraterritorial jurisdiction.

(b) The municipality may include territory outside of the municipality only to the extent that territory is in the municipality's extraterritorial jurisdiction.

Added by Acts 1997, 75th Leg., ch. 529, Sec. 1, eff. Sept. 1, 1997. Amended by Acts 2001, 77th Leg., ch. 20, Sec. 1, eff. May 1, 2001. Amended by: Acts 2005, 79th Leg., Ch. 232 (S.B. <u>466</u>), Sec. 2, eff. September 1, 2005.

Sec. 377.003. CONSTITUTIONAL PURPOSE. This chapter creates a program under Section <u>52-a</u>, Article III, Texas Constitution.

Added by Acts 2005, 79th Leg., Ch. 232 (S.B. <u>466</u>), Sec. 3, eff. September 1, 2005.

SUBCHAPTER B. MUNICIPAL DEVELOPMENT DISTRICT

Sec. 377.021. CREATION.

(a) A municipality may call an election on the question of creating a municipal development district under this chapter to plan, acquire, establish, develop, construct, or renovate one or more development projects beneficial to the district.

(b) The order calling the election must:

(1) define the boundaries of the district; and

(2) call for the election to be held within those boundaries.

(c) The ballot at an election held under this section must be printed to permit voting for or against the proposition: "Authorizing the creation of the _____ Municipal Development District (insert name of district) and the imposition of a sales and use tax at the rate of _____ of one percent (insert one-eighth, one-fourth, three-eighths, or one-half, as appropriate) for the purpose of financing development projects beneficial to the district."

(d) The district is created if a majority of the registered voters of the proposed district voting at the election favor creation of the district.

(e) If a majority of the registered voters of the proposed district voting at the election to create the district vote against creation of the district, the municipality may not hold another election on the question of creating a municipal development district before the first anniversary of the most recent election concerning creation of a district.

(f) The Election Code governs an election held under this chapter.

(g) In the order calling the election, the municipality may provide for the district boundaries to conform automatically to any changes in the boundaries of the portion of the municipality or the municipality's extraterritorial jurisdiction included in the district, and the election shall be held on one of the four uniform election dates under Section <u>41.001</u>, Election Code.

Added by Acts 1997, 75th Leg., ch. 529, Sec. 1, eff. Sept. 1, 1997. Amended by Acts 2001, 77th Leg., ch. 20, Sec. 2, eff. May 1, 2001. Amended by: Acts 2005, 79th Leg., Ch. 232 (S.B. <u>466</u>), Sec. 4, eff. September 1, 2005.

Sec. 377.022. POLITICAL SUBDIVISION; OPEN MEETINGS. (a) A district is a political subdivision of this state and of the municipality that created the district.(b) A district is subject to Chapter <u>551</u>, Government Code.

Added by Acts 1997, 75th Leg., ch. 529, Sec. 1, eff. Sept. 1, 1997. Amended by: Acts 2005, 79th Leg., Ch. 232 (S.B. <u>466</u>), Sec. 5, eff. September 1, 2005.

SUBCHAPTER C. BOARD OF DIRECTORS

Sec. 377.051. COMPOSITION AND APPOINTMENT OF BOARD. (a) A district is governed by a board of at least four directors.

(b) The board is appointed by the governing body of the municipality that created the district.

(c) Directors serve staggered two-year terms. A director may be removed by the appointing municipality at any time without cause. Successor directors are appointed in the same manner as the original appointees.

(d) To qualify to serve as a director, a person must reside in the municipality that created the district or in that municipality's extraterritorial jurisdiction. An employee, officer, or member of the governing body of the municipality may serve as a director but may not have a personal interest in a contract executed by the district other than as an employee, officer, or member of the governing body of the municipality.
(e) Notwithstanding Subsection (d), a person may qualify to serve as a director of a district if the person resides in the independent school district that serves the majority of the district, and the district is located in a municipality:

(1) with a population of more than 5,000 and less than 6,000 and that is located wholly in a county with a population of more than 20,000 and less than 25,000 and that borders the Brazos River; or

(2) with a population of more than 1,450 and less than 2,500 and that is located wholly in a county with a population of more than 20,000 and less than 30,000 that borders the Neches River and the Trinity River.

Added by Acts 1997, 75th Leg., ch. 529, Sec. 1, eff. Sept. 1, 1997. Amended by: Acts 2005, 79th Leg., Ch. 232 (S.B. <u>466</u>), Sec. 6, eff. September 1, 2005. Acts 2015, 84th Leg., R.S., Ch. 874 (H.B. <u>3186</u>), Sec. 1, eff. June 18, 2015. Acts 2021, 87th Leg., R.S., Ch. 470 (H.B. <u>4356</u>), Sec. 1, eff. June 14, 2021. Acts 2023, 88th Leg., R.S., Ch. 644 (H.B. <u>4559</u>), Sec. 188, eff. September 1, 2023. Sec. 377.052. COMPENSATION. A board member is not entitled to compensation but is entitled to reimbursement for actual and necessary expenses. Added by Acts 1997, 75th Leg., ch. 529, Sec. 1, eff. Sept. 1, 1997.

Sec. 377.053. MEETINGS. The board shall conduct its meetings in the municipality that created the district. Added by Acts 1997, 75th Leg., ch. 529, Sec. 1, eff. Sept. 1, 1997. Amended by: Acts 2005, 79th Leg., Ch. 232 (S.B. <u>466</u>), Sec. 7, eff. September 1, 2005.

Sec. 377.054. OFFICERS. The board shall designate from the members of the board a presiding officer, a secretary, and other officers the board considers necessary. Added by Acts 1997, 75th Leg., ch. 529, Sec. 1, eff. Sept. 1, 1997.

SUBCHAPTER D. POWERS AND DUTIES

Sec. 377.071. GENERAL POWERS OF DISTRICT.

- (a) A district may:
- (1) perform any act necessary to the full exercise of the district's powers;
- (2) accept a grant or loan from a:
- (A) department or agency of the United States;
- (B) department, agency, or political subdivision of this state; or
- (C) public or private person;

(3) acquire, sell, lease, convey, or otherwise dispose of property or an interest in property, including a development project, under terms and conditions determined by the district;

- (4) employ necessary personnel; and
- (5) adopt rules to govern the operation of the district and its employees and property.
- (b) A district may contract with a public or private person to:
- (1) plan, acquire, establish, develop, construct, or renovate a development project; or
- (2) perform any other act the district is authorized to perform under this chapter.
- (c) A district may not levy an ad valorem tax.

Added by Acts 1997, 75th Leg., ch. 529, Sec. 1, eff. Sept. 1, 1997.

Sec. 377.072. DEVELOPMENT PROJECT FUND. (a) A district shall establish by resolution a fund known as the development project fund. The district may establish separate accounts within the fund.

- (b) The district shall deposit into the development project fund:
- (1) the proceeds from any sales and use tax imposed by the district;
- (2) all revenue from the sale of bonds or other obligations by the district; and
- (3) any other money required by law to be deposited in the fund.
- (c) Except as provided by Subsections (d) and (e), the district may use money in the development project fund only to:

(1) pay the costs of planning, acquiring, establishing, developing, constructing, or renovating one or more development projects located:

(A) in the district; or

(B) outside the district, if:

(i) the project is located in the extraterritorial jurisdiction of the municipality that created the district;

(ii) the board determines that the development project will provide an economic benefit to the district; and

(iii) the following entities, as applicable, by resolution approve the development project:

(a) the municipality that created the district; and

(b) each municipality in whose corporate limits or extraterritorial jurisdiction the project is located;

(2) pay the principal of, interest on, and other costs relating to bonds or other obligations issued by the district or to refund bonds or other obligations; or
(3) pay the costs of operating or maintaining one or more development projects during the planning, acquisition, establishment, development, construction, or

renovation or while bonds or other obligations for the planning, acquisition, establishment, development, construction, or renovation are outstanding. (d) A district located in a county with a population of 3.3 million or more may use

money in the development project fund only to:

(1) pay the costs of planning, acquiring, establishing, developing, constructing, or renovating one or more development projects beneficial to the district if the projects are in the district boundaries or the extraterritorial jurisdiction of the municipality where the district is located;

(2) pay the principal of, interest on, and other costs relating to bonds or other obligations issued by the district or to refund bonds or other obligations; or

(3) pay the costs of operating or maintaining one or more development projects during the planning, acquisition, establishment, development, construction, or renovation or while bonds or other obligations for the planning, acquisition, establishment, development, construction, or renovation are outstanding.

(e) A district that is located in a municipality with a population of more than 5,000 and less than 6,000 and that is located wholly in a county with a population of more than 20,000 and less than 25,000 and that borders the Brazos River may use money in the development project fund only to:

(1) pay the costs of planning, acquiring, establishing, developing, constructing, or renovating one or more development projects inside the county in which the district is located, if the project:

(A) accomplishes a public purpose of the district;

(B) allows the district to retain control over the money to ensure that the district's public purpose is accomplished and to protect the district's investment; and(C) benefits the district;

(2) pay the principal of, interest on, and other costs relating to bonds or other obligations issued by the district or to refund bonds or other obligations; or

(3) pay the costs of operating or maintaining one or more development projects during the planning, acquisition, establishment, development, construction, or renovation or while bonds or other obligations for the planning, acquisition, establishment, development, construction, or renovation are outstanding.

Added by Acts 1997, 75th Leg., ch. 529, Sec. 1, eff. Sept. 1, 1997. Amended by: Acts 2005, 79th Leg., Ch. 911 (H.B. <u>167</u>), Sec. 1, eff. June 18, 2005. Acts 2015, 84th Leg., R.S., Ch. 874 (H.B. <u>3186</u>), Sec. 2, eff. June 18, 2015. Acts 2021, 87th Leg., R.S., Ch. 661 (H.B. <u>1554</u>), Sec. 1, eff. June 15, 2021.

Sec. 377.073. BONDS AND OTHER OBLIGATIONS. (a) A district may issue bonds, including revenue bonds and refunding bonds, or other obligations to pay the costs of a development project.

(b) The bonds or other obligations and the proceedings authorizing the bonds or other obligations shall be submitted to the attorney general for review and approval as required by Chapter <u>1202</u>, Government Code.

(c) The bonds or other obligations must be payable from and secured by the revenues of the district.

(d) The bonds or other obligations may mature serially or otherwise not more than 30 years from their date of issuance.

(e) The bonds or other obligations are not a debt of and do not create a claim for payment against the revenue or property of the district other than a development project for which the bonds are issued.

Added by Acts 1997, 75th Leg., ch. 529, Sec. 1, eff. Sept. 1, 1997. Amended by Acts 2001, 77th Leg., ch. 1420, Sec. 8.339, eff. Sept. 1, 2001.

Sec. 377.074. PUBLIC PURPOSE OF PROJECT. (a) The legislature finds for all constitutional and statutory purposes that a development project is owned, used, and held for public purposes by the district.

(b) Section <u>25.07(a)</u>, Tax Code, does not apply to a leasehold or other possessory interest granted by the district while the district owns the development project.
(c) The development project is exempt from taxation under Section <u>11.11</u>, Tax Code, while the district owns the project.

Added by Acts 1997, 75th Leg., ch. 529, Sec. 1, eff. Sept. 1, 1997.

SUBCHAPTER E. SALES AND USE TAX

Sec. 377.101. SALES AND USE TAX. (a) A district by order may impose a sales and use tax under this subchapter.

(b) A district may impose a tax under this subchapter only if the tax is approved at an election held under Section <u>377.021</u>.

(c) A district may not adopt a sales and use tax under this subchapter if the adoption of the tax under this subchapter would result in a combined tax rate of all local sales and use taxes of more than two percent in any location in the district.

Added by Acts 1997, 75th Leg., ch. 529, Sec. 1, eff. Sept. 1, 1997.

Sec. 377.102. TAX CODE APPLICABLE. (a) Chapter <u>323</u>, Tax Code, governs the imposition, computation, administration, collection, and remittance of a tax authorized under this subchapter except as inconsistent with this subchapter.
(b) Section <u>323.101(b)</u>, Tax Code, does not apply to the tax authorized by this subchapter.

Added by Acts 1997, 75th Leg., ch. 529, Sec. 1, eff. Sept. 1, 1997.

Sec. 377.103. TAX RATE. The rate of a tax adopted under this subchapter must be one-eighth, one-fourth, three-eighths, or one-half of one percent.

Added by Acts 1997, 75th Leg., Ch. 529, Sec. 1, eff. Sept. 1, 1997.

Sec. 377.104. REPEAL OR RATE CHANGE. (a) A district that has adopted a sales and use tax under this subchapter may by order and subject to Section <u>377.101(c)</u>, change the rate of the tax or repeal the tax if the change or repeal is approved by a majority of the registered voters of that district voting at an election called and held for that purpose.

(b) The tax may be changed under Subsection (a) in one or more increments of oneeighth of one percent to a maximum of one-half of one percent.

(c) The ballot for an election to change the tax shall be printed to permit voting for or against the proposition: "The adoption of a sales and use tax at the rate of _____ of one percent (insert one-fourth, three-eighths, or one-half, as appropriate)."

(d) The ballot for the election to repeal the tax shall be printed to permit voting for or against the proposition: "The repeal of the sales and use tax for financing development projects in the ______ Municipal Development District (insert name of district)."

Added by Acts 1997, 75th Leg., Ch. 529, Sec. 1, eff. Sept. 1, 1997.

Sec. 377.105. IMPOSITION OF TAX. (a) If the district adopts the tax, a tax is imposed on the receipts from the sale at retail of taxable items in the district at the rate approved at the election.

(b) There is also an excise tax imposed on the use, storage, or other consumption in the district of tangible personal property purchased, leased, or rented from a retailer during the period that the tax is effective in the district. The rate of the excise tax is the same as the rate of the sales tax portion of the tax and is applied to the sale price of the tangible personal property.

Added by Acts 1997, 75th Leg., Ch. 529, Sec. 1, eff. Sept. 1, 1997.

Sec. 377.106. EFFECTIVE DATE OF TAX. Except as provided by Section <u>377.107</u>, the adoption of the tax, the change of the tax rate, or the repeal of the tax takes effect on the first day of the first calendar quarter occurring after the expiration of the first complete quarter occurring after the date on which the comptroller receives a notice of the results of the election adopting, changing, or repealing the tax.

Added by Acts 1997, 75th Leg., Ch. 529, Sec. 1, eff. Sept. 1, 1997.

Sec. 377.107. COLLECTION OF TAX TO PAY BONDS OR OTHER OBLIGATIONS. (a) If the district votes to repeal the sales and use tax under Section <u>377.104</u>, and the district had issued bonds or incurred other obligations secured by the tax before the date of the election, the district shall continue to collect the tax until the bonds or other obligations are paid.

(b) The district shall immediately notify the comptroller when the bonds or other obligations have been paid.

(c) The repeal of the tax takes effect on the first day of the first calendar quarter occurring after the expiration of the first complete quarter occurring after the date on which the comptroller receives the notice under Subsection (b)

Added by Acts 1997, 75th Leg., Ch. 529, Sec. 1, eff. Sept. 1, 1997.

Sec. 377.108. DEPOSIT OF TAX REVENUES. Revenue from the tax imposed under this subchapter shall be deposited in the development project fund of the district imposing the tax.

Added by Acts 1997, 75th Leg., Ch. 529, Sec. 1, eff. Sept. 1, 1997.

La Vernia MDD Bylaws

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Where are we now?

The La Vernia Municipal Development District (MDD) is currently in a strong and active phase of growth, driven by clear strategic planning and community engagement. Under strong leadership, the MDD has established a focused three-year plan targeting workforce development, quality of life, and infrastructure, while also making steady progress on immediate priorities. Business engagement is thriving, with ongoing support efforts such as façade grants, Placer.ai traffic and demographic reports, and partnerships with organizations like HEB, local La Vernia businesses, SARA, the City of La Vernia, and La Vernia ISD. Marketing efforts are robust, with active social media accounts reaching up to 60,000 people and the launch of the Visit La Vernia platform to further promote the city. Infrastructure and community development are moving forward with sidewalk expansions, lighting improvements, and placemaking projects like custom signs and life-size photo frames. Staffing is also expanding with the addition of two community engagement assistants to support growing initiatives. Community events such as the newly formed LV Drop to kick off the new year, the Easter egg hunt now featuring a movie, the summer movie series encouraging youth to get outdoors and participate in activities, the Boutique Hop bringing visibility to local businesses, the hit 4th of July event drawing over 8,000 people to La Vernia, the Spooky Movie Night celebrating Halloween, and the La Vernia Hometown Hoedown that brings the party to the downtown area all contribute to a vibrant community atmosphere. Additionally, Small Business Saturday and Pink Friday efforts encourage shopping local, while Christmas festivities now include La Vernia's first-ever Christmas parade. The MDD has also launched the Bear Grants and Youth Empowerment Grants to foster community pride and engagement.

Overall, the MDD is in a healthy and energized state, laying a solid foundation for continued progress and long-term impact. The vision is clear, the leadership is active, and the momentum continues to build across multiple areas that enrich La Vernia's economic vitality and community well-being.

Financial Health and Strategic Investments

The financial health and strategic planning of the La Vernia Municipal Development District (LVMDD) continue to advance, bolstered by a solid foundation of growing sales tax revenues and a proactive exploration of investment opportunities in TexPool and TexPool Prime.

The MDD currently holds \$2,465,668.09 in the bank, with a robust monthly average sales tax revenue of \$52,542.50. Over the past four years, sales tax collections have steadily increased, from \$454,708 in 2021 to \$630,470 in 2024 (a 38.6% growth)

reflecting the district's thriving local economy and effective initiatives. Seasonal patterns are evident, with May being the peak revenue month at \$62,243, likely driven by summer-related activities, while even the lowest month, April, generated \$46,351, showcasing consistent resilience and year-over-year improvements. To further optimize its financial strategy, the MDD is exploring TexPool for secure and flexible fund management. TexPool allows for daily deposits and withdrawals, ensuring high liquidity, while TexPool Prime offers higher returns (4.51% compared to TexPool's 4.38%) through investments in high-grade commercial paper. Historical performance demonstrates TexPool's stability over 50 years, even during financial crises, with oversight by the State of Texas ensuring safety and security. A strategic plan is underway to set up TexPool accounts for general, bond, and MDD funds, while cautiously testing TexPool Prime for potential higher returns. Alternative investments like CDs were considered but deemed less favorable due to their limited liquidity and mismatch with the current high-rate environment. With its strong financial position and growing revenue base, the LVMDD is wellpositioned to balance security, flexibility, and growth, ensuring continued economic

development and community enrichment in La Vernia.

La Vernia Demographics and Business Insights

La Vernia, Texas, with an estimated population of approximately 1,400 residents and around 200 businesses, is a vibrant community experiencing notable growth. The city has seen a significant increase in its trade area population, expanding from 40,257 in 2010 to 53,223 in 2022, reflecting a growth rate of 4.1% between 2020 and 2022. This upward trend is expected to continue over the next five years.

The community's demographic profile aligns with the "Flourishing Families" segment within the "Booming with Confidence" group, as defined by the Mosaic USA classification system. This segment comprises prosperous, established couples in their peak earning years, often approaching retirement. Many households have dual incomes and few children, allowing them to afford modern homes in suburban neighborhoods. They tend to have sophisticated tastes, enjoying activities such as attending plays, concerts, and museums, and they value quality education and community engagement.

Overall, La Vernia's growing population, economic development, and affluent, engaged community contribute to its appeal as a desirable place to live, work, and play.

Housing

During the last session of the Texas Legislature, there were several bills that threatened to reduce municipal control over land use rules. Some notable ones include:

- SB 9 / HB 2127 (Local Control Preemption Bills): These bills were introduced to limit the ability of municipalities to regulate certain land use decisions, particularly zoning rules. They aimed to prevent cities from restricting the development of singlefamily homes or certain types of businesses, including placing limits on local zoning ordinances that restrict property owners' ability to develop their land as they see fit.
- 2) SB 1777 (Short-Term Rentals): This bill aimed to reduce local control over the regulation of short-term rental properties (like Airbnb). It sought to restrict the ability of cities to enforce rules and restrictions on short-term rentals, making it harder for municipalities to regulate these properties in residential areas.
- 3) HB 1474 (Affordable Housing): This bill would have restricted municipalities from enacting certain zoning policies that make it difficult to develop affordable housing. It would have limited the control cities have over certain housing regulations, such as density or housing types, in an effort to promote more affordable housing development.

These bills were part of a larger trend of state-level efforts to reduce the power of local governments to regulate land use, which has been a point of contention between state lawmakers and municipalities in Texas. Local officials often argue that they should retain control over land use decisions to address the unique needs of their communities, while proponents of the bills argue for reducing local restrictions to promote development and growth.

This context is important as we consider the future of our own community. Survey results have shown that our residents do not want us to prioritize housing development, and both the board and the council have expressed similar concerns. That said, we are regularly approached with proposals for new housing developments, and we have several in the pipeline currently. Therefore, we must emphasize the importance of actively choosing the types of developments we want to pursue while we still have the ability to do so.

We must focus on maintaining strong zoning codes while we still can and ensure that we create quality developments like Woodbridge Farms and the upcoming Heights at La Vernia. Community input has guided our direction, and while not all housing developments may be welcomed, it's important to acknowledge that housing development is happening and will continue. Simply ignoring these changes won't benefit our community in the long run.

Proposed Target Areas and Actions

The La Vernia Municipal Development District (LVMDD) is dedicated to building a thriving, vibrant, and forward-thinking community. This three-year plan identifies key focus areas aimed at enhancing the quality of life for residents, promoting business growth, creating workforce opportunities, and developing resilient infrastructure. To achieve these goals, LVMDD will select three projects under each focus area, totaling 12 strategic initiatives over the course of three years. By addressing these priorities, LVMDD seeks to position La Vernia as a dynamic and sustainable hub for living, working, and visiting.

MDD Board Priorities

The MDD Board has identified the following as top priorities for the next three years, with targeted goals for each year:

2025 Priorities

FUTURE OF LV MDD ADMIN

Proposed: Addition of Two Part-Time Positions

Position Summary

The Community Engagement Coordinator will assist the La Vernia Municipal Development District (MDD) in fostering connections within the community, enhancing small business engagement, and supporting events that promote La Vernia as a vibrant destination. This role is perfect for a motivated individual eager to gain experience in event coordination, social media marketing, content creation, and community relations.

Key Responsibilities

- 1. Assistance In Event Coordination and Execution:
 - a. Assist in the planning, preparation, and execution of all La Vernia MDD events.
 - b. Help with event setup, including arranging vendor spaces, decorations, and technical equipment.

- c. Provide on-site support during events, ensuring smooth operations and assisting vendors and attendees.
- d. Manage event breakdown, including cleanup, packing, and finalizing event reports.
- e. Be available to work the entire event day, from preparation to closing and wrapping up.
- 2. Assistance In Content Creation and Social Media:
 - a. Create engaging social media content, including posts, stories, reels, and videos, to promote events and programs.
 - b. Use tools like Adobe and Canva to design professional-quality videos and graphics.
 - c. Write compelling copy for posts, flyers, and newsletters that align with MDD's tone and objectives.
 - d. Monitor social media platforms @visitlavernia, respond to comments, and track analytics to improve engagement.
- 3. Business Relations:
 - a. Foster relationships with local businesses to promote participation in MDD programs such as grants and events.
 - b. Share valuable insights, including traffic and demographic reports, to support business growth.
 - c. Assist in securing event sponsors and partnerships.
- 4. Administrative Support:
 - a. Draft communications such as emails, newsletters, and reports.
 - b. Maintain databases for business contacts, vendors, and event participants.
 - c. Assist with scheduling, documentation, and operational tasks.

Requirements:

- Availability: Must be able to work on all La Vernia MDD events, including preparation, setup, on-site management, and event breakdown.
- High school diploma or equivalent required; pursuing or holding a degree in Marketing, Communications, Business, or a related field is preferred.

- Proficiency in social media platforms (Facebook, Instagram) and content creation tools (e.g., Adobe, Canva).
- Strong copywriting skills and attention to detail.
- Proficiency in Microsoft Office Suite (Word, Excel, PowerPoint).
- Strong organizational and communication skills, both written and verbal.
- Ability to multitask and meet deadlines.
- Passion for community engagement and small business support.
- Ability to lift and move event equipment and materials as needed.

Preferred Skills:

- Experience in event coordination and marketing.
- Familiarity with La Vernia and its local businesses.
- Basic understanding of marketing analytics tools, such as Placer.ai.
- Creative problem-solving and collaborative mindset.

This position offers a hands-on opportunity to develop skills in event planning, content creation, and community relations while contributing to La Vernia's growth and vibrancy.

Workforce Development

- Organize Job Fairs / Continued Education (Fall 2025)
 Host a community-wide job fair focused on connecting residents with local employers
 and introducing high school students and adults to continued education
 opportunities. These events will include resume assistance, mock interviews, and
 booths from colleges, training centers, and hiring businesses.
- 2) Plan Partnerships with La Vernia ISD for Student Work Programs (Spring 2026 School Year) Collaborate with La Vernia ISD to create internship and job shadowing programs for high school students. These programs will give students real-world experience in local industries while also helping businesses develop a future workforce pipeline.
- Create a Business Job Board for Open Positions
 Launch a centralized online job board (hosted on city website) where local businesses

can post job openings. This will streamline the hiring process and connect job seekers directly with employers in La Vernia.

4) Support Incentives for Businesses Offering Educational Resources Offer recognition, grants, or tax incentives for businesses that invest in their employees' growth through training programs, certifications, or continued education. This encourages a culture of learning and helps build a stronger, more skilled workforce.

Quality of Life Enhancements

- Signage: Mark Sidewalks with Bluebonnet Mile Markers
 Install visually engaging bluebonnet-themed mile markers along sidewalks and trails
 to encourage walking and promote La Vernia's natural charm. These markers will also
 serve as photo ops and promote community wellness.
- Organize a Summer Movie Night Series
 Host a free family-friendly movie night series at the park during the summer months.
 This series will create a consistent community gathering space, encouraging outdoor activity and family fun.
- 3) Add Pickleball Courts to La Vernia City Park Install dedicated pickleball courts to meet rising demand for this fast-growing sport. This will enhance recreational options in the park and draw in regional players and visitors. The cost will be grant funded by GVEC Power Up Grant.
- 4) More Events: Exercise Community Events Host a summer movie series for families and have activites for children to interact with. Partner with the Parks and Recreation Committe and expand traditional programming by hosting pop-up fitness classes, yoga in the park, walking groups, and wellness events alongside the movie series to promote healthier lifestyles.

Business Support & Growth

- Launch a Business Spotlight Program (One Business Per Month) Feature a different local business each month through social media, newsletters, and yard signs. This initiative drives traffic to small businesses and helps tell their story to the community.
- 2) More Events for Downtown Area to Develop Awareness of Our Downtown Introduce more downtown-centered events such as markets, art walks, and themed nights to create foot traffic and energize the historic core. These events will encourage residents and visitors to explore local shops and restaurants.
- Begin "Small Business Saturdays" Monthly Campaign in LVTX
 Promote a recurring Small Business Saturday each month with themed

promotions, giveaways, and local shopping incentives to drive consistent support for La Vernia businesses year-round.

4) Offer Free Digital Marketing Workshops for Businesses Provide accessible training to help small business owners improve their online presence, social media marketing, and e-commerce skills. Workshops may include guest speakers and live demonstrations.

Infrastructure Improvements

- La Vernia Police Department (LVPD) Headquarters
 Continue the planning and potential development of a new, modern police
 headquarters to meet the city's growing safety and infrastructure needs, improving
 service and officer resources.
- 2) Water Infrastructure Prioritize the maintenance and repair to ensure reliable water service for residents and businesses. Timely improvements will support long-term sustainability and water system efficiency.
- Branded Street Signs Around La Vernia Replace or upgrade street signage with custom, branded signs that reflect La Vernia's identity. These enhancements will add a sense of place and pride throughout the city.
- 4) Water Recycling for Splash Pad (Apply for Texas Parks & Wildlife Grant) Explore opportunities to install a water recycling system for the splash pad to reduce water waste. Apply for funding support through Texas Parks and Wildlife grants to help finance this eco-friendly improvement.

2026 Priorities

Workforce Development

- 1) "Adopt-a-Program" Initiative: Pair businesses with high school programs (e.g., welding, culinary, graphic design) for mentorship, job shadowing, and equipment sponsorships.
- 2) "From La Vernia, For La Vernia" Stories: Highlight locals who built careers here through posters, short videos, and social media spotlights.
- 3) Host a Job Fair in La Vernia for local small businesses
- 4) Workforce Resource Center: Set up a physical or digital hub where residents can find:
 - Resume building tools
 - Job listings (especially from local businesses)
 - Information on training/certification programs Create a "Work in La Vernia" Website Page: Include local job postings, testimonials, and career pathways.

Quality of Life Enhancements

- Outdoor Park Swings for All Ages
 Install inclusive swings and seating options in public parks to promote wellness, relaxation, and accessibility for residents of all ages.
- Expanded Beautification: Planters Around La Vernia Add colorful planters throughout town to enhance curb appeal, foster community pride, and support a vibrant small-town atmosphere.
- La Vernia Fun Run or Pickleball Classes
 Introduce seasonal activities such as a community Fun Run or Pickleball Clinics to
 promote health, wellness, and neighborly fun.
- 4) Downtown Christmas Lights Light up downtown La Vernia with festive Christmas lights and decorations to boost holiday spirit, attract visitors, and support local businesses during the winter season.

Business Support & Growth

1) Local Shop Loyalty Program

Create a community-wide loyalty program to encourage residents and visitors to shop local. Offer stamp cards, exclusive deals, and giveaways to reward frequent shoppers.

2) Downtown Development Expansion

Support the growth of downtown La Vernia through beautification, pedestrian improvements, and exploring options for mixed-use retail and office spaces. Identify underutilized buildings and promote revitalization through incentives and partnerships.

- 3) Small Business Grants & Expanded Resources Offer additional grant opportunities (façade, signage, tech upgrades) and expand access to tools like traffic analytics, marketing support, and digital training. Provide quarterly workshops and mentorship opportunities.
- Business Awards Best of La Vernia
 To recognize and honor outstanding local businesses, entrepreneurs, and community
 contributors who help shape La Vernia's vibrant economy and small-town charm.

Infrastructure Improvements

- Streetlights on City Streets
 Installing streetlights in key areas of La Vernia improves visibility and safety for both
 drivers and pedestrians, especially in neighborhoods, near parks, schools, and
 downtown.
- Graywater Lines in La Vernia City Park Graywater systems reuse lightly-used water (sinks) for purposes like irrigating landscaping. Installing graywater lines in the city park could reduce water waste and support sustainable landscaping.
- Expand Rainwater Storage Infrastructure Capturing and storing rainwater in tanks or underground cisterns helps manage stormwater, reduce flooding, and provide a backup water supply for irrigation or fire suppression.
- 4) Best Lawn Awards

The "Best Lawn" award is a light-hearted, community-based program that recognizes residents who go the extra mile to keep their yards beautiful, clean, and well-maintained.

2027 Priorities

Workforce Development

- Fully establish a long-term workforce pipeline for students and businesses Build a structured program that connects students from La Vernia ISD with local businesses, preparing them with hands-on experience, internships, and future job opportunities. This pipeline ensures businesses have a reliable future workforce and students are equipped with real-world skills.
- 2) Host job fairs and continuing education events twice a year (September & February) Regular job fairs allow employers to connect with job seekers, including students, adults re-entering the workforce, and retirees. Education workshops can offer training on resume writing, digital tools, or certifications.
- Continue city internship opportunities for students
 Maintain and grow internship placements within city departments (like MDD, Parks & Rec, or City Hall), giving students exposure to public service, project management, and community planning.

Quality of Life Enhancements

- Continue hosting events at the park
 Events like Movie Nights, concerts, and seasonal festivals bring the community
 together and make the park a central hub for family-friendly fun.
- Establish Parter Park in La Vernia Heights
 This new park can serve as a local gathering place for residents in that neighborhood.

 Features could include playground equipment, benches, and walking paths.
- Continue beautification projects, including more public art installations Beautification improves the city's appearance and creates a sense of pride. Public art (like murals, sculptures, or painted benches) adds color and culture, while also supporting local artists.

Business Support & Growth

- Strengthen digital marketing strategies for businesses
 Offer training sessions and tools (like a posting calendar or templates) to help
 businesses increase their online presence on social media, Google, and local
 platforms like Visit La Vernia.
- 2) Provide long-term incentives for new and existing businesses to ensure sustainability Offer programs like tax breaks, grant matching, or facade improvement funds to help businesses thrive. Pair this with ongoing support to help reduce closure rates.
- Track and analyze business success rates to encourage growth Monitor data over time to see which types of businesses succeed in La Vernia. Use that data to advise new entrepreneurs and adjust support strategies.
- Start an elderly work program Create part-time job opportunities for retirees and seniors who want to stay active. These roles could include mentoring youth, customer service positions, or helping at events.

Infrastructure Improvements

- Assist the City with water conservation efforts
 Partner with the City of La Vernia to install graywater systems, rainwater catchment tanks, and educational signage in parks or public spaces to promote sustainable water use.
- Develop a Pocket Park in the downtown area
 A small, well-designed park with benches, shade, greenery, and maybe a water

feature or public art piece can offer a peaceful spot for residents and visitors to relax downtown.

3) Build more sidewalks on city streets

Adding sidewalks improves walkability, encourages healthier lifestyles, and connects neighborhoods to parks, schools, and businesses. Prioritize areas with high foot traffic or no current pedestrian paths.

4) Street upkeep and pothole maintenance Regularly maintain roads to prevent wear and tear, and work with local contractors to patch potholes efficiently in high-traffic areas. Consider creating a bulk repair program to address multiple spots at once.

Survey Responses

The La Vernia Municipal Development District conducted a community survey to gather valuable feedback for shaping La Vernia's economic development strategy over the next three years. With 100 respondents, the survey captured diverse perspectives. The most common age groups represented were 35-44 and 45-54. A significant 81% of participants identified as La Vernia residents, with 40% residing within the city limits and 50% from the surrounding Wilson County area. The survey provided meaningful insights from residents and community members, offering a clearer understanding of the needs and priorities of the La Vernia area.

Q: What does successful economic development in La Vernia mean to you? (Please check up to 3):

When asking the respondents' their perspectives on what successful economic development in La Vernia means reveals several key priorities. The most frequently cited category is enhancing the "Quality of Life" through diverse amenities and services, reflecting a strong desire for improvements that directly impact residents' daily experiences. Infrastructure improvements, such as expanded utilities and better streets, rank as the second-highest priority, emphasizing the need for foundational upgrades to support growth. Economic growth and partnerships to foster a vibrant business ecosystem follow closely, highlighting the importance of collaboration in driving development. Workforce opportunities and educational training are also significant, underscoring the community's focus on preparing individuals for employment. Lastly, a focus on hosting events to bolster the business climate demonstrates interest in creating a dynamic environment that encourages local commerce. These insights provide a clear roadmap for initiatives to address community aspirations effectively.

Q: What are the top THREE reasons you have chosen to live, work, or spend time in La Vernia?

The analysis of respondents' top reasons for choosing to live, work, or spend time in La Vernia highlights several core community values. The most frequently cited reason is safety, with residents valuing the town's low crime rate and secure environment. The second most common reason is La Vernia's small-town charm, appreciated for its friendly atmosphere and close-knit community. Proximity to larger cities is also a significant factor, showcasing the appeal of La Vernia's convenient location for work and leisure. Quality of life, characterized by access to parks, recreation, and familyfriendly activities, is another notable driver. Additionally, family and roots play a role, with many respondents choosing La Vernia due to personal ties to the area. These findings underline the town's unique combination of safety, charm, accessibility, and strong community connections.

Q: Please pick Three (3) industries from the list below that you think are a good fit for the La Vernia economy:

In the survey, respondents were asked to identify three industries where La Vernia could benefit from more options. The top choice was dining, with 65 responses, followed by entertainment with 56 responses, and retail with 45 responses. These findings highlight a strong community interest in these industries, suggesting their significant potential to drive economic growth and success in La Vernia.

Q: What infrastructure improvement would you prioritize to support economic development?

The most prioritized infrastructure improvement for supporting economic development is "Additional Parks and Recreational Areas," which received 49 responses. This was followed by "Improved Roads: Traffic Signage, Street Repairs, and Street Lighting," with 29 responses. These responses highlight the community's focus on enhancing recreational spaces while addressing critical utility and road infrastructure to support sustainable growth and improve the quality of life in La Vernia.

Q: What kinds of events or community activities could improve the quality of life for residents of La Vernia?

Respondents identified several types of events and activities that could enhance the quality of life in La Vernia. The most popular suggestion was "Youth programs such as art, music, or STEM activities," with 22 mentions, highlighting a community preference for initiatives that foster creativity and engagement. This was closely followed by "Family-friendly events such as holiday parades and farmers' markets," which also received 22 mentions, showcasing an interest in events that bring people together in a celebratory or recreational setting. The responses emphasize a strong desire for diverse, family-friendly events to create a more vibrant and connected community.

Q: What is one specific action La Vernia leaders can take to enhance the community for residents?

La Vernia residents have highlighted several actionable priorities to enhance the community. A recurring recommendation is the development of outdoor trails and recreational spaces, emphasizing the importance of creating more opportunities for outdoor activities and improving quality of life. Respondents also stressed the need to upgrade and maintain city parks, calling for enhancements like modern restrooms, pickleball courts, and additional amenities to better serve residents. There is a strong desire for a more updated and clearly defined downtown area, which could become a focal point for community activities and local business growth. Furthermore, many suggested better infrastructure planning, including more sidewalks, improved lighting, and traffic management, to ensure safety and accessibility. The community also expressed the need for spaces for teenagers and young adults to gather, fostering inclusivity and engagement. Lastly, calls for more community-oriented programs and events–including youth activities, cultural initiatives, and fitness opportunities–underscore the importance of building a vibrant, connected, and welcoming environment for all residents.

Q: What is one specific action La Vernia leaders can take to enhance the community a better place for business?

To enhance La Vernia for both businesses and residents, respondents suggest a multifaceted approach focusing on economic development, community identity, and infrastructure improvements. Key recommendations include:

- Hosting more business functions and signature events to stimulate local commerce and establish La Vernia as a recognizable destination, similar to Poteet's Strawberry Festival or Gruene Hall in Gruene.
- Fostering creativity and innovation to create a standout event or attraction that puts La Vernia "on the map" beyond its borders.
- **Supporting small businesses** with affordable rental spaces, incubator programs, and streamlined permitting processes to encourage growth and success.
- Enhancing local infrastructure with better sidewalks, lighting, and traffic management while addressing gaps in goods and services to meet residents' needs and keep spending local.
- Increasing marketing and visibility to promote local enterprises and attract visitors.

These strategies highlight the need for proactive leadership, strategic planning, and community engagement to create a thriving, recognizable, and supportive environment for both businesses and residents in La Vernia

SWOT

La Vernia is a community rich in charm, with a close-knit atmosphere, vibrant local events, and a strong educational foundation. As the town continues to grow, it faces both opportunities and challenges that shape its economic future. A comprehensive SWOT analysis highlights the strengths that make La Vernia a desirable place to live, the weaknesses that require attention, the opportunities that could drive progress, and the threats that should be addressed to ensure sustainable development. This analysis serves as a roadmap for leveraging the town's assets while overcoming obstacles to create a thriving and resilient community.

Summary of Strengths

- 1) Charming Small-Town Atmosphere: A close-knit community that fosters warmth, friendliness, and a welcoming environment.
- 2) Engaging Events: A vibrant calendar of local events that unite residents and celebrate the community.
- 3) Convenient Location: Enjoy the peacefulness of small-town living with easy access to nearby city amenities.
- 4) Exceptional School System: A strong and supportive educational environment that benefits students and families.

Summary of Weaknesses

- 1) Aging Infrastructure: Outdated and overlooked infrastructure, including streets and water resources, requires significant improvements.
- 2) Water Challenges: Frequent water issues, including the need to maintain and consistently operate amenities like the splash pad, remain ongoing concerns.
- 3) Downtown Development: The downtown area needs revitalization to better reflect the town's charm and support economic growth.
- 4) Community Integration: Newcomers often find it challenging to connect and integrate into a community with deep-rooted, long-time residents.

Summary of Opportunities

1) Increase Grant Opportunities: Expand grant funding to support community development projects and boost local businesses.

- 2) Enhance Entertainment and Nightlife: Develop more options for dining, entertainment, and evening activities to attract residents and visitors.
- 3) Develop a walkable city: Transform the city area into a vibrant, walkable hub with shopping, dining, and unique experiences that showcase La Vernia's charm.
- 4) Add Children's Amenities: Introduce more recreational options and family-friendly facilities to cater to children and families in the community.

Summary of Threats

- 1) Limited Activities for Youth and Families: A lack of local entertainment and recreational options forces families to seek activities outside the community.
- 2) Insufficient Infrastructure: Rapid population growth has outpaced infrastructure development, creating challenges in supporting the community's needs.
- 3) Inadequate Job Opportunities: The shortage of well-paying jobs fails to meet the rising cost of living and housing demands in the area.

Q: If you had a magic wand, what one change would you make to improve La Vernia's economic future?

- 1. **Downtown Development and Small Business Support**: Create a walkable, vibrant downtown with local shops, dining, and entertainment while encouraging small businesses and limiting large chain stores to maintain the town's unique character.
- 2. **Family-Friendly Amenities and Recreational Spaces**: Invest in parks, nature trails, and recreational areas, along with family-oriented facilities like entertainment centers and multipurpose spaces for all age groups.
- 3. **Strategic Economic Growth with Controlled Development**: Attract industries outside city limits to generate jobs and revenue while implementing controlled growth policies, such as permits and impact fees, to fund infrastructure and maintain the area's small-town appeal.

Business Survey Responses

The survey gathered responses from businesses across various industries in La Vernia, including nutrition, beauty and spas, shopping, professional services, and financial services. Most respondents had operated their businesses for over 11 years, with some newer establishments running for less than five years. The diversity in industries and business tenures highlights the evolving economic landscape of La Vernia.

- Opportunities for Growth: Respondents identified increased local tourism, infrastructure improvements, events to boost foot traffic, and partnerships with other businesses as key growth opportunities. Many also emphasized the importance of attracting new residents and enhancing digital tools and resources.
- 2. Programs and Resources to Prioritize: Businesses ranked grants and financial assistance, marketing support, infrastructure improvements, and community events promoting local shopping as top priorities. Networking events and workforce development were also frequently mentioned.
- 3. Usefulness of Existing MDD Resources: Responses were mixed; some businesses found the analytics tools and events useful, while others were unfamiliar with the available resources.
- Additional Resources Needed: Suggestions included grants for facade improvements, senior citizen events, better advertising, and greater awareness of available resources. Some respondents also called for consistency in event planning and improved infrastructure.
- Strengths for Attracting Businesses: Key strengths included La Vernia's small-town feel, Highway 87's connectivity, strong community support, and population growth. Many appreciated the town's events and its potential for further development.
- 6. Weaknesses in Economic Development: Challenges included a lack of available property and space for businesses, limited affordable housing, and high property costs. Some cited the absence of aesthetic charm and insufficient planning as barriers to growth.
- 7. Businesses to Attract: Entertainment-focused establishments, family-friendly venues, trade schools, and unique dining options were the most desired. Respondents also suggested attracting retail stores, medical services, and businesses supporting the arts and cultural initiatives.

- 8. Vision for the Next Three Years: Businesses hoped to see more family-oriented entertainment, improved infrastructure, a developed downtown district, and greater support for small businesses. Suggestions included creating spaces for community activities and enhancing the town's aesthetics.
- Services the MDD Can Provide: Many businesses suggested advertising and marketing support, grants, and greater communication with business owners. Other ideas included geofencing to attract new customers and better utilities for outlying businesses.
- 10. Feedback on La Vernia's Business Environment: Respondents expressed a need for visionary thinking, support for local history and charm, and quarterly business meetings to foster collaboration. While many felt the environment was improving, they highlighted the need for more inclusivity and opportunities for businesses on the town's outskirts.