



City of La Vernia
CITY COUNCIL MEETING
102 E. Chihuahua St., La Vernia, Texas 78121
May 08, 2025
6:30 PM

AGENDA

1. Call to Order

2. Invocation & Pledge of Allegiance

3. Citizens to Be Heard

(At this time, citizens who have filled out a registration form prior to the start of the meeting may speak on any topic they wish to bring to the attention of the governing body so long as that topic is not on the agenda for this meeting. Citizens may speak on specific agenda items when that item is called for discussion. During the Citizens to Be Heard section, no council action may take place, and no council discussion or response is required to the speaker. A time limit of three minutes per speaker is permitted; the council may extend this time at their discretion.)

4. Consent Agenda

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

A. Meeting Minutes from the 04-17-25 City Council Meeting

B. Financials for the month of April

5. Elections

A. Certificate of Election issued to newly elected officials, Gary Gilbert, Garrett Rabel, Justin Oates, Katie Evans

B. Statement of Officer is completed by newly elected and appointed officials

C. Newly elected and appointed officers take the oath of office

D. Newly sworn-in officers may assume the duties of their office

6. Proclamations

A. National Public Works Week Proclamation

B. National Economic Development Week Proclamation

7. Public Hearing

A. Public hearing regarding the request for A Special Use Permit (SUP) to allow for a drive-thru in the C-1 zoning district regarding the space specifically known as 13867 US HWY 87 W STE 2 LA VERNIA, TX 78121 legally known as SILVERADO HILLS COMMERCIAL PARK, LOT 7A-2, ACRES .962, and more specifically described as La Vernia One LLC, which will occupy only a portion of this parcel as described in the attachment

A.1 Open Public Hearing

- A.2 Requestor presentation
- A.3 Staff presentation
- A.4 Receive Public Comments
- A.5 Close Public Hearing
- A.6 Discuss and consider action regarding Ordinance No. 050825-01 the SUP for La Vernia One LLC

8. Discussion Only

- A. Discussion regarding Food Trucks
- B. Monthly meter replacement report (Dept of Public Works)
- C. Impact fee study

9. Ordinances

- A. Discuss and consider action on Ordinance No. 050825-01 SUP for La Vernia One LLC drive- thru
- B. Discuss and consider action on Ordinance No. 050825-02 Junked Vehicles

10. Items Specific to Future Line Items on the Agenda

- A. Impact Fees

11. Adjourn

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 City Council for the City of La Vernia 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 City of La Vernia Council 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 City Council is a true and correct copy of said Notice and that I posted true and correct copy of said Notice on the bulletin boards of the City Hall of said La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on **MAY 02, 2025 at 5:30 PM** and remained so posted continuously for at least 72 Hours preceding the scheduled time of said meeting.

Madison Farrow, City Secretary



CITY COUNCIL MEETING

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

April 17, 2025

6:30 PM

MINUTES

1. Call to Order

The meeting was called to order @ 6:32 PM

Mayor Poore, and Council members Recker, Evans, Rabel, Oates were present. Gilbert was absent.

2. Invocation & Pledge of Allegiance

Prayer was lead by Pastor Bobby Nixon, and Mayor Poore lead the pledges.

3. Citizens to Be Heard

(At this time, citizens who have filled out a registration form prior to the start of the meeting may speak on any topic they wish to bring to the attention of the governing body so long as that topic is not on the agenda for this meeting. Citizens may speak on specific agenda items when that item is called for discussion. During the Citizens to Be Heard section, no council action may take place, and no council discussion or response is required to the speaker. A time limit of three minutes per speaker is permitted; the council may extend this time at their discretion.)

Ethan Wellman from Stockdale TX spoke inviting Council to their crawfish cookoff.

The Country Care Manor sent in a letter, Mayor Poore read the letter inviting Council to their annual Fiesta event.

4. Consent Agenda

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

- A. Meeting Minutes from the 03-12-25 City Council Workshop
- B. Meeting Minutes from the 03-13-25 City Council Meeting
- C. Financials for the month of March
- D. First-quarter 2025 investment report

Motion made by Recker, seconded by Rabel to approve as listed, all in favor.

5. Proclamations

- A. Proclamation regarding Sexual Assault Awareness

Mayor Poore read the Proclamation out loud for Sexual Assault Awareness, Bobbie Jo Roberson from Thriving hearts crisis center was present to accept the Proclamation.

6. Discussion Only

- A. Update on street projects
City Administrator Lindsey Wheeler spoke on the street projects. This will total just over \$163,000, they will begin in June.
- B. Monthly meter replacement report (Dept of Public Works)
Public Works Director Josh De La Zerda spoke on the monthly meter replacement. They have 275 out of 845 meters replaced. Council would like them to focus on the broken meters first, and dedicate one person to the job until complete.
- C. Impact fee study
City Administrator Lindsey Wheeler spoke on the Impact fee study and the timeline of April to June.

7. Discussion Action

- A. Discussion and Consideration of Action on Estimates for Renovation Work to the New Police Department Building
Chief Keil spoke on the bids he has gathered for Estimates for Renovation Work to the New Police Department Building.
Motion made by Oates, second by Evans to spend the \$250,000 how the City Administrator and Chief see fit all in favor

8. Ordinances

- A. Discuss and consider action on Ordinance No. 041725-01 Repealing the Parks and Recreation Commission Ordinance
Motion made by Oates, seconded by Recker to approve Ordinance No. 041725-01 Repealing the Parks and Recreation Commission Ordinance, all in favor
- B. Discuss and consider action on Ordinance No. 041725-02 amending the Parks Ordinance
Motion made by Recker, seconded by Rabel to approve Ordinance No. 041725-02 amending the Parks Ordinance, all in favor

9. Resolutions

- A. Discuss and consider action on Resolution No. R041725-01 regarding managed services for IT (Barcom agreement)
City Administrator Lindsey Wheeler spoke, we are in need of a new IT company.
Motion made by Oates, seconded by Recker to approve Resolution No. R041725-01 regarding managed services for IT (Barcom agreement), all in favor
- B. Discuss and consider action on Resolution No. R041725-02 regarding the MDD Bylaws
City Administrator Lindsey Wheeler spoke, the MDD had adopted the MDD Bylaws in the beginning of the night.
Motion made by Rabel, seconded by Evans to approve Resolution No. R041725-02 regarding the MDD Bylaws, all in favor
- C. Discuss and consider action on Resolution No. R041725-03 regarding Agreement between the City of La Vernia and the City of La Vernia MDD re-payment
City Administrator Lindsey Wheeler spoke, the MDD had approved loan agreement in the beginning of the night.

Motion made by Rabel, seconded by Evans to approve Resolution No. R041725-03 regarding Agreement between the City of La Vernia and the City of La Vernia MDD re-payment, all in favor

10. Items Specific to Future Line Items on the Agenda

Monthly meter update

Impact fees

11. Adjourn

Motion made by Oates to adjourn @ 7:05 PM, seconded by Rabel, all in favor.

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 City Council for the City of La Vernia 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 City of La Vernia Council 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 City Council is a true and correct copy of said Notice and that I posted true and correct copy of said Notice on the bulletin boards of the City Hall of said La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on **April 11, 2025 at 5:30 PM** and remained so posted continuously for at least 72 Hours preceding the scheduled time of said meeting.

Madison Farrow, City Secretary

A12000 Oper:LW
Date
Time

REVENUE REPORT - ALL FUNDS
April 2025

Account Title	BUDGET	NET REVISIONS	MTD REVENUE	PREV YR MTD	% COL YTD UNCOLLECTED BAL	
Number		TOTAL BUDGET	YTD REVENUE	PREV YR YTD	% COL LYTD	
AD VALORUM TAXES - CURRENT	386,345.00	0.00	6,598.44	1,860.23	89.03	42,366.78
10-400-010		386,345.00	343,978.22	276,279.90	95.20	
AD VALORUM TAXES - DELINQUENT	5,000.00	0.00	0.00	0.00	0.00	5,000.00
10-400-015		5,000.00	0.00	485.40	54.27	
AD VALORUM TAXES - ATT FEES	750.00	0.00	0.00	0.00	0.00	750.00
10-400-020		750.00	0.00	52.28	49.51	
AD VALORUM TAXES - PEN & INT	2,000.00	0.00	450.19	119.07	84.64	307.24
10-400-025		2,000.00	1,692.76	659.52	46.37	
AD VALORUM TAXES - TAX CERT	33.00	0.00	0.00	0.00	7.70	30.46
10-400-030		33.00	2.54	0.00	0.00	
HEB PROPERTY TAX	0.00	0.00	0.00	0.00	0.00	0.00
10-400-035		0.00	0.00	0.00	0.00	
POLICE CAR LOAN - GOV CAPITAL	0.00	0.00	0.00	0.00	0.00	0.00
10-400-040		0.00	0.00	0.00	0.00	
BALL FIELD USAGE	0.00	0.00	105.00	0.00	0.00	(2,080.00)
10-400-049		0.00	2,080.00	280.00	50.91	
PARK USE INCOME	6,000.00	0.00	105.00	450.00	19.08	4,855.00
10-400-050		6,000.00	1,145.00	7,759.63	263.48	
PARK GRANT REIMBURSEMENT	0.00	0.00	0.00	0.00	0.00	0.00
10-400-051		0.00	0.00	0.00	0.00	
CUSTOMER SERVICE INSPECTIONS	0.00	0.00	0.00	0.00	0.00	0.00
10-400-055		0.00	0.00	0.00	0.00	
FOOD LICENSE INCOME	18,000.00	0.00	475.00	475.00	101.39	(250.00)

A12000 Oper:LW
Date
Time

REVENUE REPORT - ALL FUNDS
April 2025

Account Title	BUDGET	NET REVISIONS	MTD REVENUE	PREV YR MTD	% COL YTD	UNCOLLECTED BAL
Number		TOTAL BUDGET	YTD REVENUE	PREV YR YTD	% COL LYTD	
10-400-060		18,000.00	18,250.00	17,925.00	92.76	
PERMITS	105,000.00	0.00	7,851.98	600.00	25.10	78,645.22
10-400-065		105,000.00	26,354.78	23,649.16	5.67	
VARIANCE, ZONING, SUP REQUEST	2,000.00	0.00	0.00	300.00	54.40	912.00
10-400-066		2,000.00	1,088.00	1,131.14	71.54	
CREDIT CARD REWARD REVENUE	15,000.00	0.00	0.00	0.00	58.67	6,199.51
10-400-070		15,000.00	8,800.49	10,387.19	51.95	
CONTRACTOR REGISTRATION	3,000.00	0.00	900.00	0.00	106.67	(200.00)
10-400-071		3,000.00	3,200.00	1,500.00	50.00	
FELPS REBATE REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
10-400-075		0.00	0.00	0.00	0.00	
INTEREST INCOME	30,000.00	0.00	109.58	4,036.50	3.72	28,882.90
10-400-080		30,000.00	1,117.10	27,219.28	55.68	
RESTITUTION	0.00	0.00	0.00	0.00	0.00	0.00
10-400-090		0.00	0.00	0.00	0.00	
MISC INCOME	6,000.00	0.00	6.00	0.00	0.30	5,982.00
10-400-095		6,000.00	18.00	296.39	85.07	
OPIOID SETTLEMENT	0.00	0.00	0.00	196.40	0.00	0.00
10-400-096		0.00	0.00	196.40	(1,029.89)	
POLICE SECURITY	0.00	0.00	0.00	0.00	0.00	0.00
10-400-097		0.00	0.00	0.00	0.00	
STATE SALES TAX	1,642,209.00	0.00	90,982.64	96,417.02	48.13	851,865.50
10-400-110		1,642,209.00	790,343.50	512,859.05	39.75	

REVENUE REPORT - ALL FUNDS
April 2025

Account Title Number	BUDGET	NET REVISIONS TOTAL BUDGET	MTD REVENUE YTD REVENUE	PREV YR MTD PREV YR YTD	% COL YTD % COL LYTD	UNCOLLECTED BAL
STREET SALES TAX 10-400-111	0.00	0.00	0.00	0.00	0.00	0.00
PROPERTY RELIEF SALES TAX 10-400-115	0.00	0.00	22,745.66 197,585.90	24,104.26 128,214.77	0.00 40.15	(197,585.90)
MIXED BEVERAGE TAX 10-400-120	25,000.00	0.00 25,000.00	1,857.44 16,673.77	4,729.62 15,772.48	66.70 55.78	8,326.23
NSF CHECK FEE 10-400-125	25.00	0.00 25.00	0.00 0.00	0.00 0.00	0.00 0.00	25.00
FRANCHISE TAX 10-400-150	78,000.00	0.00 78,000.00	1,648.45 49,814.43	20,394.06 65,813.37	63.86 79.12	28,185.57
AMERICAN TOWER LEASE 10-400-151	0.00	0.00 0.00	0.00 16,610.18	0.00 16,127.00	0.00 100.00	(16,610.18)
SALE OF PROPERTY 10-400-152	0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00
CERTIFICATE OF OCCUPANCY 10-400-155	3,000.00	0.00 3,000.00	0.00 900.00	75.00 2,100.00	30.00 60.00	2,100.00
LITTLE LEAGUE ANNUAL FEES 10-400-156	28,500.00	0.00 28,500.00	0.00 28,530.00	0.00 28,540.00	100.11 100.00	(30.00)
LEASE PROCEEDS 10-400-190	2,550.00	0.00 2,550.00	0.00 0.00	0.00 0.00	0.00 0.00	2,550.00
GRANT REVENUE PD EQUIP 10-400-205	0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00
GRANT REVENUE - PARK PROJECT 10-400-215	0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00

REVENUE REPORT - ALL FUNDS
April 2025

Account Title	BUDGET	NET REVISIONS	MTD REVENUE	PREV YR MTD	% COL YTD	UNCOLLECTED BAL
Number		TOTAL BUDGET	YTD REVENUE	PREV YR YTD	% COL LYTD	
GRANT - CARES ACT - GEN	0.00	0.00	0.00	0.00	0.00	0.00
10-400-216		0.00	0.00	0.00	0.00	
LEOSE TRAINING INCOME	950.00	0.00	0.00	0.00	286.43	(1,771.13)
10-400-451		950.00	2,721.13	1,491.47	59.03	
PD NATIONAL NIGHT OUT	1,000.00	0.00	0.00	0.00	0.00	1,000.00
10-400-455		1,000.00	0.00	0.00	0.00	
PD GOLF TOURAMENT REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
10-400-456		0.00	0.00	0.00	0.00	
MISCELLANEOUS POLICE INCOME	0.00	0.00	0.00	0.00	0.00	0.00
10-400-901		0.00	0.00	0.00	0.00	
COURT HOUSE SECURITY FEE	0.00	0.00	0.00	0.00	0.00	0.00
10-410-210		0.00	0.00	0.00	0.00	
COURT COSTS - DEFERRED FEE	0.00	0.00	0.00	0.00	0.00	0.00
10-410-215		0.00	0.00	0.00	0.00	
STATE COURT COSTS INCOME ADJ	0.00	0.00	0.00	0.00	0.00	0.00
10-410-220		0.00	0.00	0.00	0.00	
STATE COURT COST INCOME: FIN	0.00	0.00	0.00	0.00	0.00	0.00
10-410-225		0.00	0.00	0.00	0.00	
STATE COURT COSTS INCOME IDF	0.00	0.00	0.00	0.00	0.00	0.00
10-410-230		0.00	0.00	0.00	0.00	
STATE COURT COSTS INCOME: JR	0.00	0.00	0.00	0.00	0.00	0.00
10-410-235		0.00	0.00	0.00	0.00	
STATE COURT COSTS INCOME JSI	0.00	0.00	0.00	0.00	0.00	0.00

A12000 Oper:LW
Date
Time

REVENUE REPORT - ALL FUNDS
April 2025

Account Title Number	BUDGET	NET REVISIONS TOTAL BUDGET	MTD REVENUE YTD REVENUE	PREV YR MTD PREV YR YTD	% COL YTD % COL LYTD	UNCOLLECTED BAL
10-410-240		0.00	0.00	0.00	0.00	
STATE COURT COSTS INCOME: LOO 10-410-245	0.00	0.00	0.00	0.00	0.00	0.00
STATE COURT COSTS INCOME MV 10-410-250	0.00	0.00	0.00	0.00	0.00	0.00
STATE COURT COSTS - SCHOOL ZON 10-410-257	0.00	0.00	0.00	0.00	0.00	0.00
STATE COURT COST INCOME: ST 10-410-260	0.00	0.00	0.00	0.00	0.00	0.00
STATE COURT COSTS INCOME STT 10-410-265	0.00	0.00	0.00	0.00	0.00	0.00
STATE COURT COSTS INCOME: TE 10-410-270	0.00	0.00	0.00	0.00	0.00	0.00
STATE COURT COSTS INCOME TIN 10-410-275	0.00	0.00	0.00	0.00	0.00	0.00
STATE COURT COSTS INCOME: WA 10-410-280	0.00	0.00	0.00	0.00	0.00	0.00
STATE COURT COSTS DISMISSAL FE 10-410-284	0.00	0.00	0.00	0.00	0.00	0.00
MISC INCOME 10-410-285	9,500.00	0.00	0.00	300.00	0.00	9,500.00
		9,500.00	0.00	1,705.00	100.00	
LVISD SRO OFFICER 10-410-286	290,568.00	0.00	72,414.09	69,687.32	49.84	145,739.82
		290,568.00	144,828.18	204,036.96	72.19	

A12000 Oper:LW
Date
Time

REVENUE REPORT - ALL FUNDS
April 2025

Account Title	BUDGET	NET REVISIONS	MTD REVENUE	PREV YR MTD	% COL YTD UNCOLLECTED BAL	
Number		TOTAL BUDGET	YTD REVENUE	PREV YR YTD	% COL LYTD	
OMNI COLLECTIONS	0.00	0.00	0.00	0.00	0.00	0.00
10-410-290		0.00	0.00	0.00	0.00	
COPS LVISD	15,000.00	0.00	2,318.75	2,082.50	87.44	1,883.75
10-410-296		15,000.00	13,116.25	12,246.50	83.33	
LVISD ADMINISTRATION FEES	38,056.00	0.00	7,675.83	249.90	42.64	21,827.09
10-410-297		38,056.00	16,228.91	6,337.08	93.49	
POLICE REPORTS	550.00	0.00	12.00	54.00	48.93	280.90
10-410-298		550.00	269.10	168.00	44.44	
LEASE PROCEED INCOME	0.00	0.00	0.00	0.00	0.00	0.00
10-410-299		0.00	0.00	0.00	0.00	
MDD OVERHEAD TRANSFER IN	60,000.00	0.00	0.00	0.00	100.00	0.00
10-410-300		60,000.00	60,000.00	60,000.00	100.00	
MDD TRANSFER IN	0.00	0.00	0.00	0.00	0.00	0.00
10-410-301		0.00	0.00	0.00	0.00	
INDINGENT DEFENSE FUND (IDF)	300.00	0.00	0.00	16.22	9.71	270.88
10-415-315		300.00	29.12	67.68	55.42	
LOCAL TRAFFIC FINE	1,500.00	0.00	102.71	94.95	41.67	875.00
10-415-320		1,500.00	625.00	560.26	70.93	
LOCAL CONSOLIDATED COURT COST	1,000.00	0.00	0.00	27.66	22.50	775.00
10-415-321		1,000.00	225.00	288.53	60.89	
MOVING VIOLATION FEE (MVF)	25.00	0.00	0.00	0.01	1.60	24.60
10-415-325		25.00	0.40	1.05	44.12	
STATE JURY FEE (JRF)	500.00	0.00	0.00	12.44	11.65	441.75
10-415-330		500.00	58.25	111.37	50.52	

REVENUE REPORT - ALL FUNDS
April 2025

Account Title Number	BUDGET	NET REVISIONS TOTAL BUDGET	MTD REVENUE YTD REVENUE	PREV YR MTD PREV YR YTD	% COL YTD % COL LYTD	UNCOLLECTED BAL
LOCAL JURY 10-415-331	100.00	0.00 100.00	0.00 1.57	4.00 21.25	1.57 88.10	98.43
STATE JUDICIAL SUPPORT FUND (J 10-415-335	600.00	0.00 600.00	0.00 63.37	18.67 167.06	10.56 50.57	536.63
STATE CONSOLIDATED COURT COST 10-415-340	30,000.00	0.00 30,000.00	2,494.67 16,814.68	(5,899.45) (4,478.38)	56.05 (321.35)	13,185.32
STATE TRAFFIC FINE (STF) 10-415-345	15,000.00	0.00 15,000.00	1,712.01 9,801.41	1,430.27 8,636.12	65.34 75.63	5,198.59
TECHNOLOGY FUND 10-415-350	0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00
FINE 10-415-355	45,000.00	0.00 45,000.00	2,635.10 24,845.12	4,665.27 19,363.01	55.21 62.11	20,154.88
TIME PAYMENT FEE 10-415-360	750.00	0.00 750.00	0.00 64.05	25.00 173.38	8.54 69.80	685.95
WARRANT FEE 10-415-365	7,000.00	0.00 7,000.00	211.84 3,397.53	1,256.12 4,178.47	48.54 58.99	3,602.47
ADMINISTRATIVE FEE 10-415-370	800.00	0.00 800.00	140.00 944.08	40.00 540.00	118.01 79.83	(144.08)
DISMISSAL FEE 10-415-371	1,800.00	0.00 1,800.00	90.00 470.00	20.00 440.00	26.11 91.67	1,330.00
ARREST FEE 10-415-372	3,000.00	0.00 3,000.00	201.18 1,378.63	214.96 1,281.00	45.95 71.90	1,621.37
COLLECTION FEE (AMS)	0.00	0.00	0.00	0.00	0.00	0.00

A12000 Oper:LW
Date
Time

REVENUE REPORT - ALL FUNDS
April 2025

Account Title Number	BUDGET	NET REVISIONS TOTAL BUDGET	MTD REVENUE YTD REVENUE	PREV YR MTD PREV YR YTD	% COL YTD UNCOLLECTED BAL % COL LYTD	
10-415-375		0.00	0.00	0.00	0.00	
OMNI COLLECTION FEE	3,000.00	0.00	60.00	159.29	34.52	1,964.39
10-415-380		3,000.00	1,035.61	1,211.73	53.70	
DEFERRED FEE	15,000.00	0.00	1,865.41	858.17	73.06	4,041.19
10-415-385		15,000.00	10,958.81	8,222.75	83.15	
CHILD SAFETY FINE	50.00	0.00	0.00	0.00	0.00	50.00
10-415-390		50.00	0.00	0.00	0.00	
SCHOOL ZONE VIOLATION FEE	750.00	0.00	125.00	133.97	46.67	400.00
10-415-391		750.00	350.00	977.90	88.67	
TRUANCY PREVENTION FEE	2,000.00	0.00	201.18	195.73	63.25	735.06
10-415-392		2,000.00	1,264.94	1,108.08	75.64	
SEATBELT FEE	400.00	0.00	93.80	0.00	(2,449.71)	10,198.84
10-415-393		400.00	(9,798.84)	(148.00)	1.11	
LOCAL TRUANCY PREVENTION	20.00	0.00	0.00	0.00	0.00	20.00
10-415-394		20.00	0.00	0.00	0.00	
RESTITUTION INCOME	0.00	0.00	0.00	0.00	0.00	0.00
10-415-395		0.00	0.00	200.00	100.00	
COURT SECURITY FEES	0.00	0.00	0.00	0.00	0.00	0.00
10-415.310		0.00	0.00	0.00	0.00	
GAIN ON SALE OF FIXED ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
10-420-300		0.00	0.00	0.00	0.00	
MUNICIPAL DEVELOPMENT DISTRICT	0.00	0.00	0.00	0.00	0.00	0.00
10-420-403		0.00	0.00	0.00	0.00	

A12000 Oper:LW
Date
Time

REVENUE REPORT - ALL FUNDS
April 2025

Account Title	BUDGET	NET REVISIONS	MTD REVENUE	PREV YR MTD	% COL YTD	UNCOLLECTED BAL
Number		TOTAL BUDGET	YTD REVENUE	PREV YR YTD	% COL LYTD	
PD BUILDING LOAN PAYMENT	0.00	0.00	250,000.00	0.00	0.00	(250,000.00)
10-520-285		0.00	250,000.00	0.00	0.00	
POLICE GOLF TOUR	0.00	0.00	0.00	1,647.70	0.00	0.00
10-520-286		0.00	0.00	11,156.09	0.00	
TRANSFER IN	0.00	12,666.00	0.00	0.00	100.01	(0.66)
10-900-100		12,666.00	12,666.66	0.00	0.00	
2024 SERIES COO PROCEEDS	0.00	0.00	0.00	0.00	0.00	0.00
11-400-010		0.00	0.00	1,250,000.00	100.00	
BOND ADDITIONAL FEES	0.00	0.00	0.00	0.00	0.00	0.00
11-400-015		0.00	0.00	5,324.60	100.00	
INTEREST INCOME	0.00	0.00	128.96	4,210.10	0.00	(781.75)
11-400-080		0.00	781.75	11,851.13	35.38	
BANK INTEREST	12,500.00	0.00	1,013.87	2,255.67	61.64	4,795.29
12-400-080		12,500.00	7,704.71	15,286.21	58.30	
MISC INCOME	0.00	0.00	0.00	0.00	0.00	0.00
12-400-095		0.00	0.00	0.00	0.00	
MUNICIPAL DEVELOPMENT DISTRICT	0.00	0.00	0.00	0.00	0.00	0.00
12-400-100		0.00	0.00	0.00	0.00	
SALES TAX	551,050.00	0.00	44,604.96	46,350.97	70.21	164,135.17
12-400-110		551,050.00	386,914.83	261,757.22	41.89	
EVENT VENDORS/DONATIONS	25,000.00	0.00	3,600.00	7,325.00	34.68	16,330.00
12-400-120		25,000.00	8,670.00	11,875.00	28.20	
TRANSFER FROM HOT	0.00	0.00	0.00	0.00	0.00	0.00
12-400-130		0.00	0.00	0.00	0.00	

A12000 Oper:LW
Date
Time

REVENUE REPORT - ALL FUNDS
April 2025

Account Title Number	BUDGET	NET REVISIONS TOTAL BUDGET	MTD REVENUE YTD REVENUE	PREV YR MTD PREV YR YTD	% COL YTD UNCOLLECTED BAL % COL LYTD	
STREET MAINTENANCE TAX 14-400-010	327,555.00	0.00 327,555.00	22,745.66 197,585.88	24,104.26 128,214.77	60.32 40.15	129,969.12
INTEREST INCOME 14-400-080	6,600.00	0.00 6,600.00	162.75 779.23	1,279.59 9,036.78	11.81 57.05	5,820.77
INTEREST INCOME 15-400-080	900.00	0.00 900.00	108.28 571.52	138.60 1,100.68	63.50 58.48	328.48
HOTEL TAX REVENUE 15-400-100	70.00	69,930.00 70,000.00	7,142.80 40,716.24	6,397.53 26,998.36	58.17 40.68	29,283.76
FORFEITURES 16-400-010	0.00	0.00 0.00	0.00 0.00	7,159.13 7,159.13	0.00 486.46	0.00
INTEREST 16-400-080	0.00	0.00 0.00	0.84 4.60	6.14 8.32	0.00 32.02	(4.60)
GENERAL - CARES ACT GRANT 18-400-100	0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00
PD - AACOG - COVID GRANT 18-410-100	0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00
PD - AACOG BODY ARM GRANT REV 18-415-100	0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00
PD AACOG TRAINING/ AED GRANT 18-416-100	0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00
PD/FIRE RADIO GRANT 18-417-100	0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00
AACOG 2023 GRANT PD	0.00	0.00	0.00	0.00	0.00	0.00

A12000 Oper:LW
Date
Time

REVENUE REPORT - ALL FUNDS
April 2025

Account Title Number	BUDGET	NET REVISIONS TOTAL BUDGET	MTD REVENUE YTD REVENUE	PREV YR MTD PREV YR YTD	% COL YTD % COL LYTD	UNCOLLECTED BAL
18-418-100		0.00	0.00	0.00	0.00	
PARK - GRANTS	0.00	0.00	0.00	0.00	0.00	0.00
18-420-100		0.00	0.00	0.00	0.00	
GVEC POWER UP GRANT REVENUE	0.00	0.00	20,000.00	0.00	0.00	(20,000.00)
18-430-100		0.00	20,000.00	0.00	0.00	
FEMA COVID RECOVERY REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
18-440-100		0.00	0.00	0.00	0.00	
AD VALOREM TAX	433,650.00	0.00	0.00	0.00	0.00	433,650.00
20-100-101		433,650.00	0.00	0.00	0.00	
TRANSFER FROM OTHER FUNDS	8,231.00	0.00	0.00	0.00	0.00	8,231.00
20-100-102		8,231.00	0.00	0.00	0.00	
INTEREST	100.00	0.00	0.00	0.00	0.00	100.00
20-100-103		100.00	0.00	0.00	0.00	
DEFERRED REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
20-200-310		0.00	0.00	0.00	0.00	
AD VALORUM TAXES - CURRENT	0.00	0.00	1,917.34	0.00	0.00	(98,566.54)
20-400-010		0.00	98,566.54	0.00	0.00	
AD VALORUM TAXES - PEN & INT	0.00	0.00	0.00	0.00	0.00	(88.63)
20-400-025		0.00	88.63	0.00	0.00	
INTEREST INCOME	0.00	0.00	0.00	0.00	0.00	0.00
20-400-080		0.00	0.00	0.00	0.00	
Misc Income	0.00	0.00	0.00	0.00	0.00	0.00
20-400-285		0.00	0.00	0.00	0.00	

A12000 Oper:LW
Date
Time

REVENUE REPORT - ALL FUNDS
April 2025

Account Title Number	BUDGET	NET REVISIONS TOTAL BUDGET	MTD REVENUE YTD REVENUE	PREV YR MTD PREV YR YTD	% COL YTD UNCOLLECTED BAL % COL LYTD	
TRANSFER IN	0.00	0.00	0.00	0.00	0.00	0.00
20-900-100		0.00	0.00	0.00	0.00	
INTEREST	15.00	0.00	0.53	0.00	13.67	12.95
25-400-080		15.00	2.05	4.00	81.97	
COURTHOUSE SECURITY FEES	2,006.00	0.00	197.16	204.87	62.60	750.31
25-410-210		2,006.00	1,255.69	1,123.69	74.67	
INTEREST	80.00	0.00	7.37	12.49	52.84	37.73
35-400-080		80.00	42.27	104.20	61.02	
STATE COURT COST - TECH FEE	2,660.00	0.00	157.95	172.04	39.38	1,612.55
35-410-270		2,660.00	1,047.45	961.28	72.94	
INTEREST INCOME	1,000.00	0.00	0.00	0.00	0.00	1,000.00
40-400-080		1,000.00	0.00	32.94	100.00	
MISC INCOME	1,000.00	0.00	0.00	0.00	0.00	1,000.00
40-400-095		1,000.00	0.00	0.00	0.00	
NSF CHECK FEE	200.00	0.00	0.00	60.00	70.00	60.00
40-400-125		200.00	140.00	390.00	72.22	
SALES TAX INCOME	0.00	0.00	2,678.95	2,454.64	0.00	(19,472.66)
40-400-505		0.00	19,472.66	15,678.88	0.00	
WATER SALES	835,000.00	0.00	75,675.55	59,019.88	66.95	275,949.80
40-400-510		835,000.00	559,050.20	434,412.53	56.44	
SEWER SALES	255,000.00	0.00	26,872.06	21,748.54	69.11	78,772.61
40-400-520		255,000.00	176,227.39	143,259.62	57.83	
INFRASTRUCTURE REPAIR	0.00	0.00	0.00	0.00	0.00	0.00
40-400-525		0.00	0.00	0.00	0.00	

A12000 Oper:LW
Date
Time

REVENUE REPORT - ALL FUNDS
April 2025

Account Title Number	BUDGET	NET REVISIONS TOTAL BUDGET	MTD REVENUE YTD REVENUE	PREV YR MTD PREV YR YTD	% COL YTD % COL LYTD	UNCOLLECTED BAL
PENALTIES 40-400-530	7,000.00	0.00 7,000.00	769.41 7,332.19	1,768.11 6,039.72	104.75 61.29	(332.19)
METER TAMPERING FEE 40-400-535	0.00	0.00 0.00	0.00 0.00	0.00 75.00	0.00 100.00	0.00
OPER & MAINTENANCE 40-400-540	30,000.00	0.00 30,000.00	2,596.47 19,132.62	2,163.03 18,489.53	63.78 62.27	10,867.38
GARBAGE SALES 40-400-550	420,000.00	0.00 420,000.00	40,643.02 290,360.93	36,812.24 237,834.89	69.13 55.79	129,639.07
OVERPAYMENT 40-400-555	8,000.00	0.00 8,000.00	(1,162.63) (3,870.03)	982.68 5,362.29	(48.38) 0.00	11,870.03
NEW WATER METER FEES 40-400-560	13,000.00	0.00 13,000.00	1,853.40 2,139.40	0.00 2,574.00	16.46 0.00	10,860.60
NEW WATER CONSTRUCTIONS FEE 40-400-562	8,000.00	0.00 8,000.00	0.00 1,539.23	0.00 0.00	19.24 0.00	6,460.77
NEW SEWER CONSTRUCTION FEES 40-400-565	3,000.00	0.00 3,000.00	0.00 0.00	0.00 0.00	0.00 0.00	3,000.00
RECONNECTIONS 40-400-570	4,000.00	0.00 4,000.00	321.89 2,448.15	500.00 1,929.80	61.20 65.42	1,551.85
SEWER IMPACT FEES 40-400-580	0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00
WATER IMPACT FEES 40-400-585	0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00
WATER DEPOSITS	18,000.00	0.00	2,350.00	450.00	53.57	8,357.97

A12000 Oper:LW
Date
Time

REVENUE REPORT - ALL FUNDS
April 2025

Account Title Number	BUDGET	NET REVISIONS TOTAL BUDGET	MTD REVENUE YTD REVENUE	PREV YR MTD PREV YR YTD	% COL YTD % COL LYTD	UNCOLLECTED BAL
40-400-590		18,000.00	9,642.03	9,074.41	0.00	
ADMIN FEE 40-400-591	5,000.00	0.00	525.00	50.00	33.13	3,343.34
		5,000.00	1,656.66	1,675.00	53.60	
GREASE TRAP PERMITS 40-400-592	500.00	0.00	0.00	0.00	0.00	500.00
		500.00	0.00	0.00	0.00	
ADJUSTMENTS 40-400-595	1,000.00	0.00	0.00	0.00	108.71	(87.14)
		1,000.00	1,087.14	556.25	0.00	
METER REPLACEMENT INCOME 40-400-825	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00	
WELL PROJECTS 2009 40-400-901	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00	
INFRASTRUCTURE GRANT LOAN 40-400-902	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00	
NEW LOAN WATER WELL 40-400-903	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00	
FEMA COVID RECOVERY REVENUE 40-440-100	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00	
2016 SERIES COO PROCEEDS 41-400-010	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00	
INTEREST INCOME 41-400-080	0.00	0.00	0.04	0.05	0.00	(0.15)
		0.00	0.15	0.35	56.45	
ELEVATED TOWER CONSTRUCTION 41-530-900	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00	

A12000 Oper:LW
Date
Time

REVENUE REPORT - ALL FUNDS
April 2025

Account Title Number	BUDGET	NET REVISIONS TOTAL BUDGET	MTD REVENUE YTD REVENUE	PREV YR MTD PREV YR YTD	% COL YTD % COL LYTD	UNCOLLECTED BAL
INTEREST INCOME 50-400-080	0.00	0.00	33.55 196.42	60.44 511.83	0.00 61.75	(196.42)
WATER IMPACT FEES 50-400-585	5,000.00	0.00 5,000.00	316.32 790.80	0.00 1,265.28	15.82 61.54	4,209.20
INTEREST INCOME 51-400-080	0.00	0.00	6.04 35.38	10.88 91.89	0.00 61.68	(35.38)
SEWER IMPACT FEES 51-400-580	3,000.00	0.00 3,000.00	64.86 162.15	0.00 227.01	5.41 58.33	2,837.85
*** GRAND TOTAL	5,890,748.00	82,596.00 5,973,344.00	731,521.35 3,922,818.49	456,748.74 4,087,598.91	65.67 58.86	2,050,525.51

Date

Section 4, Item B.

Time

EXPENSE REPORT - ALL FUNDS

Period 04/2025

April 2025

Account Title Number	Appropriation Transfers	Revisions Revised Appro	Per Expense YTD Expense	Prev.Yr Per Prev.Yr YTD	Encumbered % Expended YTD	Uncommitted Unexpended
Expenses:						
WAGES - CODE ENFORCEMENT	15,400.00	0.00	1,730.04	0.00	0.00	5,733.89
10-500-010	0.00	15,400.00	9,666.11	0.00	62.77	5,733.89
OVERTIME	0.00	0.00	0.00	0.00	0.00	(221.04)
10-500-015	0.00	0.00	221.04	0.00	0.00	(221.04)
SOCIAL SECURITY	1,778.00	0.00	132.34	0.00	0.00	1,021.68
10-500-110	0.00	1,778.00	756.32	0.00	42.54	1,021.68
TMRS	778.00	0.00	87.37	0.00	0.00	273.80
10-500-115	0.00	778.00	504.20	0.00	64.81	273.80
EMPLOYEE INSURANCE	0.00	0.00	0.00	0.00	0.00	(12.24)
10-500-150	0.00	0.00	12.24	0.00	0.00	(12.24)
OFFICE EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
10-500-210	0.00	0.00	0.00	0.00	0.00	0.00
OFFICE SUPPLIES	0.00	0.00	0.00	0.00	0.00	0.00
10-500-220	0.00	0.00	0.00	22.55	0.00	0.00
DUES AND SUBSCRIPTIONS	0.00	0.00	0.00	0.00	0.00	(100.00)
10-500-230	0.00	0.00	100.00	100.00	0.00	(100.00)
TELEPHONE	0.00	0.00	0.00	0.00	0.00	0.00
10-500-240	0.00	0.00	0.00	0.00	0.00	0.00
UNIFORMS	0.00	0.00	0.00	0.00	0.00	0.00
10-500-250	0.00	0.00	0.00	100.00	0.00	0.00
TECHNOLOGY/SOFTWARE UPGRADES	8,000.00	0.00	0.00	0.00	0.00	8,000.00
10-500-270	0.00	8,000.00	0.00	0.00	0.00	8,000.00

A12010 Oper:LW
Date
Time

EXPENSE REPORT - ALL FUNDS
April 2025

Account Title Number	Appropriation Transfers	Revisions Revised Appro	Per Expense YTD Expense	Prev.Yr Per Prev.Yr YTD	Encumbered % Expended YTD	Uncommitted Unexpended
MEDIA	0.00	0.00	0.00	0.00	0.00	0.00
10-500-271	0.00	0.00	0.00	0.00	0.00	0.00
CONTRACT SERVICES - BV	100,000.00	0.00	197,234.40	2,208.23	0.00	(185,466.06)
10-500-300	0.00	100,000.00	285,466.06	14,322.90	285.47	(185,466.06)
FIRE INSPECTIONS SERVICES	24,000.00	0.00	0.00	3,000.00	0.00	15,000.00
10-500-301	0.00	24,000.00	9,000.00	9,000.00	37.50	15,000.00
PROPERTY & LIABILITY INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00
10-500-310	0.00	0.00	0.00	0.00	0.00	0.00
WORKERS COMP INSURANCE	69.00	0.00	0.00	0.00	0.00	69.00
10-500-320	0.00	69.00	0.00	457.00	0.00	69.00
BONDING	0.00	0.00	0.00	0.00	0.00	0.00
10-500-330	0.00	0.00	0.00	0.00	0.00	0.00
LEGAL & PROFESSIONAL - ENGINEE	30,000.00	0.00	0.00	0.00	0.00	30,000.00
10-500-410	0.00	30,000.00	0.00	0.00	0.00	30,000.00
LEGAL & PROFESSIONAL - P&Z	0.00	0.00	0.00	0.00	0.00	0.00
10-500-411	0.00	0.00	0.00	0.00	0.00	0.00
LEGAL & PROFESSIONAL - LEGAL	0.00	0.00	0.00	0.00	0.00	0.00
10-500-420	0.00	0.00	0.00	0.00	0.00	0.00
MUNI CODES	6,000.00	0.00	0.00	0.00	0.00	5,353.14
10-500-425	0.00	6,000.00	646.86	354.00	10.78	5,353.14
EMPLOYEE TRAINING	325.00	0.00	0.00	0.00	0.00	(374.00)
10-500-450	0.00	325.00	699.00	0.00	215.08	(374.00)
VEHICLE FUEL	0.00	0.00	0.00	0.00	0.00	0.00

EXPENSE REPORT - ALL FUNDS

April 2025

Account Title Number	Appropriation Transfers	Revisions Revised Appro	Per Expense YTD Expense	Prev.Yr Per Prev.Yr YTD	Encumbered % Expended YTD	Uncommitted Unexpended
10-500-610	0.00	0.00	0.00	0.00	0.00	0.00
VEHICLE REPAIR	0.00	0.00	0.00	0.00	0.00	0.00
10-500-620	0.00	0.00	0.00	0.00	0.00	0.00
MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00
10-500-920	0.00	0.00	0.00	0.00	0.00	0.00
WAGES - GENERAL	222,958.00	0.00	16,199.21	13,974.60	0.00	102,008.57
10-510-010	0.00	222,958.00	120,949.43	104,158.16	54.25	102,008.57
OVERTIME	7,500.00	0.00	0.00	0.00	0.00	7,500.00
10-510-015	0.00	7,500.00	0.00	34.74	0.00	7,500.00
CAR/ PHONE ALLOWANCE	0.00	0.00	0.00	507.70	0.00	0.00
10-510-020	0.00	0.00	0.00	3,807.75	0.00	0.00
PAYROLL TAXES	17,056.00	0.00	1,237.82	1,093.40	0.00	7,814.00
10-510-110	0.00	17,056.00	9,242.00	8,160.58	54.19	7,814.00
TMRS	11,259.00	0.00	818.06	761.62	0.00	5,069.09
10-510-115	0.00	11,259.00	6,189.91	5,678.53	54.98	5,069.09
EMPLOYEE INSURANCE	31,690.00	0.00	2,595.88	2,058.34	0.00	12,962.58
10-510-150	0.00	31,690.00	18,727.42	14,408.38	59.10	12,962.58
AFLAC	0.00	0.00	0.00	0.00	0.00	0.00
10-510-159	0.00	0.00	0.00	0.00	0.00	0.00
OFFICE EXPENSE	4,000.00	0.00	0.00	0.00	0.00	2,578.18
10-510-210	0.00	4,000.00	1,421.82	924.09	35.55	2,578.18
OFFICE EQUIPMENT RENTALS	8,000.00	0.00	425.00	702.42	0.00	2,926.31
10-510-212	0.00	8,000.00	5,073.69	5,015.82	63.42	2,926.31

Date

Section 4, Item B. JS

Time

EXPENSE REPORT - ALL FUNDS

Period 04/2025

April 2025

Account Title Number	Appropriation Transfers	Revisions Revised Appro	Per Expense YTD Expense	Prev.Yr Per Prev.Yr YTD	Encumbered % Expended YTD	Uncommitted Unexpended
BUILDING EXPENSE - CH	9,445.00	14,027.04	0.00	401.65	0.00	5,250.00
10-510-214	0.00	23,472.04	18,222.04	4,755.40	77.63	5,250.00
OFFICE CLEANING	6,800.00	0.00	500.00	500.00	0.00	3,050.00
10-510-215	0.00	6,800.00	3,750.00	3,625.00	55.15	3,050.00
OFFICE SUPPLIES	3,000.00	0.00	0.00	92.16	0.00	1,268.55
10-510-220	0.00	3,000.00	1,731.45	1,951.29	57.72	1,268.55
DUES AND SUBSCRIPTIONS	2,300.00	0.00	635.00	14.99	0.00	384.62
10-510-230	0.00	2,300.00	1,915.38	1,080.93	83.28	384.62
TELEPHONE	10,000.00	0.00	0.00	668.37	0.00	6,085.83
10-510-240	0.00	10,000.00	3,914.17	4,675.93	39.14	6,085.83
UNIFORMS	700.00	0.00	0.00	0.00	0.00	57.00
10-510-250	0.00	700.00	643.00	0.00	91.86	57.00
POSTAGE	1,500.00	0.00	0.00	120.19	0.00	730.76
10-510-260	0.00	1,500.00	769.24	841.33	51.28	730.76
TECHNOWLEDGE/SOFTWARE UPGRADES	130,000.00	0.00	4,359.94	5,153.46	0.00	76,932.80
10-510-270	0.00	130,000.00	53,067.20	26,334.26	40.82	76,932.80
RETURNED CHECKS	0.00	0.00	0.00	0.00	0.00	0.00
10-510-280	0.00	0.00	0.00	0.00	0.00	0.00
UTILITIES	8,500.00	0.00	0.00	1,351.05	0.00	3,969.35
10-510-290	0.00	8,500.00	4,530.65	6,600.32	53.30	3,969.35
NATIONAL NIGHT EXPENSES	4,000.00	0.00	0.00	0.00	0.00	3,785.78
10-510-300	0.00	4,000.00	214.22	45.07	5.36	3,785.78
PROPERTY & LIABILITY INSURANCE	25,000.00	0.00	0.00	0.00	0.00	10,218.61
10-510-310	0.00	25,000.00	14,781.39	16,699.92	59.13	10,218.61

EXPENSE REPORT - ALL FUNDS

April 2025

Account Title Number	Appropriation Transfers	Revisions Revised Appro	Per Expense YTD Expense	Prev.Yr Per Prev.Yr YTD	Encumbered % Expended YTD	Uncommitted Unexpended
WORKERS COMP INSURANCE	557.00	0.00	0.00	0.00	0.00	296.05
10-510-320	0.00	557.00	260.95	315.18	46.85	296.05
BONDING	50.00	0.00	0.00	0.00	0.00	50.00
10-510-330	0.00	50.00	0.00	0.00	0.00	50.00
LEGAL & PROFESSIONAL - ENGINEE	25,000.00	0.00	0.00	0.00	0.00	24,412.00
10-510-410	0.00	25,000.00	588.00	0.00	2.35	24,412.00
LEGAL & PROFESSIONAL - LEGAL	25,000.00	0.00	230.00	474.00	0.00	18,550.94
10-510-420	0.00	25,000.00	6,449.06	5,037.42	25.80	18,550.94
LEGAL & PROFESSIONAL - COLLECT	5,000.00	0.00	0.00	530.48	0.00	(1,174.89)
10-510-421	0.00	5,000.00	6,174.89	2,064.78	123.50	(1,174.89)
FOOD LICENSE EXPENSE	6,000.00	0.00	450.00	650.00	0.00	2,260.00
10-510-435	0.00	6,000.00	3,740.00	3,125.00	62.33	2,260.00
EMPLOYEE TRAINING	20,000.00	0.00	0.00	399.50	0.00	17,232.58
10-510-450	0.00	20,000.00	2,767.42	4,576.54	13.84	17,232.58
WCAD COLLECTION FEE	0.00	0.00	0.00	0.00	0.00	0.00
10-510-451	0.00	0.00	0.00	0.00	0.00	0.00
WCAC QUARTERLY PAYMENT	6,000.00	0.00	483.27	0.00	0.00	(69.92)
10-510-452	0.00	6,000.00	6,069.92	3,917.24	101.17	(69.92)
AUDIT EXPENSE	9,400.00	16,028.58	0.00	0.00	0.00	9,400.00
10-510-460	0.00	25,428.58	16,028.58	9,350.00	63.03	9,400.00
ELECTION EXPENSE	2,000.00	0.00	370.00	0.00	0.00	564.30
10-510-465	0.00	2,000.00	1,435.70	675.00	71.79	564.30
BANK SERVICE CHARGES	2,500.00	0.00	0.00	92.89	0.00	2,917.20

EXPENSE REPORT - ALL FUNDS

April 2025

Account Title Number	Appropriation Transfers	Revisions Revised Appro	Per Expense YTD Expense	Prev.Yr Per Prev.Yr YTD	Encumbered % Expended YTD	Uncommitted Unexpended
10-510-470	0.00	2,500.00	(417.20)	1,148.68	(16.69)	2,917.20
MERCHANT CREDIT CARD FEES	0.00	0.00	0.00	0.00	0.00	0.00
10-510-471	0.00	0.00	0.00	0.00	0.00	0.00
CONTRACT LABOR	0.00	0.00	0.00	0.00	0.00	0.00
10-510-475	0.00	0.00	0.00	0.00	0.00	0.00
CONTRACT SERVICES - CSI	100.00	0.00	0.00	0.00	0.00	100.00
10-510-476	0.00	100.00	0.00	0.00	0.00	100.00
ADVERTISING	900.00	0.00	0.00	90.42	0.00	817.90
10-510-490	0.00	900.00	82.10	470.92	9.12	817.90
ALARM SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
10-510-495	0.00	0.00	0.00	0.00	0.00	0.00
VEHICLE PURCHASE	0.00	7,532.97	0.00	0.00	0.00	0.00
10-510-600	0.00	7,532.97	7,532.97	0.00	100.00	0.00
VEHICLE FUEL	0.00	0.00	0.00	0.00	0.00	(387.76)
10-510-610	0.00	0.00	387.76	0.00	0.00	(387.76)
VEHICLE REPAIR	0.00	0.00	0.00	0.00	0.00	(972.22)
10-510-620	0.00	0.00	972.22	0.00	0.00	(972.22)
GENERAL SUPPLIES	250.00	0.00	0.00	0.00	0.00	17.10
10-510-670	0.00	250.00	232.90	0.00	93.16	17.10
EQUIPMENT PURCHASE	0.00	0.00	0.00	0.00	0.00	0.00
10-510-690	0.00	0.00	0.00	0.00	0.00	0.00
LIBRARY DONATION	1,000.00	0.00	0.00	2,696.00	0.00	1,000.00
10-510-700	0.00	1,000.00	0.00	2,696.00	0.00	1,000.00

Date

Section 4, Item B. JS

Time

EXPENSE REPORT - ALL FUNDS

Period 04/2025

April 2025

Account Title Number	Appropriation Transfers	Revisions Revised Appro	Per Expense YTD Expense	Prev.Yr Per Prev.Yr YTD	Encumbered % Expended YTD	Uncommitted Unexpended
CHILD ADVOCACY	5,000.00	0.00	0.00	0.00	0.00	5,000.00
10-510-710	0.00	5,000.00	0.00	0.00	0.00	5,000.00
ANIMAL CONTROL CONTRACT	5,000.00	0.00	0.00	0.00	0.00	0.00
10-510-720	0.00	5,000.00	5,000.00	0.00	100.00	0.00
CITY PARK	0.00	0.00	0.00	0.00	0.00	0.00
10-510-755	0.00	0.00	0.00	0.00	0.00	0.00
CONTINGENCY FUND	0.00	0.00	0.00	0.00	0.00	0.00
10-510-900	0.00	0.00	0.00	0.00	0.00	0.00
MISCELLANEOUS EXPENSE	2,500.00	0.00	195.28	0.00	0.00	1,605.10
10-510-920	0.00	2,500.00	894.90	1,667.99	35.80	1,605.10
FELPS EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
10-510-921	0.00	0.00	0.00	0.00	0.00	0.00
HEB SALES TAX EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
10-510-930	0.00	0.00	0.00	0.00	0.00	0.00
HEB PROPERTY TAX EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
10-510-931	0.00	0.00	0.00	0.00	0.00	0.00
WAGES - COURT	26,986.00	0.00	2,863.32	3,729.60	0.00	11,569.19
10-515-010	0.00	26,986.00	15,416.81	27,597.60	57.13	11,569.19
OVERTIME	0.00	0.00	0.00	0.00	0.00	(221.04)
10-515-015	0.00	0.00	221.04	0.00	0.00	(221.04)
PAYROLL TAXES	2,064.00	0.00	173.14	285.32	0.00	1,005.36
10-515-110	0.00	2,064.00	1,058.64	2,141.85	51.29	1,005.36
TMRS	1,013.00	0.00	84.00	170.56	0.00	427.49
10-515-115	0.00	1,013.00	585.51	1,275.15	57.80	427.49

A12010 Oper:LW
Date
Time

City of Lavernia

EXPENSE REPORT - ALL FUNDS
April 2025

Account Title Number	Appropriation Transfers	Revisions Revised Appro	Per Expense YTD Expense	Prev.Yr Per Prev.Yr YTD	Encumbered % Expended YTD	Uncommitted Unexpended
EMPLOYEE INSURANCE	0.00	0.00	0.00	11.26	0.00	(12.24)
10-515-150	0.00	0.00	12.24	78.82	0.00	(12.24)
OFFICE EXPENSE	50.00	0.00	0.00	0.00	0.00	50.00
10-515-210	0.00	50.00	0.00	41.60	0.00	50.00
DUES AND SUBSCRIPTIONS	200.00	0.00	0.00	0.00	0.00	200.00
10-515-230	0.00	200.00	0.00	0.00	0.00	200.00
COURT TECHNOLOGY	0.00	0.00	0.00	0.00	0.00	0.00
10-515-270	0.00	0.00	0.00	0.00	0.00	0.00
TECHNOLOGY/SOFTWARE UPGRADES	10,000.00	0.00	360.00	260.00	0.00	8,080.00
10-515-271	0.00	10,000.00	1,920.00	7,820.00	19.20	8,080.00
WORKERS COMP INSURANCE	50.00	0.00	0.00	0.00	0.00	(8.24)
10-515-320	0.00	50.00	58.24	70.34	116.48	(8.24)
PROSECUTOR SERVICES	7,500.00	0.00	1,063.19	0.00	0.00	2,855.58
10-515-415	0.00	7,500.00	4,644.42	400.00	61.93	2,855.58
JURY EXPENSE	200.00	0.00	(4.02)	0.00	0.00	233.64
10-515-420	0.00	200.00	(33.64)	0.00	(16.82)	233.64
EMPLOYEE TRAINING	600.00	0.00	0.00	0.00	0.00	300.00
10-515-450	0.00	600.00	300.00	350.00	50.00	300.00
OMNI COLLECTION	1,600.00	0.00	72.00	228.00	0.00	1,204.00
10-515-474	0.00	1,600.00	396.00	570.00	24.75	1,204.00
STATE COURT COSTS	40,000.00	0.00	11,332.85	0.00	0.00	28,667.15
10-515-550	0.00	40,000.00	11,332.85	7,918.40	28.33	28,667.15
WAGES - POLICE	959,480.00	0.00	68,752.50	65,077.69	0.00	456,280.31

EXPENSE REPORT - ALL FUNDS

April 2025

Account Title Number	Appropriation Transfers	Revisions Revised Appro	Per Expense YTD Expense	Prev.Yr Per Prev.Yr YTD	Encumbered % Expended YTD	Uncommitted Unexpended
10-520-010	0.00	959,480.00	503,199.69	485,098.61	52.45	456,280.31
CONTRACT LABOR	20,000.00	0.00	600.00	3,650.00	0.00	6,100.00
10-520-011	0.00	20,000.00	13,900.00	11,612.50	69.50	6,100.00
SHIFT DIFFERENTIAL	11,000.00	0.00	550.00	450.00	0.00	7,275.00
10-520-012	0.00	11,000.00	3,725.00	3,475.00	33.86	7,275.00
OVERTIME	25,000.00	0.00	2,151.74	1,366.38	0.00	6,808.36
10-520-015	0.00	25,000.00	18,191.64	18,791.56	72.77	6,808.36
CELL PHONE ALLOWANCE	0.00	0.00	0.00	0.00	0.00	0.00
10-520-020	0.00	0.00	0.00	0.00	0.00	0.00
PAYROLL TAXES	73,400.00	0.00	5,434.11	4,984.89	0.00	34,097.89
10-520-110	0.00	73,400.00	39,302.11	37,888.13	53.55	34,097.89
TMRS	48,454.00	0.00	3,674.17	3,645.72	0.00	21,502.48
10-520-115	0.00	48,454.00	26,951.52	27,663.63	55.62	21,502.48
EMPLOYEE INSURANCE	137,325.00	0.00	9,641.84	9,604.26	0.00	73,169.68
10-520-150	0.00	137,325.00	64,155.32	70,802.73	46.72	73,169.68
AFLAC	0.00	0.00	0.00	0.00	0.00	0.00
10-520-159	0.00	0.00	0.00	0.00	0.00	0.00
MEDICAL COST	3,000.00	0.00	0.00	0.00	0.00	3,000.00
10-520-160	0.00	3,000.00	0.00	1,300.00	0.00	3,000.00
OFFICE EXPENSE	1,500.00	2,462.84	0.00	43.59	0.00	1,461.90
10-520-210	0.00	3,962.84	2,500.94	585.98	63.11	1,461.90
OFFICE SUPPLIES	1,500.00	0.00	0.00	8.29	0.00	867.07
10-520-220	0.00	1,500.00	632.93	1,246.07	42.20	867.07

EXPENSE REPORT - ALL FUNDS

April 2025

Account Title Number	Appropriation Transfers	Revisions Revised Appro	Per Expense YTD Expense	Prev.Yr Per Prev.Yr YTD	Encumbered % Expended YTD	Uncommitted Unexpended
BUILDING EXPENSE	0.00	0.00	5,287.00	0.00	0.00	244,938.11
10-520-230	250,000.00	250,000.00	5,061.89	0.00	2.02	244,938.11
TELEPHONE	13,000.00	0.00	0.00	1,381.69	0.00	3,321.16
10-520-240	0.00	13,000.00	9,678.84	9,112.60	74.45	3,321.16
UNIFORMS	13,500.00	0.00	0.00	2,020.36	0.00	11,200.88
10-520-250	0.00	13,500.00	2,299.12	12,032.34	17.03	11,200.88
TECHNOLOGY/SOFTWARE UPGRADES	55,000.00	0.00	0.00	278.99	0.00	18,563.93
10-520-270	0.00	55,000.00	36,436.07	25,833.23	66.25	18,563.93
POLICE GOLF TOURNAMENT	0.00	0.00	(6,300.00)	0.00	0.00	6,300.00
10-520-287	0.00	0.00	(6,300.00)	0.00	0.00	6,300.00
UTILITIES	0.00	0.00	0.00	0.00	0.00	(50.00)
10-520-290	0.00	0.00	50.00	0.00	0.00	(50.00)
PROPERTY & LIABILITY INSURANCE	20,000.00	34,939.13	0.00	0.00	0.00	20,000.00
10-520-310	0.00	54,939.13	34,939.13	15,656.17	63.60	20,000.00
WORKERS COMP INSURANCE	36,364.00	0.00	0.00	0.00	0.00	15,439.80
10-520-320	0.00	36,364.00	20,924.20	23,105.37	57.54	15,439.80
UNEMPLOYMENT TWC	0.00	0.00	0.00	(2,308.00)	0.00	0.00
10-520-325	0.00	0.00	0.00	(2,308.00)	0.00	0.00
BONDING	100.00	0.00	0.00	0.00	0.00	100.00
10-520-330	0.00	100.00	0.00	0.00	0.00	100.00
PROFESSIONAL FEES	500.00	0.00	0.00	0.00	0.00	500.00
10-520-400	0.00	500.00	0.00	0.00	0.00	500.00
EMPLOYEE TRAINING	9,000.00	0.00	700.00	165.00	0.00	7,842.00
10-520-450	0.00	9,000.00	1,158.00	11,807.55	12.87	7,842.00

EXPENSE REPORT - ALL FUNDS

April 2025

Account Title Number	Appropriation Transfers	Revisions Revised Appro	Per Expense YTD Expense	Prev.Yr Per Prev.Yr YTD	Encumbered % Expended YTD	Uncommitted Unexpended
LEOSE TRAINING EXPENSE	750.00	0.00	0.00	0.00	0.00	150.00
10-520-451	0.00	750.00	600.00	(1,035.24)	80.00	150.00
LEOSE FUNDS	0.00	0.00	0.00	0.00	0.00	0.00
10-520-452	0.00	0.00	0.00	0.00	0.00	0.00
CONTRACT SERVICES CAMERA	16,000.00	0.00	0.00	0.00	0.00	1,000.00
10-520-476	0.00	16,000.00	15,000.00	16,300.00	93.75	1,000.00
LAB TEST	100.00	0.00	0.00	0.00	0.00	100.00
10-520-477	0.00	100.00	0.00	0.00	0.00	100.00
K-9 CONTRACT LABOR	4,000.00	0.00	0.00	232.55	0.00	2,113.61
10-520-478	0.00	4,000.00	1,886.39	1,049.48	47.16	2,113.61
COPS LVISD CONTRACT PAY	40,000.00	0.00	1,486.25	1,470.00	0.00	29,325.75
10-520-479	0.00	40,000.00	10,674.25	14,336.00	26.69	29,325.75
EVIDENCE SUPPLIES	2,000.00	0.00	0.00	0.00	0.00	1,853.66
10-520-480	0.00	2,000.00	146.34	1,055.86	7.32	1,853.66
EXPLORER PROGRAM	1,000.00	0.00	0.00	0.00	0.00	1,415.10
10-520-485	0.00	1,000.00	(415.10)	0.00	(41.51)	1,415.10
ADVERTISING	300.00	0.00	0.00	0.00	0.00	10.00
10-520-490	0.00	300.00	290.00	37.10	96.67	10.00
ADVERTISING - PUBLICATIONS	300.00	0.00	0.00	0.00	0.00	300.00
10-520-499	0.00	300.00	0.00	45.00	0.00	300.00
VEHICLE PURCHASE	0.00	0.00	0.00	0.00	0.00	0.00
10-520-600	0.00	0.00	0.00	3,517.00	0.00	0.00
VEHICLE FUEL	50,000.00	0.00	0.00	4,858.46	0.00	29,608.09

EXPENSE REPORT - ALL FUNDS

April 2025

Account Title Number	Appropriation Transfers	Revisions Revised Appro	Per Expense YTD Expense	Prev.Yr Per Prev.Yr YTD	Encumbered % Expended YTD	Uncommitted Unexpended
10-520-610	0.00	50,000.00	20,391.91	21,635.40	40.78	29,608.09
VEHICLE REPAIR	40,000.00	0.00	0.00	6,337.91	0.00	98.60
10-520-620	0.00	40,000.00	39,901.40	20,326.49	99.75	98.60
GENERAL SUPPLIES	2,500.00	0.00	0.00	138.98	0.00	1,998.11
10-520-670	0.00	2,500.00	501.89	541.88	20.08	1,998.11
EQUIPMENT PURCHASES	22,500.00	0.00	(5,988.50)	387.84	0.00	22,974.11
10-520-690	0.00	22,500.00	(474.11)	9,246.56	(2.11)	22,974.11
WILSON COUNTY SOFTWARE	4,000.00	0.00	0.00	0.00	0.00	4,000.00
10-520-700	0.00	4,000.00	0.00	0.00	0.00	4,000.00
WCSO DISPATCH	3,000.00	0.00	0.00	0.00	0.00	3,000.00
10-520-910	0.00	3,000.00	0.00	3,000.00	0.00	3,000.00
MISCELLANEOUS	5,000.00	0.00	500.00	0.00	0.00	1,326.57
10-520-920	0.00	5,000.00	3,673.43	610.99	73.47	1,326.57
WAGES - PUBLIC WORKS	89,764.00	0.00	6,151.20	7,418.68	0.00	43,776.79
10-530-010	0.00	89,764.00	45,987.21	46,431.52	51.23	43,776.79
CONTRACT LABOR	0.00	0.00	0.00	0.00	0.00	0.00
10-530-011	0.00	0.00	0.00	0.00	0.00	0.00
OVERTIME	6,000.00	0.00	816.47	152.63	0.00	1,636.90
10-530-015	(1,657.69)	4,342.31	2,705.41	3,046.69	62.30	1,636.90
PAYROLL TAXES	6,867.00	0.00	535.32	573.22	0.00	3,128.21
10-530-110	0.00	6,867.00	3,738.79	3,731.63	54.45	3,128.21
TMRS	4,533.00	0.00	496.54	412.64	0.00	1,550.28
10-530-115	0.00	4,533.00	2,982.72	2,696.59	65.80	1,550.28

EXPENSE REPORT - ALL FUNDS

April 2025

Account Title Number	Appropriation Transfers	Revisions Revised Appro	Per Expense YTD Expense	Prev.Yr Per Prev.Yr YTD	Encumbered % Expended YTD	Uncommitted Unexpended
ON CALL PAY	1,600.00	0.00	0.00	0.00	0.00	1,600.00
10-530-120	0.00	1,600.00	0.00	0.00	0.00	1,600.00
EMPLOYEE INSURANCE	21,651.00	0.00	370.84	1,204.10	0.00	19,223.40
10-530-150	0.00	21,651.00	2,427.60	8,631.26	11.21	19,223.40
AFLAC	0.00	0.00	0.00	0.00	0.00	0.00
10-530-159	0.00	0.00	0.00	0.00	0.00	0.00
OFFICE EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
10-530-210	0.00	0.00	0.00	0.00	0.00	0.00
BUILDING MAINTENANCE PW	0.00	0.00	0.00	0.00	0.00	0.00
10-530-214	0.00	0.00	0.00	0.00	0.00	0.00
OFFICE SUPPLIES	0.00	0.00	0.00	0.00	0.00	0.00
10-530-220	0.00	0.00	0.00	0.00	0.00	0.00
TELEPHONE	3,000.00	0.00	0.00	249.32	0.00	1,315.30
10-530-240	0.00	3,000.00	1,684.70	1,756.55	56.16	1,315.30
UNIFORMS	4,000.00	0.00	0.00	179.49	0.00	2,415.44
10-530-250	0.00	4,000.00	1,584.56	2,545.04	39.61	2,415.44
PROPERTY & LIABILITY INSURNACE	10,000.00	18,002.38	0.00	0.00	0.00	10,000.00
10-530-310	0.00	28,002.38	18,002.38	9,393.70	64.29	10,000.00
WORKERS COMP INSURANCE	3,500.00	0.00	0.00	0.00	0.00	3,500.00
10-530-320	0.00	3,500.00	0.00	1,043.75	0.00	3,500.00
EMPLOYEE TRAINING	400.00	0.00	0.00	0.00	0.00	295.53
10-530-450	0.00	400.00	104.47	0.00	26.12	295.53
VEHICLE FUEL	35,000.00	0.00	0.00	3,465.95	0.00	26,853.85
10-530-610	0.00	35,000.00	8,146.15	12,496.31	23.27	26,853.85

A12010 Oper:LW
Date
Time

EXPENSE REPORT - ALL FUNDS
April 2025

Account Title Number	Appropriation Transfers	Revisions Revised Appro	Per Expense YTD Expense	Prev.Yr Per Prev.Yr YTD	Encumbered % Expended YTD	Uncommitted Unexpended
VEHICLE REPAIR	2,000.00	0.00	0.00	0.00	0.00	2,000.00
10-530-620	0.00	2,000.00	0.00	0.00	0.00	2,000.00
REPAIR AND MAINTENANCE	1,500.00	0.00	0.00	0.00	0.00	926.14
10-530-655	0.00	1,500.00	573.86	205.21	38.26	926.14
TOOLS	2,500.00	0.00	0.00	0.00	0.00	2,294.01
10-530-660	0.00	2,500.00	205.99	1,068.60	8.24	2,294.01
STREET REPAIR	15,000.00	0.00	1,514.00	1,453.00	0.00	5,556.00
10-530-665	0.00	15,000.00	9,444.00	3,046.31	62.96	5,556.00
GENERAL SUPPLIES	750.00	0.00	0.00	0.00	0.00	750.00
10-530-670	0.00	750.00	0.00	0.00	0.00	750.00
LANDSCAPE	0.00	0.00	0.00	0.00	0.00	0.00
10-530-680	0.00	0.00	0.00	0.00	0.00	0.00
EQUIPMENT	4,000.00	0.00	0.00	360.50	0.00	1,121.14
10-530-690	0.00	4,000.00	2,878.86	360.50	71.97	1,121.14
EQUIPMENT - BIG ITEMS	3,600.00	6,333.33	0.00	0.00	0.00	3,600.00
10-530-791	0.00	9,933.33	6,333.33	3,516.00	63.76	3,600.00
MISCELLANEOUS EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
10-530-920	0.00	0.00	0.00	0.00	0.00	0.00
ENGINEERING FEES	15,000.00	0.00	12,079.45	0.00	0.00	(9,609.90)
10-530-930	0.00	15,000.00	24,609.90	15,842.50	164.07	(9,609.90)
WAGES	0.00	0.00	0.00	0.00	0.00	0.00
10-550-010	0.00	0.00	0.00	0.00	0.00	0.00
PAYROLL TAXES	0.00	0.00	0.00	0.00	0.00	0.00

A12010 Oper:LW
Date
Time

City of Lavernia

EXPENSE REPORT - ALL FUNDS
April 2025

Account Title Number	Appropriation Transfers	Revisions Revised Appro	Per Expense YTD Expense	Prev.Yr Per Prev.Yr YTD	Encumbered % Expended YTD	Uncommitted Unexpended
10-550-110	0.00	0.00	0.00	0.00	0.00	0.00
TMRS	0.00	0.00	0.00	0.00	0.00	0.00
10-550-115	0.00	0.00	0.00	0.00	0.00	0.00
EMPLOYEE INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00
10-550-150	0.00	0.00	0.00	0.00	0.00	0.00
PROPERTY & LIABILITY INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00
10-550-310	0.00	0.00	0.00	0.00	0.00	0.00
WORKERS COMP	0.00	0.00	0.00	0.00	0.00	0.00
10-550-320	0.00	0.00	0.00	0.00	0.00	0.00
WAGES - PARK DEPARTMENT	87,994.00	0.00	5,221.72	6,204.80	0.00	42,957.84
10-580-010	0.00	87,994.00	45,036.16	45,688.81	51.18	42,957.84
OVERTIME	4,000.00	3,633.28	332.22	0.00	0.00	5,276.65
10-580-015	0.00	7,633.28	2,356.63	3,732.68	30.87	5,276.65
PAYROLL TAXES	6,732.00	0.00	427.17	476.97	0.00	3,094.97
10-580-110	0.00	6,732.00	3,637.03	3,796.82	54.03	3,094.97
TMRS	4,444.00	0.00	280.48	338.16	0.00	1,559.31
10-580-115	0.00	4,444.00	2,884.69	2,693.45	64.91	1,559.31
EMPLOYEE INSURANCE	21,127.00	0.00	2,225.04	1,587.96	0.00	5,551.72
10-580-150	0.00	21,127.00	15,575.28	11,115.72	73.72	5,551.72
TELEPHONE	600.00	0.00	0.00	86.50	0.00	80.78
10-580-240	0.00	600.00	519.22	605.30	86.54	80.78
UNIFORMS	2,000.00	0.00	0.00	449.77	0.00	1,295.25
10-580-250	0.00	2,000.00	704.75	1,076.08	35.24	1,295.25

EXPENSE REPORT - ALL FUNDS

April 2025

Account Title Number	Appropriation Transfers	Revisions Revised Appro	Per Expense YTD Expense	Prev.Yr Per Prev.Yr YTD	Encumbered % Expended YTD	Uncommitted Unexpended
UTILITIES - PARK	10,000.00	0.00	0.00	1,156.90	0.00	4,070.88
10-580-290	0.00	10,000.00	5,929.12	6,638.74	59.29	4,070.88
PROPERTY & LIABILITY INSURANCE	6,000.00	0.00	0.00	0.00	0.00	6,000.00
10-580-310	0.00	6,000.00	0.00	5,218.73	0.00	6,000.00
WORKERS COMP INSURANCE	437.00	0.00	0.00	0.00	0.00	223.88
10-580-320	0.00	437.00	213.12	257.41	48.77	223.88
EMPLOYEE TRAINING	200.00	0.00	0.00	0.00	0.00	0.00
10-580-450	0.00	200.00	200.00	0.00	100.00	0.00
CAPITAL OUTLAY- PARK	0.00	0.00	0.00	0.00	0.00	0.00
10-580-500	0.00	0.00	0.00	0.00	0.00	0.00
VEHICLE PURCHASE	0.00	0.00	0.00	209.96	0.00	0.00
10-580-600	0.00	0.00	0.00	209.96	0.00	0.00
VEHICLE FUEL	5,500.00	0.00	0.00	313.78	0.00	3,613.62
10-580-610	0.00	5,500.00	1,886.38	2,732.65	34.30	3,613.62
VEHICLE REPAIR	5,500.00	0.00	0.00	135.10	0.00	(1,395.62)
10-580-620	0.00	5,500.00	6,895.62	3,497.95	125.37	(1,395.62)
REPAIR AND MAINTENANCE	5,000.00	0.00	0.00	0.00	0.00	3,584.63
10-580-655	0.00	5,000.00	1,415.37	754.93	28.31	3,584.63
TOOLS	300.00	0.00	0.00	0.00	0.00	(561.46)
10-580-660	0.00	300.00	861.46	0.00	287.15	(561.46)
CITY PARK SUPPLIES	4,500.00	0.00	0.00	1,078.02	0.00	1,438.32
10-580-670	0.00	4,500.00	3,061.68	3,669.76	68.04	1,438.32
PARK EQUIPMENT	15,000.00	0.00	0.00	4.96	0.00	816.08
10-580-690	0.00	15,000.00	14,183.92	695.84	94.56	816.08

A12010 Oper:LW
Date
Time

EXPENSE REPORT - ALL FUNDS
April 2025

Account Title Number	Appropriation Transfers	Revisions Revised Appro	Per Expense YTD Expense	Prev.Yr Per Prev.Yr YTD	Encumbered % Expended YTD	Uncommitted Unexpended
PARK- CHRISTMAS	0.00	0.00	0.00	0.00	0.00	0.00
10-580-695	0.00	0.00	0.00	0.00	0.00	0.00
PARK GRANT ITEMS	0.00	0.00	0.00	0.00	0.00	0.00
10-580-791	0.00	0.00	0.00	0.00	0.00	0.00
CAPITAL OUTLAY	0.00	0.00	0.00	0.00	0.00	0.00
10-800-100	0.00	0.00	0.00	0.00	0.00	0.00
TRANSFER OUT	0.00	0.00	0.00	0.00	0.00	0.00
10-900-200	0.00	0.00	0.00	0.00	0.00	0.00
DRAINAGE PROJECT	0.00	0.00	0.00	48,400.00	0.00	(14,209.00)
11-500-100	0.00	0.00	14,209.00	48,400.00	0.00	(14,209.00)
ENGINEERING FEE	0.00	0.00	0.00	0.00	0.00	0.00
11-510-100	0.00	0.00	0.00	0.00	0.00	0.00
BANK SERVICE CHARGES	0.00	0.00	0.00	0.00	0.00	0.00
11-510-470	0.00	0.00	0.00	0.00	0.00	0.00
WAGES - MDD	55,004.00	0.00	6,201.74	2,891.20	0.00	21,702.16
12-500-010	0.00	55,004.00	33,301.84	21,683.20	60.54	21,702.16
CAR & CELL PHONE ALLOWANCE	0.00	0.00	0.00	0.00	0.00	0.00
12-500-020	0.00	0.00	0.00	0.00	0.00	0.00
PAYROLL TAXES	4,208.00	0.00	474.44	221.18	0.00	1,660.40
12-500-050	0.00	4,208.00	2,547.60	1,658.79	60.54	1,660.40
SOCIAL SECURITY TAXES	0.00	0.00	0.00	0.00	0.00	0.00
12-500-110	0.00	0.00	0.00	0.00	0.00	0.00
TMRS	2,778.00	0.00	313.19	157.58	0.00	1,074.36

EXPENSE REPORT - ALL FUNDS

April 2025

Account Title Number	Appropriation Transfers	Revisions Revised Appro	Per Expense YTD Expense	Prev.Yr Per Prev.Yr YTD	Encumbered % Expended YTD	Uncommitted Unexpended
12-500-115	0.00	2,778.00	1,703.64	1,181.80	61.33	1,074.36
EMPLOYEE INSURANCE	10,563.00	0.00	55.88	58.98	0.00	10,171.84
12-500-150	0.00	10,563.00	391.16	412.86	3.70	10,171.84
OFFICE SUPPLIES	4,000.00	0.00	76.26	122.07	0.00	2,140.79
12-500-220	0.00	4,000.00	1,859.21	767.32	46.48	2,140.79
MEMBERSHIP/DUES	14,500.00	0.00	0.00	176.57	0.00	445.63
12-500-230	0.00	14,500.00	14,054.37	179.75	96.93	445.63
NEWS PUBLICATIONS/SUBSCRIPTION	100.00	749.00	0.00	39.83	0.00	35.06
12-500-231	0.00	849.00	813.94	1,083.83	95.87	35.06
TELEPHONE	800.00	0.00	0.00	43.25	0.00	540.39
12-500-240	0.00	800.00	259.61	290.66	32.45	540.39
IT SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
12-500-270	0.00	0.00	0.00	0.00	0.00	0.00
PROPERTY & LIABILITY INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00
12-500-310	0.00	0.00	0.00	0.00	0.00	0.00
WORKERS COMP INSURANCE	138.00	0.00	0.00	0.00	0.00	81.87
12-500-320	0.00	138.00	56.13	67.80	40.67	81.87
FACILITY & OVERHEAD COST TO GF	60,000.00	0.00	0.00	0.00	0.00	0.00
12-500-400	0.00	60,000.00	60,000.00	60,000.00	100.00	0.00
ENGINEERING	5,000.00	0.00	0.00	0.00	0.00	5,000.00
12-500-410	0.00	5,000.00	0.00	545.00	0.00	5,000.00
LEGAL	3,000.00	0.00	57.50	0.00	0.00	2,356.00
12-500-420	0.00	3,000.00	644.00	19.00	21.47	2,356.00

EXPENSE REPORT - ALL FUNDS

April 2025

Account Title Number	Appropriation Transfers	Revisions Revised Appro	Per Expense YTD Expense	Prev.Yr Per Prev.Yr YTD	Encumbered % Expended YTD	Uncommitted Unexpended
EQUIPMENT EXPENSE	0.00	31,507.46	178.28	0.00	0.00	(178.28)
12-500-430	0.00	31,507.46	31,685.74	0.00	100.57	(178.28)
TRAINING/CONFERENCE/TRAVEL	5,000.00	0.00	0.00	0.00	0.00	391.44
12-500-450	0.00	5,000.00	4,608.56	963.36	92.17	391.44
BUSINESS RECRUITMENT	500.00	0.00	0.00	0.00	0.00	500.00
12-500-455	0.00	500.00	0.00	0.00	0.00	500.00
ECONOMIC DEVELOPMENT	5,000.00	0.00	0.00	0.00	0.00	4,361.43
12-500-456	0.00	5,000.00	638.57	5,000.00	12.77	4,361.43
EVENT PLANNING	250,000.00	0.00	7,905.00	22,180.00	0.00	157,822.17
12-500-460	0.00	250,000.00	92,177.83	107,759.10	36.87	157,822.17
ECONOMIC DEVELOPMENT PROJECT	0.00	0.00	0.00	0.00	0.00	(44,154.00)
12-500-470	0.00	0.00	44,154.00	0.00	0.00	(44,154.00)
CONSULTING/DEVELOPMENT/PLAN	15,000.00	33,887.08	300.00	161,908.00	0.00	14,700.00
12-500-475	0.00	48,887.08	34,187.08	162,208.00	69.93	14,700.00
ADVERTISING	10,000.00	0.00	0.00	0.00	0.00	9,089.46
12-500-476	0.00	10,000.00	910.54	(50.00)	9.11	9,089.46
FACADE/BEAR GRANTS	45,000.00	0.00	0.00	1,000.00	0.00	35,000.00
12-500-477	0.00	45,000.00	10,000.00	9,371.04	22.22	35,000.00
TRAFFIC STUDY	100.00	0.00	0.00	0.00	0.00	100.00
12-500-478	0.00	100.00	0.00	3,860.00	0.00	100.00
COVID-19 RELIEF	0.00	0.00	0.00	0.00	0.00	0.00
12-500-479	0.00	0.00	0.00	0.00	0.00	0.00
CONTINGENCY	157,859.00	649,268.09	0.00	0.00	0.00	157,859.00
12-500-500	0.00	807,127.09	649,268.09	0.00	80.44	157,859.00

EXPENSE REPORT - ALL FUNDS
April 2025

Account Title Number	Appropriation Transfers	Revisions Revised Appro	Per Expense YTD Expense	Prev.Yr Per Prev.Yr YTD	Encumbered % Expended YTD	Uncommitted Unexpended
VEHICLE PURCHASE	0.00	0.00	0.00	0.00	0.00	12,683.97
12-500-600	0.00	0.00	(12,683.97)	0.00	0.00	12,683.97
PD BUILDING LOAN 2025	0.00	0.00	250,000.00	0.00	0.00	(250,000.00)
12-500-700	0.00	0.00	250,000.00	0.00	0.00	(250,000.00)
CAPITAL OUTLAY	0.00	0.00	0.00	0.00	0.00	0.00
12-800-100	0.00	0.00	0.00	0.00	0.00	0.00
TRANSFER OUT	0.00	0.00	0.00	0.00	0.00	(12,666.66)
12-900-200	0.00	0.00	12,666.66	0.00	0.00	(12,666.66)
STREET REPAIR	319,155.00	0.00	0.00	0.00	0.00	298,685.00
14-500-100	0.00	319,155.00	20,470.00	483,497.42	6.41	298,685.00
STREET CONTINGENCY	0.00	0.00	0.00	0.00	0.00	0.00
14-500-110	0.00	0.00	0.00	0.00	0.00	0.00
PROFESSIONAL - ENGINEERING	15,000.00	0.00	0.00	810.00	0.00	15,000.00
14-500-410	0.00	15,000.00	0.00	22,346.05	0.00	15,000.00
MISCELLANEOUS EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
14-500-920	0.00	0.00	0.00	0.00	0.00	0.00
CAPITAL OUTLAY	0.00	0.00	0.00	0.00	0.00	0.00
14-800-100	0.00	0.00	0.00	0.00	0.00	0.00
HOTEL ABATEMENT EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
15-500-200	0.00	0.00	0.00	0.00	0.00	0.00
TRANSFER TO MDD	60,000.00	0.00	0.00	0.00	0.00	60,000.00
15-500-201	0.00	60,000.00	0.00	0.00	0.00	60,000.00
MISC EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00

A12010 Oper:LW
Date
Time

EXPENSE REPORT - ALL FUNDS
April 2025

Account Title Number	Appropriation Transfers	Revisions Revised Appro	Per Expense YTD Expense	Prev.Yr Per Prev.Yr YTD	Encumbered % Expended YTD	Uncommitted Unexpended
15-500-210	0.00	0.00	0.00	0.00	0.00	0.00
BANK SERVICE CHARGES	0.00	0.00	0.00	0.00	0.00	0.00
15-510-470	0.00	0.00	0.00	0.00	0.00	0.00
MISC POLICE EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
16-500-100	0.00	0.00	0.00	0.00	0.00	0.00
CAPITAL OUTLAY	0.00	0.00	0.00	0.00	0.00	0.00
16-800-100	0.00	0.00	0.00	0.00	0.00	0.00
GENERAL - CARE ACT GRANT EXPEN	0.00	0.00	0.00	0.00	0.00	0.00
18-500-100	0.00	0.00	0.00	0.00	0.00	0.00
PD - AACOG COVID GRANT EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
18-510-100	0.00	0.00	0.00	0.00	0.00	0.00
PD - AACOG BODY ARMOUR EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
18-515-100	0.00	0.00	0.00	0.00	0.00	0.00
PD AACOG TRAINING/ AED GRANT	0.00	0.00	0.00	0.00	0.00	0.00
18-516-100	0.00	0.00	0.00	0.00	0.00	0.00
PD/FIRE RADIO GRANT/ SHIELDS	0.00	0.00	0.00	0.00	0.00	(76,641.20)
18-517-100	0.00	0.00	76,641.20	53.00	0.00	(76,641.20)
PARK - GRANT EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00
18-520-100	0.00	0.00	0.00	0.00	0.00	0.00
GVEC POWER UP GRANT EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00
18-530-100	0.00	0.00	0.00	0.00	0.00	0.00
FEMA COVID RECOVERY EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00
18-540-100	0.00	0.00	0.00	0.00	0.00	0.00

EXPENSE REPORT - ALL FUNDS

April 2025

Account Title Number	Appropriation Transfers	Revisions Revised Appro	Per Expense YTD Expense	Prev.Yr Per Prev.Yr YTD	Encumbered % Expended YTD	Uncommitted Unexpended
PW CARES ACT GRANT	0.00	0.00	0.00	0.00	0.00	0.00
18-550-100	0.00	0.00	0.00	0.00	0.00	0.00
SAFETY GRANT	0.00	0.00	0.00	0.00	0.00	0.00
18-560-100	0.00	0.00	0.00	0.00	0.00	0.00
ACOG 2023 GRANT PD	0.00	0.00	0.00	0.00	0.00	0.00
18-570-100	0.00	0.00	0.00	40,682.10	0.00	0.00
CAPITAL OUTLAY	0.00	0.00	0.00	0.00	0.00	0.00
18-800-100	0.00	0.00	0.00	0.00	0.00	0.00
TRANSFER OUT	0.00	0.00	0.00	0.00	0.00	0.00
18-900-200	0.00	0.00	0.00	0.00	0.00	0.00
2017 REFUNDING PRINCIPAL	49,000.00	0.00	0.00	0.00	0.00	49,000.00
20-100-104	0.00	49,000.00	0.00	0.00	0.00	49,000.00
2017 REFUNDING INTEREST	7,466.00	0.00	0.00	0.00	0.00	7,466.00
20-100-105	0.00	7,466.00	0.00	0.00	0.00	7,466.00
SARA LOAN PRINCIPAL	38,642.00	0.00	0.00	0.00	0.00	38,642.00
20-100-106	0.00	38,642.00	0.00	0.00	0.00	38,642.00
SARA LOAN INTEREST	7,404.00	0.00	0.00	0.00	0.00	7,404.00
20-100-107	0.00	7,404.00	0.00	0.00	0.00	7,404.00
2016 SERIES PRINCIPAL	145,000.00	0.00	0.00	0.00	0.00	145,000.00
20-100-108	0.00	145,000.00	0.00	0.00	0.00	145,000.00
2016 SERIER INTEREST	82,050.00	0.00	0.00	0.00	0.00	41,025.00
20-100-109	0.00	82,050.00	41,025.00	0.00	50.00	41,025.00
2016 SERIES BOND- ADMIN FEE	400.00	0.00	0.00	0.00	0.00	(50.00)
20-100-110	0.00	400.00	450.00	0.00	112.50	(50.00)

A12010 Oper:LW
Date
Time

EXPENSE REPORT - ALL FUNDS
April 2025

Account Title Number	Appropriation Transfers	Revisions Revised Appro	Per Expense YTD Expense	Prev.Yr Per Prev.Yr YTD	Encumbered % Expended YTD	Uncommitted Unexpended
2024 SERIES PRINCIPAL	40,000.00	0.00	0.00	0.00	0.00	0.00
20-100-111	0.00	40,000.00	40,000.00	0.00	100.00	0.00
2024 SERIES INTEREST	72,009.00	0.00	0.00	0.00	0.00	23,874.84
20-100-112	0.00	72,009.00	48,134.16	0.00	66.84	23,874.84
BOND OBLIG 2003 SERIES - PRIN	0.00	0.00	0.00	0.00	0.00	0.00
20-800-800	0.00	0.00	0.00	0.00	0.00	0.00
BOND OBLIG 2003 SERIES - INT	0.00	0.00	0.00	0.00	0.00	0.00
20-800-810	0.00	0.00	0.00	0.00	0.00	0.00
BOND OBLIG 2003 SERIES - ADMIN	0.00	0.00	0.00	0.00	0.00	0.00
20-800-820	0.00	0.00	0.00	0.00	0.00	0.00
LEASE PROCEED (TRANSFER OUT)	0.00	0.00	0.00	0.00	0.00	0.00
20-800-830	0.00	0.00	0.00	0.00	0.00	0.00
MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00
20-800-840	0.00	0.00	0.00	0.00	0.00	0.00
COURT BAILIFF	200.00	0.00	0.00	0.00	0.00	0.00
25-500-100	0.00	200.00	200.00	0.00	100.00	0.00
BUILDING SECURITY	0.00	0.00	0.00	3,857.67	0.00	0.00
25-500-200	0.00	0.00	0.00	33,366.69	0.00	0.00
ALARM SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
25-900-100	0.00	0.00	0.00	0.00	0.00	0.00
CONTINGENCY	0.00	0.00	0.00	0.00	0.00	0.00
25-900-110	0.00	0.00	0.00	0.00	0.00	0.00
MISCELLANEOUS EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00

A12010 Oper:LW
Date
Time

EXPENSE REPORT - ALL FUNDS
April 2025

Account Title Number	Appropriation Transfers	Revisions Revised Appro	Per Expense YTD Expense	Prev.Yr Per Prev.Yr YTD	Encumbered % Expended YTD	Uncommitted Unexpended
25-900-920	0.00	0.00	0.00	0.00	0.00	0.00
ANNUAL SOFTWARE MAINTENANCE	10,000.00	0.00	0.00	0.00	0.00	10,000.00
35-900-100	0.00	10,000.00	0.00	0.00	0.00	10,000.00
MISCELLANEOUS EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
35-900-920	0.00	0.00	0.00	0.00	0.00	0.00
CONTINGENCY	0.00	0.00	0.00	0.00	0.00	0.00
40-500-500	0.00	0.00	0.00	0.00	0.00	0.00
WAGES	182,978.00	0.00	12,332.80	12,078.40	0.00	90,879.78
40-540-010	0.00	182,978.00	92,098.22	90,588.31	50.33	90,879.78
OVERTIME	12,000.00	0.00	2,024.55	732.02	0.00	6,045.97
40-540-015	0.00	12,000.00	5,954.03	8,264.61	49.62	6,045.97
CALL DUTY: WAGES	0.00	0.00	0.00	0.00	0.00	0.00
40-540-017	0.00	0.00	0.00	0.00	0.00	0.00
PAYROLL TAXES	13,998.00	0.00	1,085.00	968.47	0.00	6,601.71
40-540-110	0.00	13,998.00	7,396.29	7,493.68	52.84	6,601.71
CALL DUTY WAGES	0.00	0.00	0.00	0.00	0.00	0.00
40-540-112	0.00	0.00	0.00	0.00	0.00	0.00
TMRS	9,240.00	0.00	580.36	698.18	0.00	5,174.12
40-540-115	0.00	9,240.00	4,065.88	5,387.46	44.00	5,174.12
CALL DUTY TMRS	0.00	0.00	0.00	0.00	0.00	0.00
40-540-116	0.00	0.00	0.00	0.00	0.00	0.00
CALL DUTY TAXES	0.00	0.00	0.00	0.00	0.00	0.00
40-540-117	0.00	0.00	0.00	0.00	0.00	0.00

A12010 Oper:LW
Date
Time

City of Lavernia

EXPENSE REPORT - ALL FUNDS
April 2025

Account Title Number	Appropriation Transfers	Revisions Revised Appro	Per Expense YTD Expense	Prev.Yr Per Prev.Yr YTD	Encumbered % Expended YTD	Uncommitted Unexpended
ON CALL PAY	1,600.00	0.00	120.00	150.00	0.00	910.00
40-540-120	0.00	1,600.00	690.00	1,140.00	43.13	910.00
EMPLOYEE INSURANCE	31,952.00	0.00	2,225.04	2,458.44	0.00	15,988.75
40-540-150	0.00	31,952.00	15,963.25	17,411.63	49.96	15,988.75
AFLAC	0.00	0.00	0.00	0.00	0.00	0.00
40-540-159	0.00	0.00	0.00	0.00	0.00	0.00
OFFICE EXPENSE	1,750.00	0.00	0.00	0.00	0.00	606.99
40-540-210	0.00	1,750.00	1,143.01	36.44	65.31	606.99
OFFICE SUPPLIES	0.00	0.00	0.00	0.00	0.00	0.00
40-540-220	0.00	0.00	0.00	0.00	0.00	0.00
DUES AND SUBSCRIPTIONS	4,000.00	0.00	0.00	0.00	0.00	2,096.25
40-540-230	0.00	4,000.00	1,903.75	1,803.75	47.59	2,096.25
TELEPHONE	4,500.00	0.00	488.97	411.01	0.00	1,098.50
40-540-240	0.00	4,500.00	3,401.50	2,795.39	75.59	1,098.50
POSTAGE	3,500.00	0.00	0.00	1,000.00	0.00	1,500.00
40-540-260	0.00	3,500.00	2,000.00	2,011.17	57.14	1,500.00
TECHNOLOGY/SOFTWARE UPGRADES	2,800.00	0.00	0.00	0.00	0.00	1,300.00
40-540-270	0.00	2,800.00	1,500.00	0.00	53.57	1,300.00
RETURNED CHECK	0.00	0.00	0.00	0.00	0.00	0.00
40-540-280	0.00	0.00	0.00	0.00	0.00	0.00
DEPOSIT REFUND	0.00	0.00	175.33	271.30	0.00	(2,475.17)
40-540-281	0.00	0.00	2,475.17	3,900.11	0.00	(2,475.17)
BAD DEBT	0.00	0.00	0.00	0.00	0.00	0.00
40-540-283	0.00	0.00	0.00	0.00	0.00	0.00

EXPENSE REPORT - ALL FUNDS
April 2025

Account Title Number	Appropriation Transfers	Revisions Revised Appro	Per Expense YTD Expense	Prev.Yr Per Prev.Yr YTD	Encumbered % Expended YTD	Uncommitted Unexpended
APPLIED DEPOSIT REIMBURSEMENT	0.00	0.00	724.85	0.00	0.00	(5,976.49)
40-540-284	0.00	0.00	5,976.49	3,566.79	0.00	(5,976.49)
UTILITIES	95,000.00	0.00	0.00	10,441.92	0.00	47,280.08
40-540-290	0.00	95,000.00	47,719.92	60,059.53	50.23	47,280.08
PROPERTY & LIABILITY INSURANCE	9,700.00	0.00	0.00	0.00	0.00	9,700.00
40-540-310	0.00	9,700.00	0.00	10,124.32	0.00	9,700.00
WORKERS COMP INSURANCE	6,000.00	0.00	0.00	0.00	0.00	509.64
40-540-320	0.00	6,000.00	5,490.36	1,253.15	91.51	509.64
PROFESSIONAL FEES	4,000.00	0.00	0.00	0.00	0.00	4,000.00
40-540-400	0.00	4,000.00	0.00	0.00	0.00	4,000.00
LEGAL & PROFESSIONAL - ENGINEE	0.00	0.00	0.00	0.00	0.00	0.00
40-540-410	0.00	0.00	0.00	0.00	0.00	0.00
PERMITS & INSPECTIONS	6,000.00	0.00	0.00	0.00	0.00	427.14
40-540-411	0.00	6,000.00	5,572.86	4,908.78	92.88	427.14
EMPLOYEE TRAINING & LICENSING	6,000.00	0.00	0.00	0.00	0.00	3,413.23
40-540-450	0.00	6,000.00	2,586.77	1,755.98	43.11	3,413.23
CRWA MEETING REIMBURSEMENT	300.00	0.00	0.00	0.00	0.00	300.00
40-540-455	0.00	300.00	0.00	0.00	0.00	300.00
AUDIT EXPENSE	9,400.00	0.00	0.00	0.00	0.00	6,728.58
40-540-460	0.00	9,400.00	2,671.42	9,350.00	28.42	6,728.58
BANK SERVICE CHARGES	0.00	0.00	0.00	0.00	0.00	0.00
40-540-470	0.00	0.00	0.00	0.00	0.00	0.00
PAYCLIX EXPENSE	9,000.00	0.00	1,533.38	1,157.91	0.00	(916.35)

A12010 Oper:LW
Date
Time

EXPENSE REPORT - ALL FUNDS
April 2025

Account Title Number	Appropriation Transfers	Revisions Revised Appro	Per Expense YTD Expense	Prev.Yr Per Prev.Yr YTD	Encumbered % Expended YTD	Uncommitted Unexpended
40-540-471	0.00	9,000.00	9,916.35	8,788.53	110.18	(916.35)
ADVERTISING	250.00	1,135.46	0.00	0.00	0.00	250.00
40-540-490	0.00	1,385.46	1,135.46	0.00	81.96	250.00
INFRASTRUCTURE REPAIR	0.00	0.00	0.00	0.00	0.00	0.00
40-540-525	0.00	0.00	0.00	0.00	0.00	0.00
VEHICLE FUEL	500.00	0.00	0.00	0.00	0.00	500.00
40-540-610	0.00	500.00	0.00	20.00	0.00	500.00
VEHICLE REPAIR	10,000.00	0.00	0.00	3,426.30	0.00	(339.27)
40-540-620	0.00	10,000.00	10,339.27	29,645.54	103.39	(339.27)
GARBAGE COLLECTION EXPENSE	350,000.00	0.00	0.00	31,599.10	0.00	143,641.99
40-540-710	0.00	350,000.00	206,358.01	219,733.37	58.96	143,641.99
SALES TAX EXPENSE	0.00	0.00	2,879.96	2,110.71	0.00	(16,693.49)
40-540-720	0.00	0.00	16,693.49	15,377.46	0.00	(16,693.49)
VALVE REPAIR	10,000.00	0.00	0.00	0.00	0.00	10,000.00
40-540-805	0.00	10,000.00	0.00	0.00	0.00	10,000.00
SUPPLIES AND REPAIRS	290,000.00	0.00	49,924.24	10,647.51	0.00	142,823.05
40-540-810	0.00	290,000.00	147,176.95	78,121.68	50.75	142,823.05
WWTP OPERATION	165,000.00	0.00	12,089.00	66,853.42	0.00	65,120.58
40-540-820	0.00	165,000.00	99,879.42	300,184.14	60.53	65,120.58
METER REPLACEMENT	100,000.00	0.00	0.00	0.00	0.00	26,511.93
40-540-825	0.00	100,000.00	73,488.07	0.00	73.49	26,511.93
WATER ANALYSIS LAB	10,000.00	0.00	948.00	878.00	0.00	1,727.00
40-540-830	0.00	10,000.00	8,273.00	5,159.00	82.73	1,727.00

EXPENSE REPORT - ALL FUNDS

April 2025

Account Title Number	Appropriation Transfers	Revisions Revised Appro	Per Expense YTD Expense	Prev.Yr Per Prev.Yr YTD	Encumbered % Expended YTD	Uncommitted Unexpended
CHEMICALS	25,000.00	0.00	1,284.61	170.00	0.00	6,813.14
40-540-840	0.00	25,000.00	18,186.86	11,074.24	72.75	6,813.14
BULK WATER PURCHASE	75,000.00	0.00	1,925.02	1,893.20	0.00	38,823.88
40-540-880	0.00	75,000.00	36,176.12	27,487.20	48.23	38,823.88
LINE USE AND ADMIN	0.00	0.00	0.00	0.00	0.00	0.00
40-540-885	0.00	0.00	0.00	0.00	0.00	0.00
WATER PROJECT CONTINGENCY	0.00	0.00	0.00	0.00	0.00	0.00
40-540-889	0.00	0.00	0.00	0.00	0.00	0.00
WELL PROJECTS	0.00	75,283.80	0.00	0.00	0.00	(1,250.00)
40-540-901	0.00	75,283.80	76,533.80	0.00	101.66	(1,250.00)
LAND LEASE	45,000.00	0.00	19,250.88	14,578.00	0.00	25,749.12
40-540-902	0.00	45,000.00	19,250.88	14,578.00	42.78	25,749.12
EQUIPMENT PURCHASE	1,500.00	0.00	0.00	0.00	0.00	384.00
40-540-906	0.00	1,500.00	1,116.00	668.71	74.40	384.00
DEPRECIATION	0.00	0.00	0.00	0.00	0.00	0.00
40-540-908	0.00	0.00	0.00	0.00	0.00	0.00
C OF O 2011 PRINCIPAL	0.00	313,000.00	0.00	0.00	0.00	0.00
40-540-909	0.00	313,000.00	313,000.00	48,000.00	100.00	0.00
SARA LOAN PRINCIPAL	0.00	0.00	0.00	0.00	0.00	0.00
40-540-910	0.00	0.00	0.00	0.00	0.00	0.00
W & S 1975 BOND PRINCIPAL	0.00	0.00	0.00	0.00	0.00	0.00
40-540-911	0.00	0.00	0.00	0.00	0.00	0.00
C OF O 2011 INTEREST	0.00	0.00	0.00	0.00	0.00	(1,024.72)
40-540-912	0.00	0.00	1,024.72	4,513.77	0.00	(1,024.72)

EXPENSE REPORT - ALL FUNDS
April 2025

Account Title Number	Appropriation Transfers	Revisions Revised Appro	Per Expense YTD Expense	Prev.Yr Per Prev.Yr YTD	Encumbered % Expended YTD	Uncommitted Unexpended
SARA LOAN INTEREST	0.00	0.00	0.00	0.00	0.00	0.00
40-540-913	0.00	0.00	0.00	0.00	0.00	0.00
W & S 1975 INTEREST	0.00	0.00	0.00	0.00	0.00	0.00
40-540-914	0.00	0.00	0.00	0.00	0.00	0.00
W & S 1975 BOND ADMIN FEE	0.00	0.00	0.00	0.00	0.00	0.00
40-540-915	0.00	0.00	0.00	0.00	0.00	0.00
BOND ISSUE COST	0.00	0.00	0.00	0.00	0.00	0.00
40-540-916	0.00	0.00	0.00	0.00	0.00	0.00
2016 SERIES BOND PAYMENT	0.00	0.00	0.00	0.00	0.00	0.00
40-540-916 -	0.00	0.00	0.00	0.00	0.00	0.00
2016 SERIES - INTEREST PAYMENT	0.00	0.00	0.00	0.00	0.00	0.00
40-540-917	0.00	0.00	0.00	43,125.00	0.00	0.00
2016 SERIES BOND - ADMIN FEE	0.00	0.00	0.00	0.00	0.00	0.00
40-540-918	0.00	0.00	0.00	200.00	0.00	0.00
2017 REFUNDING/INTEREST	0.00	0.00	0.00	0.00	0.00	0.00
40-540-919	0.00	0.00	0.00	0.00	0.00	0.00
MISCELLANEOUS EXPENSE	500.00	3,381.55	0.00	0.00	0.00	500.00
40-540-920	0.00	3,881.55	3,381.55	0.00	87.12	500.00
CAPITAL OUTLAY	0.00	0.00	0.00	0.00	0.00	0.00
40-599-500	0.00	0.00	0.00	0.00	0.00	0.00
WATER METERS	0.00	0.00	0.00	0.00	0.00	0.00
41-500-100	0.00	0.00	0.00	0.00	0.00	0.00
WATER LINE REPLACEMENT	0.00	0.00	0.00	0.00	0.00	0.00

A12010 Oper:LW
Date
Time

EXPENSE REPORT - ALL FUNDS
April 2025

Account Title Number	Appropriation Transfers	Revisions Revised Appro	Per Expense YTD Expense	Prev.Yr Per Prev.Yr YTD	Encumbered % Expended YTD	Uncommitted Unexpended
41-510-100	0.00	0.00	0.00	0.00	0.00	0.00
ENGINEERING - WATER LINE	0.00	0.00	0.00	0.00	0.00	0.00
41-510-115	0.00	0.00	0.00	0.00	0.00	0.00
WELL #7 PROJECT	0.00	0.00	0.00	0.00	0.00	0.00
41-520-100	0.00	0.00	0.00	0.00	0.00	0.00
ENGINEERING - WATER WELL #7	0.00	0.00	0.00	0.00	0.00	0.00
41-520-115	0.00	0.00	0.00	0.00	0.00	0.00
MISC - WATER WELL #7	0.00	0.00	0.00	0.00	0.00	0.00
41-520-120	0.00	0.00	0.00	0.00	0.00	0.00
ELEVATED TOWER CONSTRUCTION	0.00	0.00	0.00	0.00	0.00	0.00
41-530-100	0.00	0.00	0.00	0.00	0.00	0.00
ELEVATED TOWER CONSTRUCTION	0.00	0.00	0.00	0.00	0.00	0.00
41-530-101	0.00	0.00	0.00	0.00	0.00	0.00
ELEVATED TOWER MISC/CONTINGENC	0.00	0.00	0.00	0.00	0.00	0.00
41-530-110	0.00	0.00	0.00	0.00	0.00	0.00
ELEVATED TOWER LEGAL/ACQUIS	0.00	0.00	0.00	0.00	0.00	0.00
41-530-111	0.00	0.00	0.00	0.00	0.00	0.00
ENG - ELEVATED WATER TOWER	0.00	0.00	0.00	0.00	0.00	0.00
41-530-115	0.00	0.00	0.00	0.00	0.00	0.00
ELEVATED TOWER	0.00	0.00	0.00	0.00	0.00	0.00
41-530-116	0.00	0.00	0.00	0.00	0.00	0.00
Water/Filter Plant Line	0.00	0.00	0.00	0.00	0.00	0.00
41-540-100	0.00	0.00	0.00	0.00	0.00	0.00

A12010 Oper:LW
Date
Time

EXPENSE REPORT - ALL FUNDS
April 2025

Account Title Number	Appropriation Transfers	Revisions Revised Appro	Per Expense YTD Expense	Prev.Yr Per Prev.Yr YTD	Encumbered % Expended YTD	Uncommitted Unexpended
Water/Filter Plant Misc 41-540-110	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00
Water/Filter Plant Engineer 41-540-115	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00
WELL PROJECT 50-540-100	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00
TRANSFER OUT 51-500-200	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00
SEWER IMAPCT PROJECTS 51-500-300	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00
TRANSFER OUT 51-900-200	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00
Grand Total::	5,917,494.00 248,342.31	1,211,171.99 7,377,008.30	735,721.93 4,496,993.11	577,923.44 3,412,903.95	0.00 60.96	2,880,015.19 2,880,015.19



In the name and by the authority
of

The State of Texas

THIS IS TO CERTIFY, that the La Vernia general
election, which would have been held on 03, May 2025, was
canceled for unopposed candidacy per **ORDINANCE NO.**
031325-01, and has resulted in the election of

Gary Gilbert,

duly elected as

City Council

Member

In testimony whereof, I have hereunto signed my name and
caused the Seal of La Vernia, Texas to be affixed
affixed at the City of L a V e r n i a ,

this 08th day of the
month of May 2025

Signature of the Presiding
Officer of Canvassing
Authority



In the name and by the authority
of

The State of Texas

THIS IS TO CERTIFY, that the La Vernia general
election, which would have been held on 03, May 2025, was
canceled for unopposed candidacy per **ORDINANCE NO.**
031325-01, and has resulted in the election of

Garrett Rabel,

duly elected as

City Council

Member

In testimony whereof, I have hereunto signed my name and
caused the Seal of La Vernia, Texas to be affixed
affixed at the City of L a V e r n i a ,

this 08th day of the
month of May 2025

Signature of the Presiding Officer of
Canvassing Authority



In the name and by the authority
of

**The State of
Texas**

THIS IS TO CERTIFY, that the La Vernia Special
election, which would have been held on 03, May 2025, was
canceled for unopposed candidacy per **ORDINANCE NO.**
031325-01, and has resulted in the election of

Justin Oates,

duly elected as

City Council

Member

In testimony whereof, I have hereunto signed my name and
caused the Seal of La Vernia, Texas to be affixed at the City of L a
V e r n i a ,

this 08th day of the
month of May 2025

**Signature of the Presiding Officer
of Canvassing Authority**



In the name and by the authority
of

The State of Texas

THIS IS TO CERTIFY, that the La Vernia general
election, which would have been held on 03, May 2025, was
canceled for unopposed candidacy per **ORDINANCE NO.**
031325-01, and has resulted in the election of

Katie Evans,

duly elected as

City Council

Member

In testimony whereof, I have hereunto signed my name and
caused the Seal of La Vernia, Texas to be affixed
affixed at the City of L a V e r n i a ,

this 08th day of the
month of May 2025

Signature of the Presiding Officer of
Canvassing Authority

**Form 23-3 - Statement of Officer
(General Information)**

Section 5, Item B.

The attached form is designed to meet minimal constitutional filing requirements pursuant to the relevant provisions. *This form and the information provided are not substitutes for the advice and services of an attorney.*

Execution and Delivery Instructions

A Statement of Officer required to be filed with the Office of the Secretary of State is considered filed once it has been received by this office.

Mail: P.O. Box 12887, Austin, Texas 78711-2887.

Overnight mail or hand deliveries: James Earl Rudder Officer Building, 1019 Brazos, Austin, Texas 78701.

Fax: (512) 463-5569.

Email: Scanned copies of the executed Statement may be sent to register@sos.texas.gov

NOTE: The Statement of Officer form, commonly referred to as the “Anti-Bribery Statement,” must be executed and filed with the Office of the Secretary of State before taking the Oath of Office (Form 2204).

Commentary

Article XVI, section 1 of the Texas Constitution requires all elected or appointed state and local officers to take the official oath of office found in section 1(a) and to subscribe to the anti-bribery statement found in section 1(b) before entering upon the duties of their offices.

Elected and appointed state-level officers required to file the anti-bribery statement with the Office of the Secretary of State include members of the Legislature, the Secretary of State, and all other officers whose jurisdiction is coextensive with the boundaries of the state or who immediately belong to one of the three branches of state government. Questions about whether a particular officer is a state-level officer may be resolved by consulting relevant statutes, constitutional provisions, judicial decisions, and attorney general opinions. For more information, see Op. Tex. Att’y Gen. No. JC-0575 (2002) (determining the meaning of “state officer” as it is used in Article XVI).

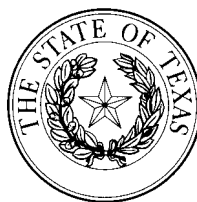
Effective September 1, 2017, Senate Bill 1329, which was enacted by the 85th Legislature, Regular Session, amended chapter 602 of the Government Code to require the following judicial officers and judicial appointees to file their oath and statement of officer with the secretary of state:

Officers appointed by the supreme court, the court of criminal appeals, or the State Bar of Texas; and
Associate judges appointed under Subchapter B or C, Chapter 201, Family Code.

Local officers must retain the signed anti-bribery statement with the official records of the office. *As a general rule, city and county officials do not file their oath of office with the Secretary of State— these officials file at the local level. The Legislature amended the Texas Constitution, Article 16, Section 1, in November 2001 to no longer require local level elected officials to file with our office.* **The Office of the Secretary of State does NOT file Statements or Oaths from the following persons:** Assistant District Attorneys; City Officials, including City Clerks, City Council Members, Municipal Judges, Justices of the Peace, and Police/Peace Officers; Zoning/Planning Commission Members; County Officials, including County Clerks, County Commissioners, County Judges, County Tax Assessors, and District Clerks; and Officials of Regional Entities, such as, Appraisal Review Districts, Emergency Service Districts, and School Districts (ISD’s).

Questions about this form should be directed to the Government Filings Section at (512) 463-6334 or register@sos.texas.gov

Revised 09/2023



**Form 23-3 - Statement of Officer
(General Information)**

Section 5, Item B.

The attached form is designed to meet minimal constitutional filing requirements pursuant to the relevant provisions. *This form and the information provided are not substitutes for the advice and services of an attorney.*

Execution and Delivery Instructions

A Statement of Officer required to be filed with the Office of the Secretary of State is considered filed once it has been received by this office.

Mail: P.O. Box 12887, Austin, Texas 78711-2887.

Overnight mail or hand deliveries: James Earl Rudder Officer Building, 1019 Brazos, Austin, Texas 78701.

Fax: (512) 463-5569.

Email: Scanned copies of the executed Statement may be sent to register@sos.texas.gov

NOTE: The Statement of Officer form, commonly referred to as the “Anti-Bribery Statement,” must be executed and filed with the Office of the Secretary of State before taking the Oath of Office (Form 2204).

Commentary

Article XVI, section 1 of the Texas Constitution requires all elected or appointed state and local officers to take the official oath of office found in section 1(a) and to subscribe to the anti-bribery statement found in section 1(b) before entering upon the duties of their offices.

Elected and appointed state-level officers required to file the anti-bribery statement with the Office of the Secretary of State include members of the Legislature, the Secretary of State, and all other officers whose jurisdiction is coextensive with the boundaries of the state or who immediately belong to one of the three branches of state government. Questions about whether a particular officer is a state-level officer may be resolved by consulting relevant statutes, constitutional provisions, judicial decisions, and attorney general opinions. For more information, see Op. Tex. Att’y Gen. No. JC-0575 (2002) (determining the meaning of “state officer” as it is used in Article XVI).

Effective September 1, 2017, Senate Bill 1329, which was enacted by the 85th Legislature, Regular Session, amended chapter 602 of the Government Code to require the following judicial officers and judicial appointees to file their oath and statement of officer with the secretary of state:

Officers appointed by the supreme court, the court of criminal appeals, or the State Bar of Texas; and
Associate judges appointed under Subchapter B or C, Chapter 201, Family Code.

Local officers must retain the signed anti-bribery statement with the official records of the office. *As a general rule, city and county officials do not file their oath of office with the Secretary of State— these officials file at the local level. The Legislature amended the Texas Constitution, Article 16, Section 1, in November 2001 to no longer require local level elected officials to file with our office.* **The Office of the Secretary of State does NOT file Statements or Oaths from the following persons:** Assistant District Attorneys; City Officials, including City Clerks, City Council Members, Municipal Judges, Justices of the Peace, and Police/Peace Officers; Zoning/Planning Commission Members; County Officials, including County Clerks, County Commissioners, County Judges, County Tax Assessors, and District Clerks; and Officials of Regional Entities, such as, Appraisal Review Districts, Emergency Service Districts, and School Districts (ISD’s).

Questions about this form should be directed to the Government Filings Section at (512) 463-6334 or register@sos.texas.gov

Revised 09/2023



**Form 23-3 - Statement of Officer
(General Information)**

Section 5, Item B.

The attached form is designed to meet minimal constitutional filing requirements pursuant to the relevant provisions. *This form and the information provided are not substitutes for the advice and services of an attorney.*

Execution and Delivery Instructions

A Statement of Officer required to be filed with the Office of the Secretary of State is considered filed once it has been received by this office.

Mail: P.O. Box 12887, Austin, Texas 78711-2887.

Overnight mail or hand deliveries: James Earl Rudder Officer Building, 1019 Brazos, Austin, Texas 78701.

Fax: (512) 463-5569.

Email: Scanned copies of the executed Statement may be sent to register@sos.texas.gov

NOTE: The Statement of Officer form, commonly referred to as the “Anti-Bribery Statement,” must be executed and filed with the Office of the Secretary of State before taking the Oath of Office (Form 2204).

Commentary

Article XVI, section 1 of the Texas Constitution requires all elected or appointed state and local officers to take the official oath of office found in section 1(a) and to subscribe to the anti-bribery statement found in section 1(b) before entering upon the duties of their offices.

Elected and appointed state-level officers required to file the anti-bribery statement with the Office of the Secretary of State include members of the Legislature, the Secretary of State, and all other officers whose jurisdiction is coextensive with the boundaries of the state or who immediately belong to one of the three branches of state government. Questions about whether a particular officer is a state-level officer may be resolved by consulting relevant statutes, constitutional provisions, judicial decisions, and attorney general opinions. For more information, see Op. Tex. Att’y Gen. No. JC-0575 (2002) (determining the meaning of “state officer” as it is used in Article XVI).

Effective September 1, 2017, Senate Bill 1329, which was enacted by the 85th Legislature, Regular Session, amended chapter 602 of the Government Code to require the following judicial officers and judicial appointees to file their oath and statement of officer with the secretary of state:

Officers appointed by the supreme court, the court of criminal appeals, or the State Bar of Texas; and
Associate judges appointed under Subchapter B or C, Chapter 201, Family Code.

Local officers must retain the signed anti-bribery statement with the official records of the office. *As a general rule, city and county officials do not file their oath of office with the Secretary of State— these officials file at the local level. The Legislature amended the Texas Constitution, Article 16, Section 1, in November 2001 to no longer require local level elected officials to file with our office.* **The Office of the Secretary of State does NOT file Statements or Oaths from the following persons:** Assistant District Attorneys; City Officials, including City Clerks, City Council Members, Municipal Judges, Justices of the Peace, and Police/Peace Officers; Zoning/Planning Commission Members; County Officials, including County Clerks, County Commissioners, County Judges, County Tax Assessors, and District Clerks; and Officials of Regional Entities, such as, Appraisal Review Districts, Emergency Service Districts, and School Districts (ISD’s).

Questions about this form should be directed to the Government Filings Section at (512) 463-6334 or register@sos.texas.gov

Revised 09/2023



**Form 23-3 - Statement of Officer
(General Information)**

Section 5, Item B.

The attached form is designed to meet minimal constitutional filing requirements pursuant to the relevant provisions. *This form and the information provided are not substitutes for the advice and services of an attorney.*

Execution and Delivery Instructions

A Statement of Officer required to be filed with the Office of the Secretary of State is considered filed once it has been received by this office.

Mail: P.O. Box 12887, Austin, Texas 78711-2887.

Overnight mail or hand deliveries: James Earl Rudder Officer Building, 1019 Brazos, Austin, Texas 78701.

Fax: (512) 463-5569.

Email: Scanned copies of the executed Statement may be sent to register@sos.texas.gov

NOTE: The Statement of Officer form, commonly referred to as the “Anti-Bribery Statement,” must be executed and filed with the Office of the Secretary of State before taking the Oath of Office (Form 2204).

Commentary

Article XVI, section 1 of the Texas Constitution requires all elected or appointed state and local officers to take the official oath of office found in section 1(a) and to subscribe to the anti-bribery statement found in section 1(b) before entering upon the duties of their offices.

Elected and appointed state-level officers required to file the anti-bribery statement with the Office of the Secretary of State include members of the Legislature, the Secretary of State, and all other officers whose jurisdiction is coextensive with the boundaries of the state or who immediately belong to one of the three branches of state government. Questions about whether a particular officer is a state-level officer may be resolved by consulting relevant statutes, constitutional provisions, judicial decisions, and attorney general opinions. For more information, see Op. Tex. Att’y Gen. No. JC-0575 (2002) (determining the meaning of “state officer” as it is used in Article XVI).

Effective September 1, 2017, Senate Bill 1329, which was enacted by the 85th Legislature, Regular Session, amended chapter 602 of the Government Code to require the following judicial officers and judicial appointees to file their oath and statement of officer with the secretary of state:

Officers appointed by the supreme court, the court of criminal appeals, or the State Bar of Texas; and
Associate judges appointed under Subchapter B or C, Chapter 201, Family Code.

Local officers must retain the signed anti-bribery statement with the official records of the office. *As a general rule, city and county officials do not file their oath of office with the Secretary of State— these officials file at the local level. The Legislature amended the Texas Constitution, Article 16, Section 1, in November 2001 to no longer require local level elected officials to file with our office.* **The Office of the Secretary of State does NOT file Statements or Oaths from the following persons:** Assistant District Attorneys; City Officials, including City Clerks, City Council Members, Municipal Judges, Justices of the Peace, and Police/Peace Officers; Zoning/Planning Commission Members; County Officials, including County Clerks, County Commissioners, County Judges, County Tax Assessors, and District Clerks; and Officials of Regional Entities, such as, Appraisal Review Districts, Emergency Service Districts, and School Districts (ISD’s).

Questions about this form should be directed to the Government Filings Section at (512) 463-6334 or register@sos.texas.gov

Revised 09/2023



Form 23-2 - Oath of Office (General Information)

The attached form is designed to meet minimal constitutional filing requirements pursuant to the relevant provisions. *This form and the information provided are not substitutes for the advice and services of an attorney.*

Execution and Delivery Instructions

The Oath is considered filed once it has been received by this office.

Mail: P.O. Box 12887, Austin, Texas 78711-2887.

Overnight mail or hand deliveries: James Earl Rudder Officer Building, 1019 Brazos, Austin, Texas 78701.

Fax: (512) 463-5569. If faxed, the original Oath should also be mailed to the appropriate address above.

Email: Scanned copies of the executed Oath may be sent to register@sos.state.tx.us. If emailed, the original Oath should also be mailed to the appropriate address above.

NOTE: Do not have the Oath of Office administered to you before executing and filing the Statement of Officer (Form 2201 – commonly referred to as the “Anti-Bribery Statement”) with the Office of the Secretary of State.

Commentary

All state or county officers, other than the governor, lieutenant governor, and members of the legislature, who qualify for office, are commissioned by the governor. Tex. Gov’t Code, Section 601.005. The Secretary of State performs ministerial duties to administer the commissions issued by the governor, including confirming that officers are qualified prior to being commissioned. Submission of this oath of office to the Office of the Secretary of State confirms an officer’s qualification so that the commission may be issued.

Pursuant to art. XVI, Section 1 of the Texas Constitution, the Oath of Office *may not* be taken until a Statement of Officer (see Form 2201) has been subscribed to and, as required, filed with the Office of the Secretary of State. Additionally, gubernatorial appointees who are appointed during a legislative session *may not* execute their Oath until after confirmation by the Senate. Tex. Const. art. IV, Section 12. A Statement of Officer form required to be filed with the Office of the Secretary of State is filed upon receipt by the Secretary of State. The Oath of Office may be administered by anyone authorized under the provisions of Chapter 602 of the Texas Government Code. Commonly used officials include notaries public and judges.

Officers Required to File Oath of Office with the Secretary of State:

- Gubernatorial appointees, appellate and district court judges, and district attorneys
- Directors of districts operating pursuant to chapter 36 or 49 of the Texas Water Code file a duplicate original of their Oath of Office within 10 days of its execution. Tex. Water Code Ann. Sections 36.055(d); 49.055(d)

Officers Not Required to File Oath of Office with the Secretary of State:

- Members of the Legislature elected to a *regular* term of office will have their Oath of Office administered in chambers on the opening day of the session and recorded in the appropriate Journal. Members elected to an *unexpired* term of office should file their Oath of Office with either the Chief Clerk of the House or the Secretary of the Senate, as appropriate.
- All other persons should file their Oaths locally. Please check with the county clerk, city secretary or board/commission secretary for the proper filing location.

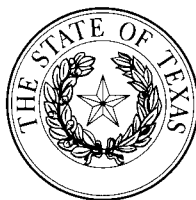
Questions about this form should be directed to the Government Filings Section at (512) 463-6334 or register@sos.state.tx.us.

Revised 9/2023

Form #23-2 Rev. 9/2023

This space reserved for office
use

Submit to:
SECRETARY OF STATE
Government Filings Section
P O Box 12887
Austin, TX 78711-2887
512-463-6334



OATH OF OFFICE

Filing Fee: None

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS,
I, Gary Gilbert, do solemnly swear (or affirm), that I will faithfully
execute the duties of the office of City of La Vernia, Texas, Councilman of
the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws
of the United States and of this State, so help me God.

Signature of Officer

State of Texas)
County of Wilson)

Sworn to and subscribed before me
this 08 day of May, 20 25.

(seal)

Signature of Notary Public or Other Officer
Administering Oath

Printed or Typed Name

Form 23-2 - Oath of Office (General Information)

The attached form is designed to meet minimal constitutional filing requirements pursuant to the relevant provisions. *This form and the information provided are not substitutes for the advice and services of an attorney.*

Execution and Delivery Instructions

The Oath is considered filed once it has been received by this office.

Mail: P.O. Box 12887, Austin, Texas 78711-2887.

Overnight mail or hand deliveries: James Earl Rudder Officer Building, 1019 Brazos, Austin, Texas 78701.

Fax: (512) 463-5569. If faxed, the original Oath should also be mailed to the appropriate address above.

Email: Scanned copies of the executed Oath may be sent to register@sos.state.tx.us. If emailed, the original Oath should also be mailed to the appropriate address above.

NOTE: Do not have the Oath of Office administered to you before executing and filing the Statement of Officer (Form 2201 – commonly referred to as the “Anti-Bribery Statement”) with the Office of the Secretary of State.

Commentary

All state or county officers, other than the governor, lieutenant governor, and members of the legislature, who qualify for office, are commissioned by the governor. Tex. Gov’t Code, Section 601.005. The Secretary of State performs ministerial duties to administer the commissions issued by the governor, including confirming that officers are qualified prior to being commissioned. Submission of this oath of office to the Office of the Secretary of State confirms an officer’s qualification so that the commission may be issued.

Pursuant to art. XVI, Section 1 of the Texas Constitution, the Oath of Office *may not* be taken until a Statement of Officer (see Form 2201) has been subscribed to and, as required, filed with the Office of the Secretary of State. Additionally, gubernatorial appointees who are appointed during a legislative session *may not* execute their Oath until after confirmation by the Senate. Tex. Const. art. IV, Section 12. A Statement of Officer form required to be filed with the Office of the Secretary of State is filed upon receipt by the Secretary of State. The Oath of Office may be administered by anyone authorized under the provisions of Chapter 602 of the Texas Government Code. Commonly used officials include notaries public and judges.

Officers Required to File Oath of Office with the Secretary of State:

- Gubernatorial appointees, appellate and district court judges, and district attorneys
- Directors of districts operating pursuant to chapter 36 or 49 of the Texas Water Code file a duplicate original of their Oath of Office within 10 days of its execution. Tex. Water Code Ann. Sections 36.055(d); 49.055(d)

Officers Not Required to File Oath of Office with the Secretary of State:

- Members of the Legislature elected to a *regular* term of office will have their Oath of Office administered in chambers on the opening day of the session and recorded in the appropriate Journal. Members elected to an *unexpired* term of office should file their Oath of Office with either the Chief Clerk of the House or the Secretary of the Senate, as appropriate.
- All other persons should file their Oaths locally. Please check with the county clerk, city secretary or board/commission secretary for the proper filing location.

Questions about this form should be directed to the Government Filings Section at (512) 463-6334 or register@sos.state.tx.us.

Revised 9/2023

Form #23-2 Rev. 9/2023

This space reserved for office
use

Submit to:
SECRETARY OF STATE
Government Filings Section
P O Box 12887
Austin, TX 78711-2887
512-463-6334



OATH OF OFFICE

Filing Fee: None

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS,
I, Garrett Rabel, do solemnly swear (or affirm), that I will faithfully
execute the duties of the office of City of La Vernia, Texas, Councilman of
the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws
of the United States and of this State, so help me God.

Signature of Officer

State of Texas)
County of Wilson)

Sworn to and subscribed before me
this

08 day of May, 20 25.

(seal)

Signature of Notary Public or Other Officer
Administering Oath

Printed or Typed Name

Form 23-2 - Oath of Office (General Information)

The attached form is designed to meet minimal constitutional filing requirements pursuant to the relevant provisions. *This form and the information provided are not substitutes for the advice and services of an attorney.*

Execution and Delivery Instructions

The Oath is considered filed once it has been received by this office.

Mail: P.O. Box 12887, Austin, Texas 78711-2887.

Overnight mail or hand deliveries: James Earl Rudder Officer Building, 1019 Brazos, Austin, Texas 78701.

Fax: (512) 463-5569. If faxed, the original Oath should also be mailed to the appropriate address above.

Email: Scanned copies of the executed Oath may be sent to register@sos.state.tx.us. If emailed, the original Oath should also be mailed to the appropriate address above.

NOTE: Do not have the Oath of Office administered to you before executing and filing the Statement of Officer (Form 2201 – commonly referred to as the “Anti-Bribery Statement”) with the Office of the Secretary of State.

Commentary

All state or county officers, other than the governor, lieutenant governor, and members of the legislature, who qualify for office, are commissioned by the governor. Tex. Gov’t Code, Section 601.005. The Secretary of State performs ministerial duties to administer the commissions issued by the governor, including confirming that officers are qualified prior to being commissioned. Submission of this oath of office to the Office of the Secretary of State confirms an officer’s qualification so that the commission may be issued.

Pursuant to art. XVI, Section 1 of the Texas Constitution, the Oath of Office *may not* be taken until a Statement of Officer (see Form 2201) has been subscribed to and, as required, filed with the Office of the Secretary of State. Additionally, gubernatorial appointees who are appointed during a legislative session *may not* execute their Oath until after confirmation by the Senate. Tex. Const. art. IV, Section 12. A Statement of Officer form required to be filed with the Office of the Secretary of State is filed upon receipt by the Secretary of State. The Oath of Office may be administered by anyone authorized under the provisions of Chapter 602 of the Texas Government Code. Commonly used officials include notaries public and judges.

Officers Required to File Oath of Office with the Secretary of State:

- Gubernatorial appointees, appellate and district court judges, and district attorneys
- Directors of districts operating pursuant to chapter 36 or 49 of the Texas Water Code file a duplicate original of their Oath of Office within 10 days of its execution. Tex. Water Code Ann. Sections 36.055(d); 49.055(d)

Officers Not Required to File Oath of Office with the Secretary of State:

- Members of the Legislature elected to a *regular* term of office will have their Oath of Office administered in chambers on the opening day of the session and recorded in the appropriate Journal. Members elected to an *unexpired* term of office should file their Oath of Office with either the Chief Clerk of the House or the Secretary of the Senate, as appropriate.
- All other persons should file their Oaths locally. Please check with the county clerk, city secretary or board/commission secretary for the proper filing location.

Questions about this form should be directed to the Government Filings Section at (512) 463-6334 or register@sos.state.tx.us.

Revised 9/2023

<p>Form #23-2 Rev. 9/2023</p> <p>Submit to: SECRETARY OF STATE Government Filings Section P O Box 12887 Austin, TX 78711-2887 512-463-6334</p> <p>Filing Fee: None</p>	<p>This space reserved for office use</p> <div style="text-align: center;"><p>OATH OF OFFICE</p></div>
---	---

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS,
I, Justin Oates, do solemnly swear (or affirm), that I will faithfully execute the duties of the office of City of La Vernia, Texas, Councilman of the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States and of this State, so help me God.

Signature of Officer

State of Texas)
County of Wilson)

Sworn to and subscribed before me
this 08 day of May, 20 25.

(seal)

Signature of Notary Public or Other Officer
Administering Oath

Printed or Typed Name

Form 23-2 - Oath of Office (General Information)

The attached form is designed to meet minimal constitutional filing requirements pursuant to the relevant provisions. *This form and the information provided are not substitutes for the advice and services of an attorney.*

Execution and Delivery Instructions

The Oath is considered filed once it has been received by this office.

Mail: P.O. Box 12887, Austin, Texas 78711-2887.

Overnight mail or hand deliveries: James Earl Rudder Officer Building, 1019 Brazos, Austin, Texas 78701.

Fax: (512) 463-5569. If faxed, the original Oath should also be mailed to the appropriate address above.

Email: Scanned copies of the executed Oath may be sent to register@sos.state.tx.us. If emailed, the original Oath should also be mailed to the appropriate address above.

NOTE: Do not have the Oath of Office administered to you before executing and filing the Statement of Officer (Form 2201 – commonly referred to as the “Anti-Bribery Statement”) with the Office of the Secretary of State.

Commentary

All state or county officers, other than the governor, lieutenant governor, and members of the legislature, who qualify for office, are commissioned by the governor. Tex. Gov’t Code, Section 601.005. The Secretary of State performs ministerial duties to administer the commissions issued by the governor, including confirming that officers are qualified prior to being commissioned. Submission of this oath of office to the Office of the Secretary of State confirms an officer’s qualification so that the commission may be issued.

Pursuant to art. XVI, Section 1 of the Texas Constitution, the Oath of Office *may not* be taken until a Statement of Officer (see Form 2201) has been subscribed to and, as required, filed with the Office of the Secretary of State. Additionally, gubernatorial appointees who are appointed during a legislative session *may not* execute their Oath until after confirmation by the Senate. Tex. Const. art. IV, Section 12. A Statement of Officer form required to be filed with the Office of the Secretary of State is filed upon receipt by the Secretary of State. The Oath of Office may be administered by anyone authorized under the provisions of Chapter 602 of the Texas Government Code. Commonly used officials include notaries public and judges.

Officers Required to File Oath of Office with the Secretary of State:

- Gubernatorial appointees, appellate and district court judges, and district attorneys
- Directors of districts operating pursuant to chapter 36 or 49 of the Texas Water Code file a duplicate original of their Oath of Office within 10 days of its execution. Tex. Water Code Ann. Sections 36.055(d); 49.055(d)

Officers Not Required to File Oath of Office with the Secretary of State:

- Members of the Legislature elected to a *regular* term of office will have their Oath of Office administered in chambers on the opening day of the session and recorded in the appropriate Journal. Members elected to an *unexpired* term of office should file their Oath of Office with either the Chief Clerk of the House or the Secretary of the Senate, as appropriate.
- All other persons should file their Oaths locally. Please check with the county clerk, city secretary or board/commission secretary for the proper filing location.

Questions about this form should be directed to the Government Filings Section at (512) 463-6334 or register@sos.state.tx.us.

Revised 9/2023

Form #23-2 Rev. 9/2023

This space reserved for office
use

Submit to:
SECRETARY OF STATE
Government Filings Section
P O Box 12887
Austin, TX 78711-2887
512-463-6334



OATH OF OFFICE

Filing Fee: None

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS,
I, Katie Evans, do solemnly swear (or affirm), that I will faithfully
execute the duties of the office of City of La Vernia, Texas, Councilwoman of
the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws
of the United States and of this State, so help me God.

Signature of Officer

State of Texas)
County of Wilson)

Sworn to and subscribed before me
this

08 day of May, 20 25.

(seal)

Signature of Notary Public or Other Officer
Administering Oath

Printed or Typed Name



A Proclamation by the Mayor

WHEREAS, WHEREAS, public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life, and well-being of the people of The City of La Vernia, Texas and,

WHEREAS, these infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation's transportation, water supply, water treatment, and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

WHEREAS, it is in the public interest for the citizens, civic leaders, and children in the City of La Vernia, Texas to gain knowledge of and maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and,

WHEREAS, the year 2025 marks the 65th annual National Public Works Week sponsored by the American Public Works Association/Canadian Public Works Association be it now,

NOW, THEREFORE, I, MARTIN POORE, MAYOR, AND THE CITY COUNCIL OF LA VERNIA, do hereby designate the week May 18–24, 2025 as National Public Works Week; I urge all citizens to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees and to recognize the substantial contributions they make to protecting our national health, safety, and quality of life.

In Witness Whereof, I have hereunto set my hand and caused the seal of the City of La Vernia to be affixed this 08th day of May 2025.

Mayor

City Secretary



A Proclamation by the Mayor

WHEREAS, economic development is a key driver in growing and sustaining vibrant communities, creating high-quality jobs, and improving the quality of life for all residents; and

WHEREAS, the City of La Vernia is committed to supporting a strong local economy through business retention, workforce development, entrepreneurship, and strategic growth; and

WHEREAS, economic developers and organizations like the La Vernia Municipal Development District work tirelessly to attract investment, promote innovation, and support local businesses; and

WHEREAS, the City of La Vernia joins communities across the nation in celebrating Economic Development Week to raise awareness of the work that builds resilient economies and stronger neighborhoods;

NOW, THEREFORE, I, Martin Poore, Mayor of the City of La Vernia, do hereby proclaim the week of May 11–17, 2025, as Economic Development Week in La Vernia, Texas, and encourage all citizens, businesses, and community leaders to recognize and support the efforts that are essential to fostering local economic growth and success.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of La Vernia to be affixed this 8th of May, 2025.

Mayor

City Secretary

ORDINANCE NO. 050825-01

AN ORDINANCE GRANTING A SPECIFIC USE PERMIT FOR THE PURPOSES OF ALLOWING A DRIVE-THRU LANE FOR THE SPACE SPECIFICALLY KNOWN AS, 13867 US HWY 87 W STE 2 LA VERNIA, TX 78121 LEGALLY KNOWN AS SILVERADO HILLS COMMERCIAL PARK, LOT 7A-2, ACRES .962, AND MORE SPECIFICALLY DESCRIBED AS LA VERNIA ONE LLC, WHICH WILL OCCUPY ONLY A PORTION OF THIS PARCEL AS DESCRIBED IN ATTACHMENT A; ZONED C-1 RETAIL; OWNED BY LA VERNIA ONE LLC; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City of La Vernia is a General Law Type A City under the statutes of the State of Texas; and

WHEREAS, the Texas Local Government Code authorizes a municipality to adopt zoning regulations designed to accomplish the goals as delineated in Section 211.004 of the Texas Local Government Code and for the purpose of regulating those issues as delineated in Section 211.003 of the Texas Local Government Code; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of La Vernia, Texas in compliance with the laws of the State of Texas and the Ordinances of the City of La Vernia, have given any and all requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested; and

WHEREAS, the Planning and Zoning Commission, having investigated the manner in which the proposed location and character of such Specific Use will affect the Zoning Ordinance and the comprehensive plan of the City of La Vernia, Texas, make the final report and recommendation to the City Council of the City of La Vernia, Texas, recommending that such application be granted; and

WHEREAS, the City Council of the City of La Vernia, Texas, finds that the granting and approval of the said application for such Specific Use Permit will not adversely affect the character and appropriate use of the area of the neighborhood in which it is proposed to be located, will not substantially depreciate the value of adjacent and nearby properties for use in accordance with the regulations of the Zoning District in which they are located; will not be detrimental in keeping with the spirit and intent of said Zoning Ordinance; will not adversely affect traffic, public utilities, public health, public safety and the general welfare under the conditions hereinafter set forth.

NOW THEREFORE: BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LA VERNIA, TEXAS:

Section 1. Specific Use Permit Granted

That the specific use permit for the purposes of allowing a drive-thru lane for the space specifically known as, 13867 US HWY 87 W STE 2 LA VERNIA, TX 78121 legally known as SILVERADO HILLS COMMERCIAL PARK, LOT 7A-2, ACRES .962, and more specifically described as La Vernia One LLC, which will occupy only a portion of this parcel as described in Attachment A; zoned c-1 retail; owned by La Vernia One LLC; be adopted

Section 2. Expiration

The Specific Use Permit granted herein shall automatically expire and become null and void if:

A building permit is not issued and construction has not begun within one hundred eighty (180) days of the granting of the specific use permit; or

Section 3. Severability

If any section, subsection, paragraph, sentence, clause, phrase, or word in this Ordinance, or the application thereof, to any person or circumstance is held invalid such holding shall not affect the validity of the remaining portions of the same and the City Council hereby declares it would have passed such remaining portions despite such invalidity.

Section 4. Cumulative

This ordinance is cumulative of all other laws addressing land use regulations and any prohibitions and sanctions that may be imposed under other laws relating to the subjects covered hereunder.

Section 5. Effective Date

This ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

PASSED AND APPROVED: This 8th day of May 2025.

Martin Poore
Mayor – City of La Vernia

ATTEST:

Madison Farrow
City Secretary

APPROVED AS TO FORM:

City Attorney’s Office – City of La Vernia

Attachment A

Date Received 04-07-25
 Permit/Receipt No. _____
 Fee Paid _____

City of La Vernia
Specific Use Permit
 102 E. Chihuahua Street
 P.O. Box 225, La Vernia, TX 78121
 (830) 779-4541 • Metro/Fax (830) 253-1198



Land ownership must be verified with a notarized statement. If the applicant is acting as the agent for the property owner, the property owner must provide a signed and notarized letter authorizing the agent to act on their behalf, and the letter must accompany the application.

Name LA VERNIA ONE LLC

Mailing Address 1739 EAGLE MEADOW - SAN ANTONIO - 78248

Telephone _____ Fax _____ Mobile 210-316-6031 Email _____

Property Address/Location 13867 U.S. HWY 87 LA VERNIA, TX Property ID No _____

Legal Description

Name of Subdivision SILVERADO HILLS COMMERCIAL PARK - LOT 2

Lot(s) 7A-2 Block(s) _____ Acreage _____

Existing Use of Property VACANT LAND

Proposed Use of Property (attach additional or supporting information if necessary) 61,700 SQ FT

RETAIL BUILDING WITH TWO DRIVE-THRU

Current Zoning COMMERCIAL

Proposed use of Property and/or Reason for Request (please explain in detail and attach additional pages if needed):

REQUEST FOR TWO DRIVE-THRU - SEE ATTACHED SITE PLAN

Attachments:

- ☒ Accurate metes and bounds description of the subject property (or other suitable legal description)
- ☒ Survey exhibit and other appropriate exhibits as deemed necessary by the city including, but not limited to, site plans, maps, architectural elevations, and information about proposed uses.
- ☒ Notarized statement verifying land ownership and if applicable, authorization of land owner's agent to file the zoning change request.

A denied application is ineligible for reconsideration for one year.

The undersigned hereby requests rezoning of the above described property as indicated:

Pat [Signature]
 Signature of Owner(s)/Agent

4-7-25
 Date

Date of Publication _____		For Office Use Only		CC: may 8th	
Date of 200 Ft Notices _____				PZ: may 6th ↘	
Ordinance No. _____				Date of P&Z Public Hearing _____	
				Date of Council Public Hearing _____	
				Approved _____ Denied _____	

CLOSING AFFIDAVIT - SALE

Title Company: Title Express, Inc.
 GF File No.: W-2024-12-0684
 Borrower(s): La Vernia One, LLC, a Texas limited liability company
 Seller(s): Silverado Hills, Ltd., a Texas limited partnership
 Lender: NA
 Property: 13867 US HWY 87 W, Ste 2, La Vernia, TX 78121

By completing, initialing and signing this document, each Seller and Buyer acknowledges and understands the disclosures being made by Title Company. Seller and/or Buyer affirm the representations made by them to the Title Company as indicated. Each such disclosure or representation may benefit the Title Company and/or its underwriter. Singular reference to Seller and/or Buyer includes multiple individuals/entities identified above.

Seller Disclosures and Statements

1. **USE OF PROPERTY:** Seller has not entered into any oral or written lease (including but not limited to surface or mineral leases), given permission to use, occupy or enter, or otherwise granted any possessory or use rights of any nature with respect to the Property which are presently existing; and there are no parties physically occupying, in possession of, or claiming any right to use any of the Property, except the following:

Seller to complete or write "None"; DO NOT LEAVE THIS LINE BLANK

2. **TAXES PAID:** Seller certifies that all standby fees, taxes or assessments by any governmental agency for prior years have been paid in full or will pay in escrow. If standby fees, taxes or assessments by any governmental agency for the year in which closing occurs are due and payable at time of closing, then Seller will pay said standby fees, taxes, or assessments at or before closing, subject to any agreement of Buyer to pay Buyer's pro rata share thereof. Seller further agrees to reimburse Title Company for any and all unpaid taxes or assessments being due and/or unpaid as determined by the Appraisal District(s), other governmental entities and/or tax authorities. Seller agrees to hold harmless Title Company from any claim or loss related to Seller's failure to pay any such amounts.

3. **TAX EXEMPTIONS:** Seller confirms they qualified for the following existing property tax exemptions for the subject property in this transaction (check all that apply):

- ☐ 1) Homestead
☐ 2) Over-65
☐ 3) Disabled Veteran
☐ 4) Agricultural
☐ 5) Other: _____
☐ 6) None

In the event any of the above exemptions are subsequently disallowed or removed, resulting in additional taxes, penalties, and/or interest being due for the current and/or any prior years, then Seller agrees to pay such additional taxes, penalties, and/or interest and to hold harmless Title Company from any claim or loss that may arise due to exemptions being subsequently removed or disallowed.

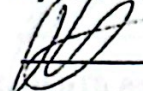
Seller Initial: _____

4. **NON-RESIDENT ALIEN:** Seller IS ☐ IS NOT ☐ a U.S. Citizen or Resident Alien for purposes of United States IRS Reporting. If Seller is a non-resident alien, Seller may be subject to federal withholding pursuant to FIRPTA.

Seller Initial: _____

Buyer Acknowledgments and Acceptances

5. **WAIVER OF INSPECTION:** Buyer understand and acknowledges that, as previously disclosed in the Commitment; the Owner Title Policy to be issued will contain an exception as to "Rights of Parties in Possession". "Rights of Parties in Possession" shall mean one or more persons who are themselves actually physically occupying the Property or a portion thereof, under a claim of right address to the record owner of the Property. Buyer may refuse this exception. If Buyer refuses, Title Company may inspect the property and may charge for the inspection. In addition, Title Company may make additional exceptions for matters revealed by the inspection. By initialing this paragraph, Buyer waives inspection of the Property and accepts the Owner Title Policy with "Rights of Parties in Possession" exception.

Buyer Initial:  _____

6. **ESCROW RESERVES FOR TAXES TO LENDER:** Buyer understands and acknowledges that the escrow reserve account (if any) being created by the Lender at closing is based on calculations provided by the lender. In the event the escrow reserve account established by the Lender is insufficient at the end of the year, Buyer acknowledges the Lender may require additional monies to make up the shortage and/or the Lender may adjust the escrow reserve account payment to collect any shortage. Buyer agrees to hold harmless Title Company from any claim or loss that may arise due to Lender established escrow reserve accounts.
7. **RECEIPT OF TITLE COMMITMENT:** Buyer has received and reviewed a copy of the Title Commitment issued in connection with this transaction. Buyer understands and acknowledges that the Commitment is not an opinion or report of title. It is a contract to issue a policy subject to the Commitment's terms and requirements. Buyer understands and acknowledges that the Owner Title Policy will contain the exceptions set forth in Schedule B of the Title Commitment, and any additional exceptions to title resulting from the documents involved in this transaction.
8. **FLOOD ZONE:** Buyer understands and acknowledges that Title Company has not attempted to determine if the Property lies in a special flood hazard area, and Title Company has not made any representation concerning proximity of the Property in relation to any flood-plain or flood hazard area. Buyer is advised that information concerning special flood hazard areas may be available from county or municipal offices, a qualified surveyor or land-engineering company, or a private flood-plain consultant.
9. **TAX RENDITION AND EXEMPTIONS:** Buyer understands and acknowledges that he/she is required by law to "render" the Property for taxation by notifying the Appraisal District(s) of the change in the Property's ownership and of Buyer's proper address for tax billing. Buyer is advised that taxes may have been assessed on the basis of various exemptions obtained by Seller. The taxing authorities may send a supplemental tax bill assessing the current year's taxes without the exemption. BUYER ACKNOWLEDGES SOLE RESPONSIBILITY FOR THE PAYMENT OF AND THE TITLE COMPANY SHALL HAVE NO LIABILITY OR OBLIGATION WITH RESPECT TO ANY SUPPLEMENTAL TAX BILL.

Buyer acknowledges responsibility to satisfy requirements of the Appraisal District(s) for exemptions to which Buyer may be entitled within the period of time allowed. Buyer agrees to hold harmless Title Company from any claim or loss that may arise due to tax renditions or exemptions.

Buyer Initial:  _____

10. **DISCLOSURE TO BUYER REGARDING INVOLUNTARY LIENS:** Buyer understands and acknowledges that Title Company has NOT performed a search of the real property records with reference to possible federal or state tax liens, abstracts of judgments, or other involuntary liens which may have been filed against the Buyer. Buyer understands that such involuntary liens may affect title or title requirements in the future.

11. SURVEY MATTERS (Select Option 1 or 2):

- ☐ **Option 1-UNSURVEYED PROPERTY:** Buyer understands that a current survey of the Property has not been done in connection with this transaction and that the Owner's Title Policy to be issued to Buyer will not provide title insurance coverage against encroachment of improvements, boundary conflicts, or other matters that would be found by a current survey.
- ☒ **Option 2-ACCEPTANCE OF SURVEY:** Buyer has received and reviewed a copy of the survey of the Property furnished for use in this transaction and acknowledges the matters of conflict, encroachment(s) and/or discrepancies disclosed by the survey.

Buyer Initial: _____

12. AFFIDAVIT AS TO DEBTS AND LIENS

- (a) I am over the age of 18 years.
- (b) My marital status ~~HAS~~ ☐ ~~HAS NOT~~ ☐ changed (CHECK THE APPROPRIATE RESPONSE) since the date I acquired the above property.
- (c) I HAVE ALSO BEEN KNOWN BY THE FOLLOWING NAMES IN ADDITION TO THE NAME LISTED ABOVE:

- (d) I state under oath that all bills for labor performed and material furnished for improvements (if any) made by or for me have been paid, and that at present I do not owe any person or firm for such improvements; and there are no liens including federal or state tax liens, of any kind; and no proceedings have been commenced in any federal court or state court to which I am a party, except:

\$na _____ to _____

\$ _____ to _____

\$ _____ to _____

- (e) To my knowledge there are no loans or unpaid debts for any personal property or fixtures which are located on the subject property and that no such items have been purchased on a time payment contract; and that there are no security interests on such property secured by financing statements, security agreements or otherwise, except:

\$na _____ to _____

\$ _____ to _____

\$ _____ to _____

- (f) The amount due any lienholder was furnished by the lienholder and is good only through an anticipated disbursement date. Should there be any discrepancies TITLE EXPRESS, INC. is hereby authorized to disburse any additional funds required by lienholder and adjust the net amount due to me by a like amount. I am aware that the lienholder has furnished a statement showing amounts due to payoff existing lien(s). in the event the lienholder makes a demand for a greater amount than shown on the payoff statement and closing statement, I agree to reimburse TITLE EXPRESS, INC. for any funds advanced in order to cure any discrepancies or demand.
- (g) To my knowledge, Owner's possession of the property has been peaceable and undisturbed and title to said property has never been disputed or questioned, nor do I have any knowledge of adverse claims against any portion of the property.
- (h) I have not signed any contract of sale, deeds, deeds of trust, mortgages or quitclaims affecting the property, except documents pertaining to the guaranty file listed above.
- (i) I have no knowledge of any paving or mowing liens outstanding against the property.

Homeowners Association and Property Tax Matters**13. PROPERTY ☒ IS ☐ IS NOT SUBJECT TO MEMBERSHIP IN HOMEOWNER'S ASSOCIATION(S) and/or MANAGEMENT COMPANY(IES):**

Buyer should contact the Association(s) [or its managing agent(s)] to ascertain the exact amount of future dues or assessments and their other obligations thereunder Buyer agrees to hold harmless Title Company from any claim or loss related to the Homeowner's Association(s) and/or Management Company(s) assessments.

Seller certifies that all homeowner association dues and assessments have been paid in full.

Seller further agrees to reimburse Title Company for any and all unpaid homeowner association dues and assessments, penalties, interest, attorney fees and court costs due to homeowner association fees and assessments being due and/or unpaid as determined by the Homeowner Association(s) [or its managing agent(s)] as of date of closing. Seller agrees to hold harmless Title Company from any claim or loss related to Seller's failure to pay such amounts.

Seller knows of no claim or allegation by any homeowner association, governmental authority or other party alleging or claiming that a violation of the CCRs, exists, other than:

NA

Seller write "None" if none; DO NOT LEAVE THIS LINE BLANK

x IS NOT SUBJECT TO AN AGRICULTURAL PROPERTY TAX EXEMPTION: Seller and Buyer understand and acknowledge that if the exemption is removed, taxing authorities may roll back taxes. The Title Company assumes no responsibility for any roll back taxes and Seller and Buyer understand and agree that any rollback taxes due will be the responsibility of Seller and Buyer. Seller and Buyer agree and hold harmless Title Company from any claim or loss that may arise due to this exemption being removed, including any supplemental tax bill.

15. PROPERTY ☐ IS ☒ IS NOT SUBJECT TO AN OVER 65 EXEMPTION: Seller and Buyer understand and acknowledge that the taxing authorities may remove the exemption as of the date of sale and assess the taxes for the remainder of the year without the exemption. The taxing authorities may send a supplemental tax bill assessing the remainder of the current year's taxes without the exemption.

Buyer acknowledges sole responsibility for the payment of any supplemental tax bill due to the Seller's over 65 exemption being removed for the remainder of the year. The Title Company shall have no liability or obligation with respect to any supplemental tax bill.

Seller and Buyer agree to hold harmless Title Company from any claim or loss due to this exemption being removed, including any supplemental tax bill.

16. PROPERTY ☐ IS ☒ IS NOT SUBJECT TO SPLIT OUT - TAXES: Seller and Buyer understand and acknowledge that the subject property has been assessed as part of a larger tract and that they are responsible for establishing any "split out" tax accounts with the taxing authorities. Seller and Buyer agree to hold harmless Title Company from any claim or loss related to the "split out" of taxes, including any supplemental tax bill.

Buyer and Seller Acknowledgments/Acceptance

17. RIGHT TO CONSULT AN ATTORNEY: Seller and Buyer acknowledge they have the right to consult an attorney. Seller and Buyer understand and acknowledge that the Title Commitment and Owner Title Policy are not abstracts of title, title reports or representations of title. The Owner Title Policy is a contract of indemnity.

18. PRORATIONS: Property taxes, homeowner association dues and any other prorations have been prorated between Seller and Buyer. Seller and Buyer consent to the prorations as shown on the Settlement Statement. Seller and Buyer each agree that they may adjust any matters of reimbursement and prorations between

themselves and that Title Company shall have no further liability or obligation with respect to these prorations. Seller and Buyer agree to hold harmless Title Company from any claim or loss that may arise due to any proration adjustments.

19. **ACCEPTANCE OF REPAIRS:** If Seller and Buyer have previously agreed upon certain repairs to the Property prior to closing, both parties affirm that all agreed upon repairs have been completed and paid in full. Seller and Buyer agree to hold harmless Title Company from any claim or loss related to repairs.
20. **CLOSING DISCLAIMER:** Seller and Buyer/Borrower each understand and acknowledge that the above referenced transaction has not yet "closed". At this time, any change in possession of the Property takes place AT BUYER'S AND SELLER'S OWN RISK. THIS TRANSACTION HAS NOT "CLOSED" UNTIL:
 - (a) ALL TITLE REQUIREMENTS ARE COMPLETED TO THE SATISFACTION OF THE TITLE COMPANY;
 - (b) ALL NECESSARY DOCUMENTS ARE PROPERLY EXECUTED, REVIEWED AND ACCEPTED BY THE PARTIES TO THIS TRANSACTION INCLUDING THE LENDER, IF ANY, AND BY TITLE COMPANY;
 - (c) ALL FUNDS ARE COLLECTED AND DELIVERED TO AND ACCEPTED BY THE PARTIES TO WHOM THEY ARE DUE AND ALL NECESSARY DOCUMENTS ARE FILED OF RECORD IN THE APPROPRIATE PUBLIC RECORDS.
21. **ERRORS AND OMISSIONS COMPLIANCE AGREEMENT:** Seller and Buyer each understand and acknowledge that Title Company is relying on information provided by third parties. Seller and Buyer agree to adjust for any errors and/or omissions relating to such third-party information. This includes but is not limited to any adjustments for loan payoffs, creditor payoffs, property tax payments, water bill prorations, insurance premiums, repair bills or any undisclosed monies to be collected. Seller and Buyer agree to provide Title Company with any additional funds for which they are responsible within five business days. Seller and Buyer agree that if Title Company discovers clerical or typographical errors in any of the closing documentation, correction will be necessary. Seller and Buyer agree to timely re-execute or initial any correction documents.

Seller and/or Buyer understand and acknowledge:

1. The Title Company is issuing title insurance policies and/or closing the transaction in reliance on their respective representations made in this affidavit.
2. Title Company would not issue one or more of the Policies or close the transaction and that such statements and agreements have been made as a material inducement for the issuance of the Policies and the closing of the transaction. Seller and/or Buyer shall be responsible to Title Company for and shall indemnify and hold harmless Title Company against any loss, costs or liability that may be incurred by Title Company due to any of the statements contained herein not being true.

Further, Seller and/or Buyer are aware of the penalties of perjury under Federal Law, which includes the execution of a false affidavit, pursuant to 18 U.S.C.S., Section 1621 wherein it is provided that anyone found guilty shall not be fined more than \$2,000 or imprisoned not more than 5 years or both. Seller and/or Buyer are also aware the perjury in the execution of a false affidavit is a criminal act pursuant to Section 37.02 of the Texas Penal Code. Finally, Seller and/or Buyer are also aware that under Section 32.46 of the Texas Penal Code, a person commits an offense, if with intent to defraud or harm a person, he by deception, causes another to sign or execute any document affecting property or service of the pecuniary interest of any person, and that an offense under such Section is a felony of the third degree which is punishable by a fine of \$5,000 and confinement in the Texas Department of Corrections for a term of not more than 10 years or less than 2 years.

Silverado Hills, Ltd., a Texas limited partnership
 By: Sand Hill Enterprises, Inc., a Texas corporation
 Its: General Partner

La Vernia One, LLC,
 a Texas limited liability company

BY: [Signature]
 Pat Gardner, Manager

BY: _____
 Dwight A. Koepp, President

Date: _____

Date: 4-1-25

Forwarding Address: _____

Forwarding Address: _____

P.O. Box 399 _____

1739 Eagle Meadow _____

La Vernia, TX 78121 _____

San Antonio, TX 78248 _____

Effective Date: _____

Effective Date: _____

STATE OF TEXAS §
 COUNTY OF WILSON §

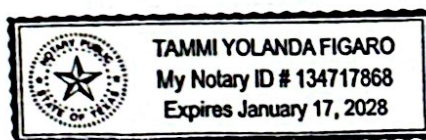
SWORN TO AND SUBSCRIBED BEFORE ME on this _____ day of April, 2025, by Dwight A. Koepp, President.

 Notary Public, State of Texas

STATE OF TEXAS §
 COUNTY OF ~~WILSON~~ Bexar §

SWORN TO AND SUBSCRIBED BEFORE ME on this 1st day of April, 2025, by Pat Gardner, Manager.

[Signature]
 Notary Public, State of Texas



General Warranty Deed

Exceptions to Conveyance and Warranty (to the extent that same remain valid and pertinent to the Property. These exceptions do not constitute a ratification, adoption or revival of any expired or terminated interest):

1. Easements, Right-of-Ways and all matters shown on Plat of Silverado Hills Commercial Park, as shown on the plat of record in Volume 9, Page 41, and as amended in Volume 10, Page 46 and Volume 10, Page 86, Plat Records of Wilson County, Texas.
2. The restrictions, reservations, covenants, easements and set-back provisions contained in the Restrictions for Silverado Hills Commercial Park, dated October 21, 2004, recorded in Volume 1249, Page 28, Official Records of Wilson County, Texas.

None

Reservations from Conveyance:

Lot 7A-2, Silverado Hills Commercial Park, as shown on the plat of record in Volume 9, Page 41, and as amended in Volume 10, Page 46, and second amended in Volume 10, Page 86, recorded in the Map and Plat Records of Wilson County, Texas.

Property (including any improvements):

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Consideration:

1739 Eagle Meadow
San Antonio, Texas 78248

Grantee's Mailing Address:

Grantee: La Vernia One, LLC, a Texas limited liability company

P.O. Box 432
La Vernia, Texas 78121

Grantor's Mailing Address:

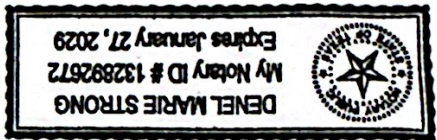
Grantor: Silverado Hills, Ltd., a Texas limited partnership

Date: April 1, 2025

General Warranty Deed

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

PREPARED IN THE OFFICE OF:
Robert Harvey & Associates, PC
503 Bluebonnet Rd.
La Vernia, Texas 78121



Denel Marie Strong
Notary Public, State of Texas
My commission expires: 1/27/2029

This instrument was acknowledged before me on April 11th, 2025,
by Dwight A. Koeppe, as the President of Sand Hill Enterprises, Inc., a Texas corporation, the General Partner,
of Silverado Hills, Ltd., a Texas limited partnership, on behalf of said corporation and limited partnership.

STATE OF TEXAS)
COUNTY OF WILSON)

ACKNOWLEDGMENT

By: *[Signature]*
Dwight A. Koeppe, President
Silverado Hills, Ltd., a Texas limited partnership
By: Sand Hill Enterprises, Inc., a Texas corporation
Its: General Partner

When the context requires, singular nouns and pronouns include the plural.
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions
to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and
singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and
Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors
to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and
assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except
as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

SURVEYOR'S NOTE: BEARINGS ARE BASED ON THE SUBDIVISION PLAT OF SILVERADO HILLS COMMERCIAL PARK, SECOND AMENDED.

NOTE:

THIS PLAT SHOWS THE LOCATION OF EASEMENTS, RESTRICTIONS, AND BUILDING SETBACK LINES AS SET FORTH IN SCHEDULE "B" OF TITLE COMMITMENT OF NO. W-2024-12-0684 AS FURNISHED BY TITLE EXPRESS, INC.
EFFECTIVE DATE: NOVEMBER 4, 2024
PROPOSED INSURED: PAT GARDNER

ZONING: C-1 RETAIL

MAXIMUM BUILDING HEIGHT: 30'

PARKING SPACES: VARIES PER USE

SURVEYOR'S NOTE:

NO BUILDINGS OBSERVED ON THIS PROPERTY.

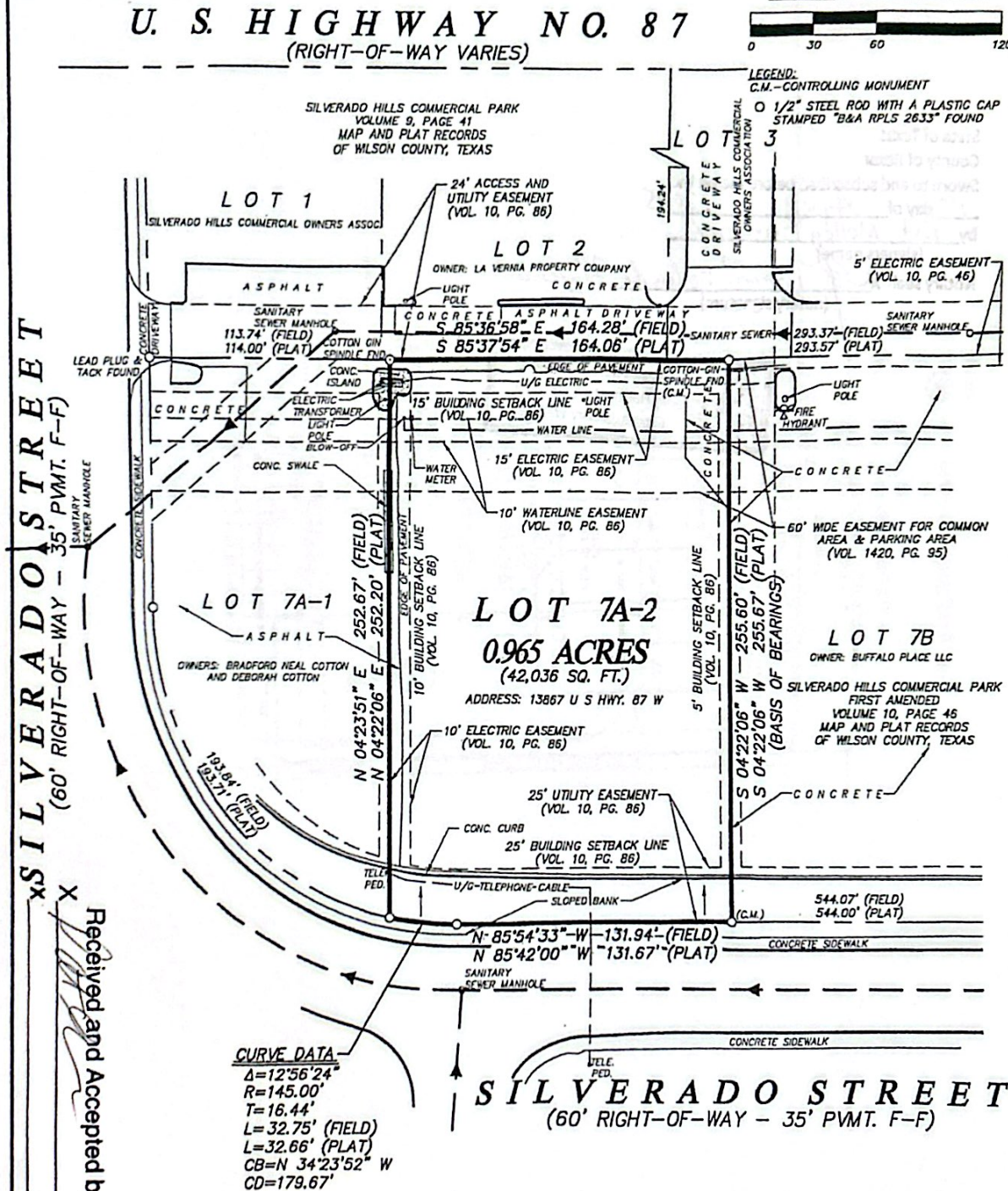
FLOOD NOTE:

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AS INDICATED ON FEMA FLOOD INSURANCE RATE MAP NO. 48493C 0150 D DATED JULY 19, 2023.
NOTE: ZONE "X" IS NOT WITHIN A 100-YEAR FLOOD HAZARD ZONE.

RESTRICTIVE COVENANTS:

VOLUME 1249, PAGE 28
OFFICIAL PUBLIC RECORDS
OF WILSON COUNTY, TEXAS.

SCALE: 1" = 60'

**SURVEY PREPARED FOR:**

BUYER: PAT GARDNER

PLAT SHOWING:

LOT 7A-2, SILVERADO HILLS COMMERCIAL PARK, SECOND AMENDED, CITY OF LA VERNIA, WILSON COUNTY, TEXAS
13867 US HWY, 87 W

Reference:

VOLUME 10, PAGE 86,
MAP AND PLAT RECORDS
OF WILSON COUNTY, TEXAS.



PREPARED BY:

BERGER LAND SURVEYING

TBPES FIRM NO. 10171400

172 ROSEWOOD DRIVE

LA VERNIA, TEXAS 78121-4756

PHONE (830) 217-4228

EMAIL: jberger.bls@gmail.com

WWW.BERGERLANDSURVEYING.COM

ALTA/NSPS LAND TITLE SURVEY

STATE OF TEXAS
COUNTY OF WILSON

TO PAT GARDNER AND TITLE EXPRESS, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELDWORK WAS COMPLETED ON DECEMBER 26, 2024.

This 2ND day of JANUARY, 2025 A.D.

Jeffrey B. Berger, P.L.S.
JEFFREY B. BERGER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5558

FILE NAME: BLS24205_FINAL.DWG Job No. BLS24205



MAULDIN ARCHITECTS, PLLC
12862 FM 87, Ste. 200
LA VERNE, TEXAS 78121
PHONE: 281.333.9997
FAX: 281.333.9998
WWW.MAULDINARCHITECTS.COM

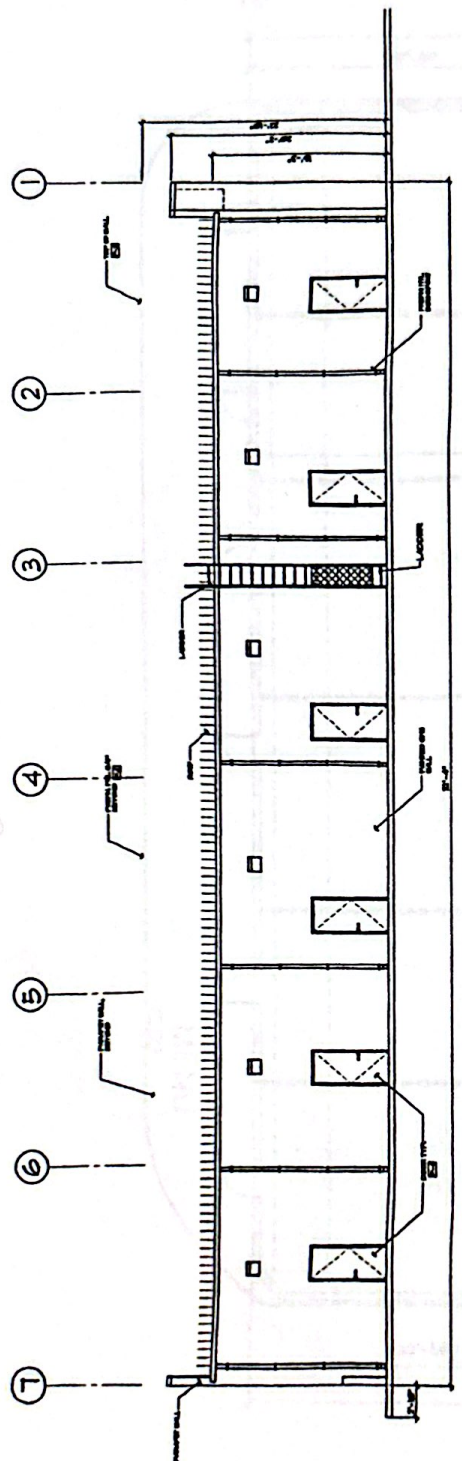
PERMANENT
CONSTRUCTION
REGULATORY
APPROVAL

MICHAEL D. MAULDIN
TOLU #04373

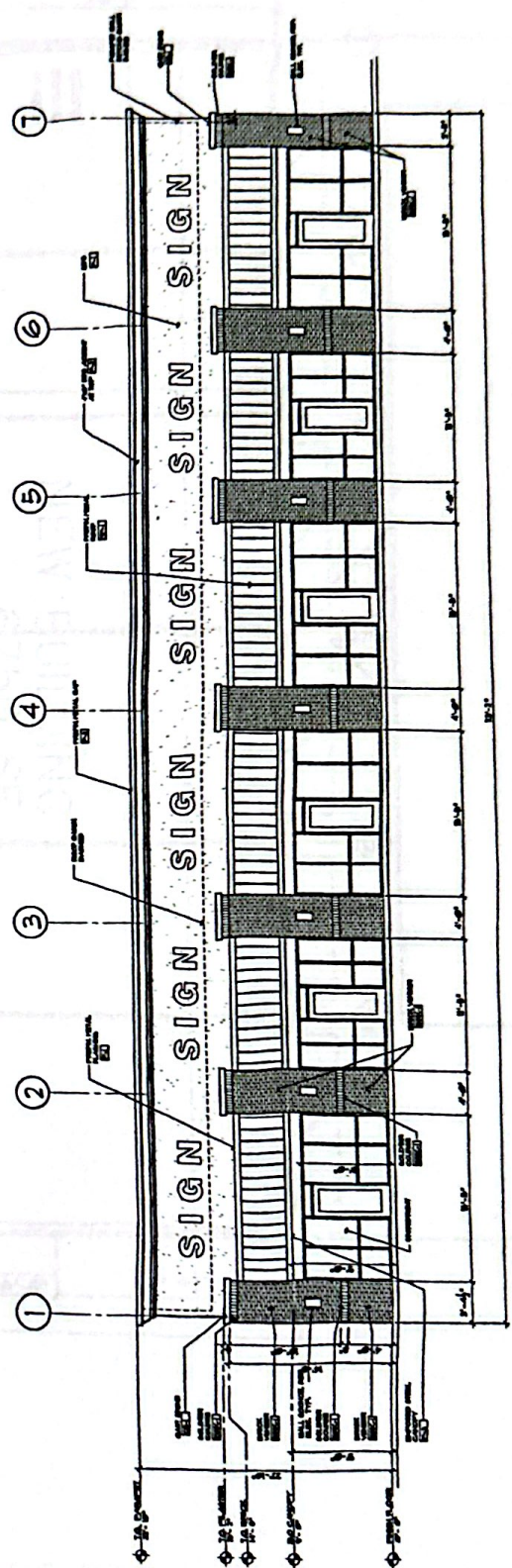
NEW RETAIL BUILDING
12862 FM 87, Ste. 2
La Verne, Texas 78121

REVISIONS	DATE	DESCRIPTION

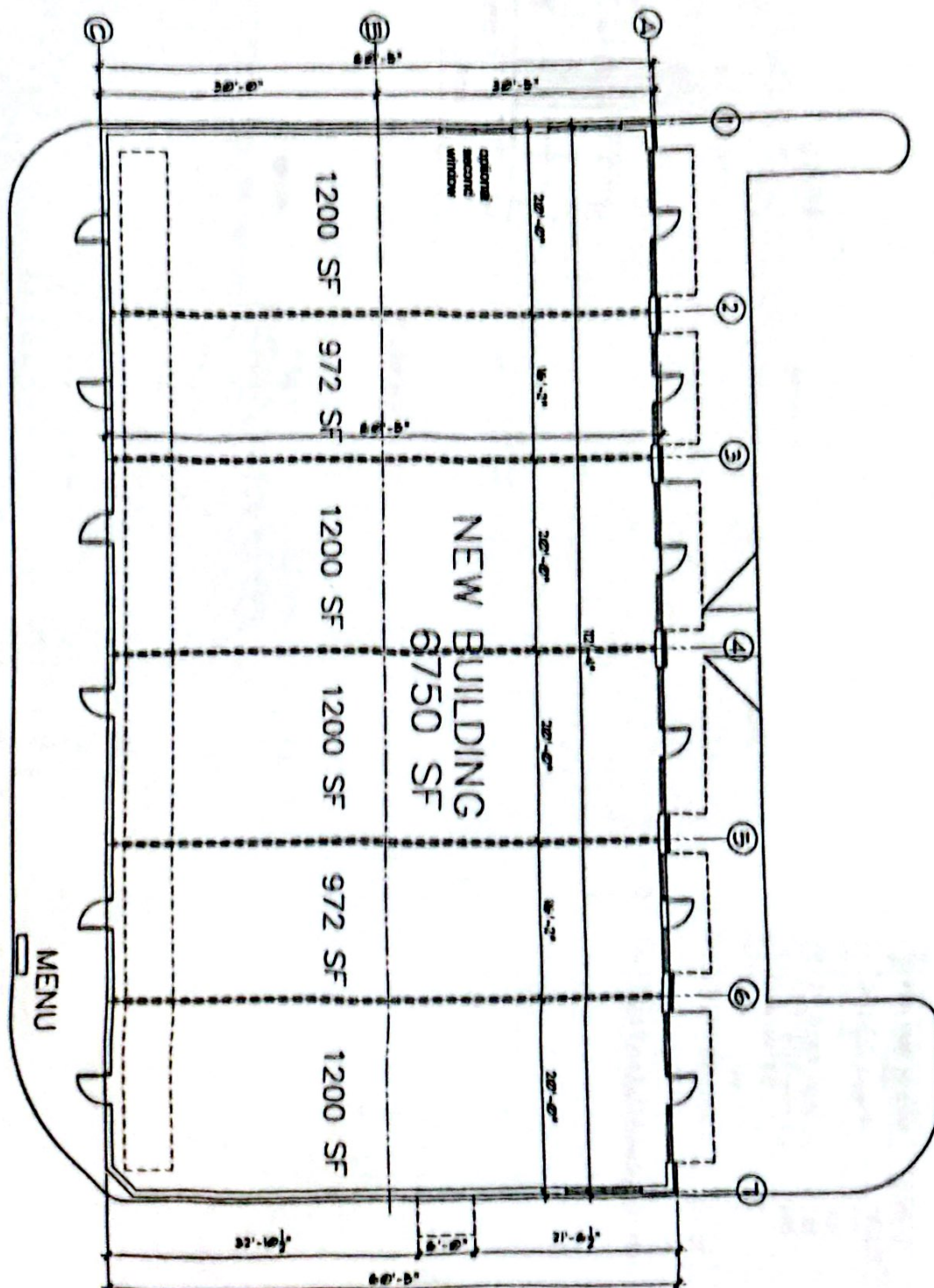
SHEET TITLE: ELEVATIONS	SHEET NUMBER: A2.1
----------------------------	-----------------------



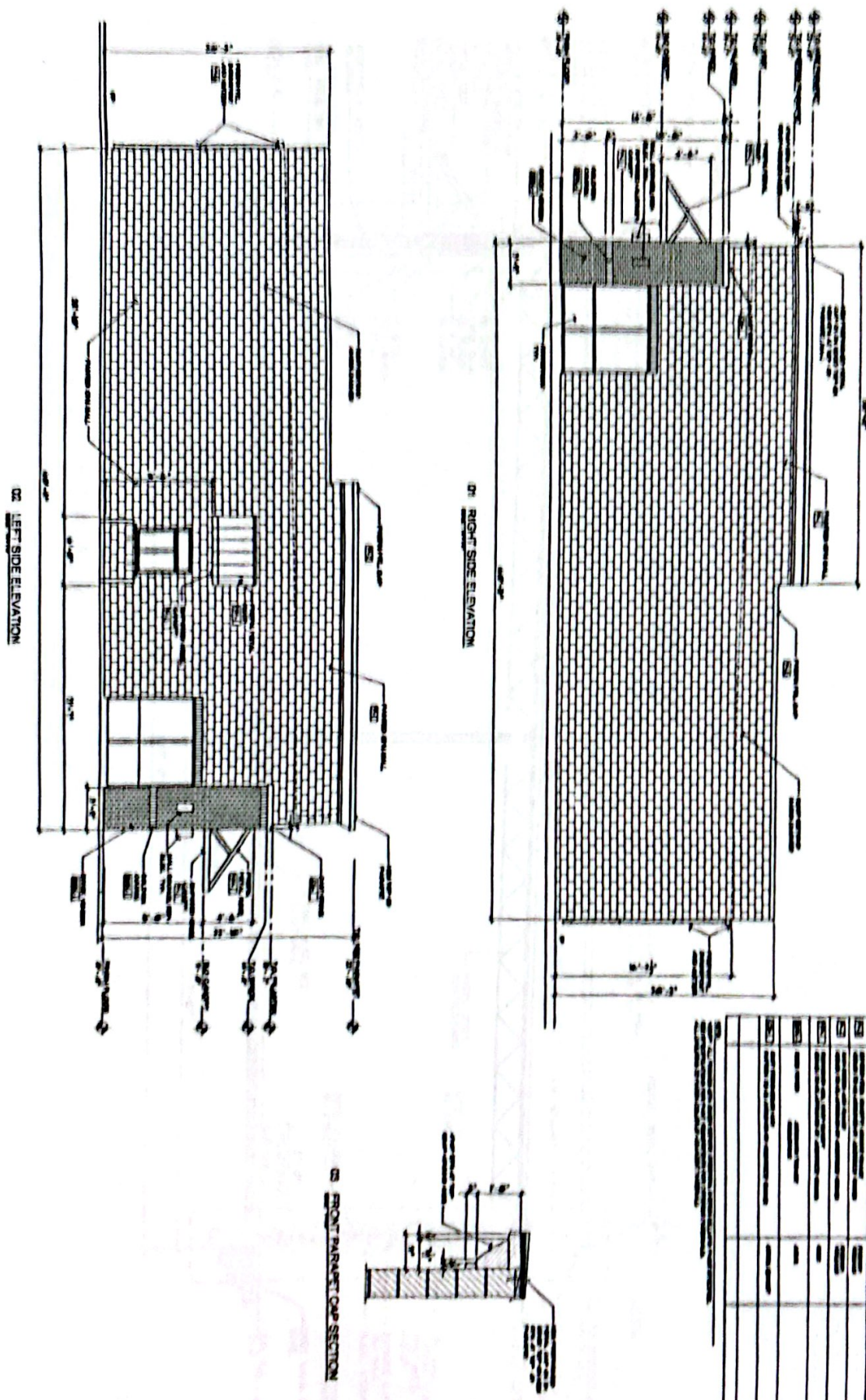
02 REAR ELEVATION



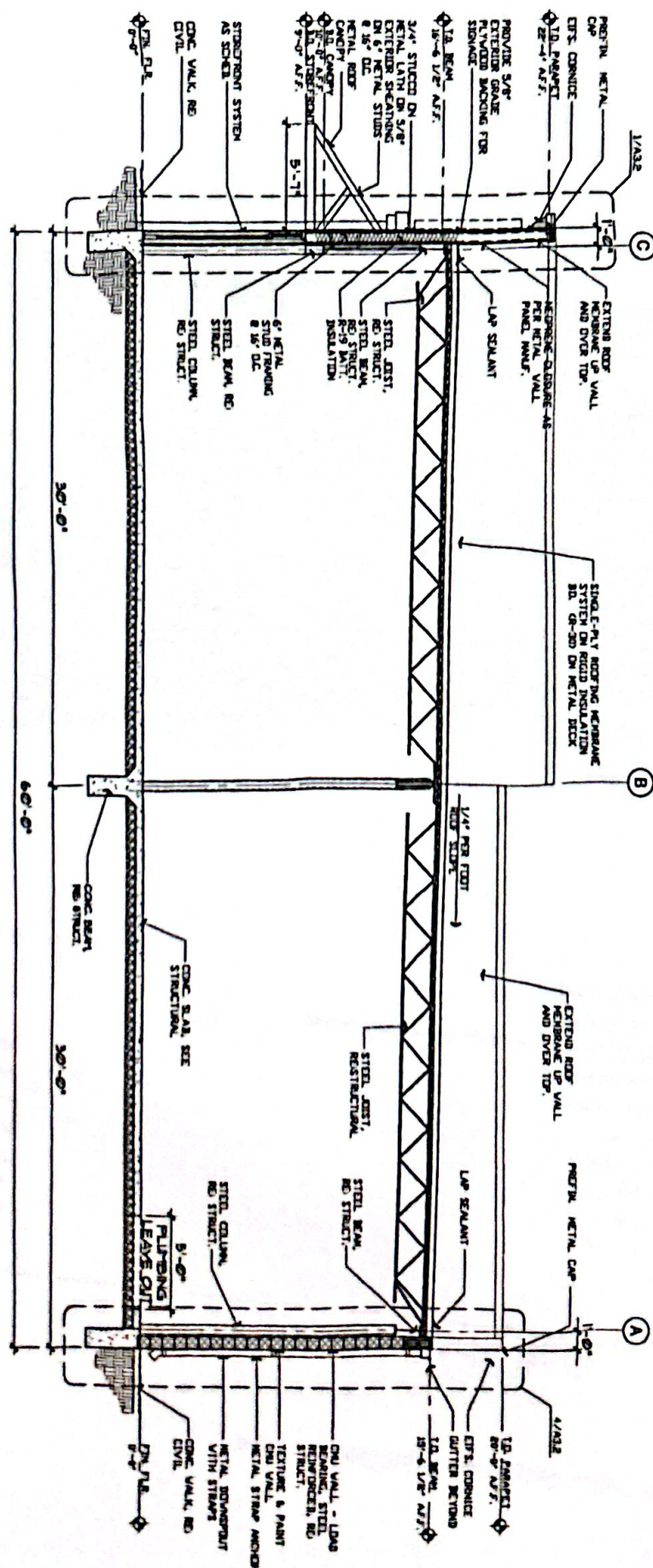
01 FRONT ELEVATION



01 FLOOR PLAN 10



MATERIAL SCHEDULE	
1	BRICK, COMMON, 8" x 8" x 16"
2	CONCRETE, 4" THICK
3	CONCRETE, 6" THICK
4	CONCRETE, 8" THICK
5	CONCRETE, 10" THICK
6	CONCRETE, 12" THICK
7	CONCRETE, 14" THICK
8	CONCRETE, 16" THICK
9	CONCRETE, 18" THICK
10	CONCRETE, 20" THICK
11	CONCRETE, 22" THICK
12	CONCRETE, 24" THICK
13	CONCRETE, 26" THICK
14	CONCRETE, 28" THICK
15	CONCRETE, 30" THICK
16	CONCRETE, 32" THICK
17	CONCRETE, 34" THICK
18	CONCRETE, 36" THICK
19	CONCRETE, 38" THICK
20	CONCRETE, 40" THICK



01 BUILDING SECTION

City of La Verne: Municipal Development

City Staff Phone Directory

Department	Name & Email	Phone
Admin Assistant	Jennifer Mair	830-779-4541
Chief of Police	Donald Keil	830-779-4541 x 1
City Mayor	Martin Poore	830-460-3389
City Administrator	Lindsey Wheeler	830-779-4541 x 5
City Secretary	Madison Farrow	830-779-4541 x 3
Code Enforcement	Alejandra Banda	830-779-4541 x 2
Director of Public Works	Josh Delazerda	830-251-9559
Executive Director of the Municipal Development District	Felicia Carvajal	830-779-4541 x 1
Finance Administrator	Jenny Begole	830-779-4541 x 4
Municipal Court Clerk	Alejandra Banda	830-779-4541 x 2



LEGAL PUBLIC NOTICE

NOTICE OF PUBLIC HEARING PROPOSED SPECIFIC USE PERMIT

Section 7, Item A.

LA VERNIA PLANNING AND ZONING COMMISSION AND LA VERNIA CITY COUNCIL

Notice is hereby given that the City of La Vernia Planning and Zoning Commission will conduct a Public Hearing at 6:30 P.M. on the 6th day of May 2025; and the La Vernia City Council will conduct a Public Hearing at 6:30 P.M. on the 8th day of May 2025; with both Hearings to be held at the La Vernia City Hall, 102 East Chihuahua Street, La Vernia Texas 78121 at which time all interested parties shall have the opportunity to be heard with respect to the following proposed change for the property described as follows:

Special Use Permit (SUP) to allow for a drive-thru in the C-1 zoning district for the property described as 13867 US HWY 87 W STE 2 LA VERNIA TEXAS 78121 ***legally known as*** SILVERADO COMMERCIAL PARK, LOT 7A-2, ACRES .962



NOTICE OF PUBLIC HEARING

The City of La Vernia Planning & Zoning Commission and the La Vernia City Council will hold a public hearing at the request of **LA VERNIA ONE LLC** regarding the space specifically known as:

13867 US HWY 87 W STE 2 LA VERNIA, TX 78121 *legally known as SILVERADO HILLS COMMERCIAL PARK, LOT 7A-2, ACRES .962, and more specifically described in the attachment*

Request: *A Special Use Permit (SUP) to allow for a drive-thru in the C-1 zoning district*

Because your property is located within 200 feet of the request, State Law requires that we notify you of the public hearing. ***However, the zoning of your property will not be affected.*** The public hearing process allows an opportunity to provide your written opinion of the request. This will aid the Planning Commission in making a recommendation to City Council.

A public hearing for this request is scheduled before the Planning & Zoning Commission on Tuesday, May 6th, 2025 at 6:30 PM and City Council on Thursday, May 8th, 2025 at 6:30 PM. Both meetings will be held at 102 E. Chihuahua St., Council Chambers, and are open to the public. To submit written comments please complete the information below, including your signature, and return prior to or on the date of the meetings respectively.

Mail: City of La Vernia
Madison Farrow
PO Box 225
La Vernia, Texas 78121

Email: MFarrow@lavernia-tx.gov

If you have questions, please call Madison Farrow at (830) 779-4541 ext. 5.

Madison Farrow, City Secretary

YOUR OPINION MATTERS – DETACH AND RETURN

circle one

I am **(in favor)** **(opposed)** to the proposed *Special Use Permit (SUP) to allow for a drive-thru in the C-1 zoning district* for the property described as 13867 US HWY 87 W STE 2 LA VERNIA, TX 78121 *legally known as SILVERADO HILLS COMMERCIAL PARK, LOT 7A-2, ACRES .962, and more specifically described in the attachment*

Name: _____

Address: _____

Signature: _____

Date: _____

Comments: _____

By State Law – Unsigned submission cannot be counted as official comment.

1- Property Location

Situs Number: 13907

Situs Street Prefix:

Situs Street Name: US HWY 87 W

Situs Street Suffix:

Situs City: LA VERNIA

Situs State: TX

Situs Zip: 78121

Owner Information

Owner Name: SILVERADO HILLS COMMERCIAL OWNERS ASSOC

2-Property Location

Situs Number: 13887

Situs Street Prefix:

Situs Street Name: US HWY 87 W

Situs Street Suffix:

Situs City: LA VERNIA

Situs State: TX

Situs Zip: 78121

Owner Information

Owner Name: LA VERNIA PROPERTY COMPANY

3-Property Location

Situs Number: 13849

Situs Street Prefix:

Situs Street Name: US HWY 87 W

Situs Street Suffix:

Situs City: LA VERNIA

Situs State: TX

Situs Zip: 78121

Owner Information

Owner Name: GVEC

4-Property Location

Situs Number: 13857

Situs Street Prefix:

Situs Street Name: US HWY 87 W

Situs Street Suffix:

Situs City: LA VERNIA

Situs State: TX

Situs Zip: 78121

Owner Information

Owner Name: BUFFALO PLACE LLC

Mailing Address: 1337 WINDING WAY

5-Property Location

Situs Number: 309

Situs Street Prefix:

Situs Street Name: SILVERADO ST

Situs Street Suffix:

Situs City: LA VERNIA

Situs State: TX

Situs Zip: 78121

Owner Information

Owner Name: LA VERNIA MEDICAL BUILDING LLC

6-Property Location

Situs Number: 101

Situs Street Prefix:

Situs Street Name: ALEXANDRIA ST

Situs Street Suffix:

Situs City: LA VERNIA

Situs State: TX

Situs Zip: 78121

Owner Information

Owner Name: RITCHIE MATTHEW PHILIP & LILIANA

Mailing Address: 125 MICAH PT UNIT A

Mailing Address City: LA VERNIA

Mailing Address State: TX

Mailing Address Zip: 78121

7-Property Location

Situs Number: 108

Situs Street Prefix:

Situs Street Name: ALEXANDRIA ST

Situs Street Suffix:

Situs City: LA VERNIA

Situs State: TX

Situs Zip: 78121

Owner Information

Owner Name: MALONE SHIRLEY FAY (TOD)

8-Property Location

Situs Number: 100

Situs Street Prefix:

Situs Street Name: ALEXANDRIA ST

Situs Street Suffix:

Situs City: LA VERNIA

Situs State: TX

Situs Zip: 78121

Owner Information

Owner Name: HAASS DAVID S & PAIGE E

9-Property Location

Situs Number: 209

Situs Street Prefix:

Situs Street Name: SILVERADO ST

Situs Street Suffix:

Situs City: LA VERNIA

Situs State: TX

Situs Zip: 78121

Owner Information

Owner Name: JOHNSON MELISSA V & JEFFREY W

10-Property Location

Situs Number: 205

Situs Street Prefix:

Situs Street Name: SILVERADO ST

Situs Street Suffix:

Situs City: LA VERNIA

Situs State: TX

Situs Zip: 78121

Owner Information

Owner Name: MARTINEZ RANDY JOE & LAURA LOPEZ MARTINEZ

11-Property Location

Situs Number: 13867

Situs Street Prefix:

Situs Street Name: US HWY 87 W

Situs Street Suffix:

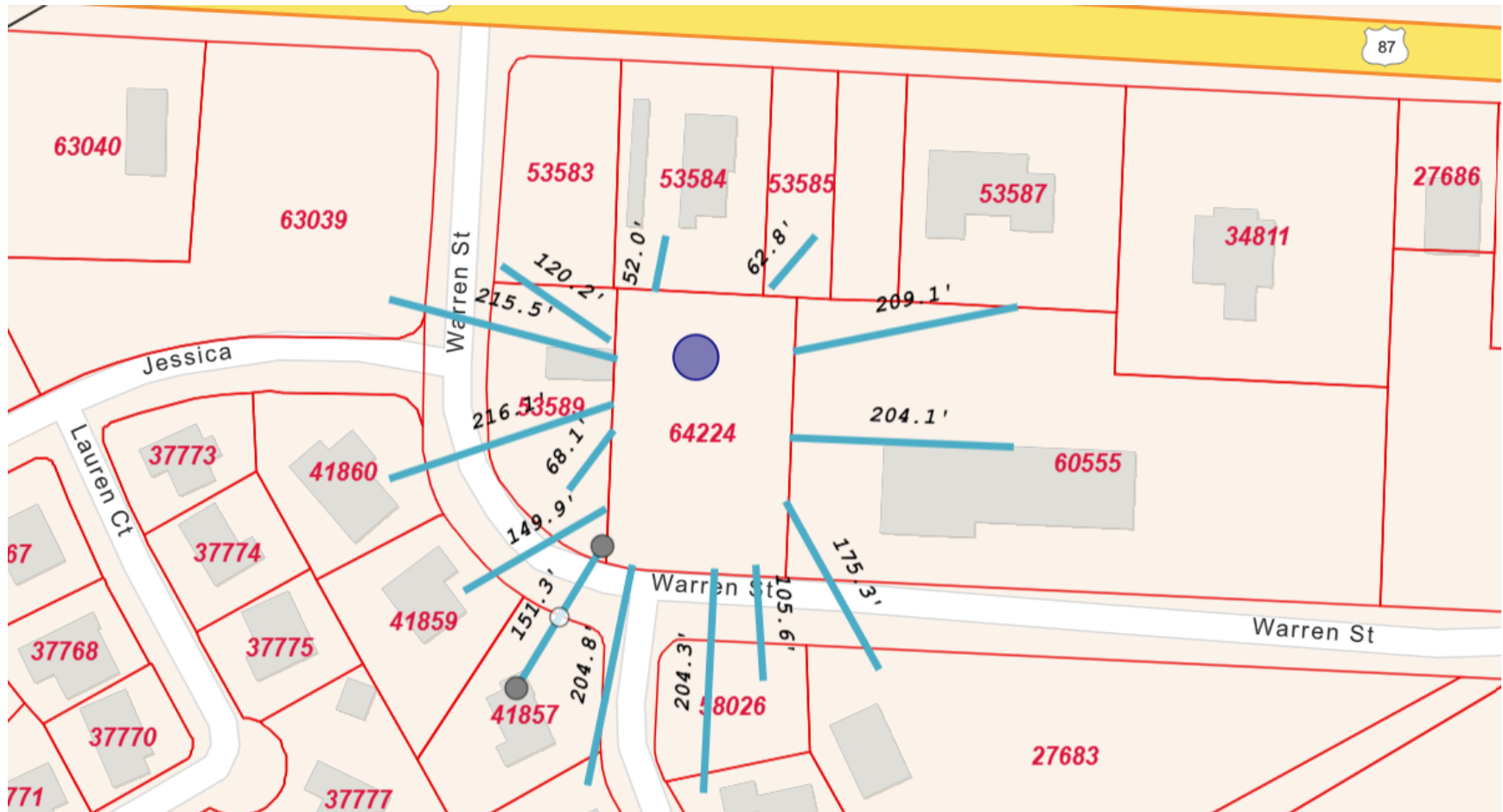
Situs City: LA VERNIA

Situs State: TX

Situs Zip: 78121

Owner Information

Owner Name: COTTON BRADFORD NEAL & DEBORAH



CITY COUNCIL MEMORANDUM**City Council Meeting:** 05-08-25**Department:** Administration**Subject:** Discussion on Food Truck Regulation

BACKGROUND

The presence of food trucks in our city has grown in recent years, bringing with it both increased dining options and concerns from local brick-and-mortar restaurants. While our current regulations provide for food trucks to operate during designated hours and under annual or daily licensing requirements, some members of the restaurant community have expressed dissatisfaction, citing issues of unfair competition and impacts on their businesses.

In response, staff reached out to our planning consultant, Jon James, for insight on how other municipalities are addressing similar issues. His feedback indicated that regulatory approaches vary widely—from basic registration requirements to more restrictive ordinances governing location, hours of operation, and proximity to other businesses.

Three main areas of regulation were identified:

1. **Food trucks operating in the public right-of-way**
2. **Individual food trucks on private property**
3. **Permanent food truck parks**, with or without another principal use

Cities generally tailor their food truck ordinances based on the specific issues they aim to address, whether related to traffic, safety, neighborhood impact, economic fairness, or otherwise.

PROPOSAL

Staff recommends that City Council initiate a discussion to determine what specific concerns we wish to address through food truck regulations. The outcome of that conversation will guide whether updates or revisions are needed to our existing ordinances.

Council may consider:

- Whether additional location restrictions are appropriate
- If designated food truck parks should be encouraged or limited
- Whether proximity requirements to existing restaurants should be evaluated
- The effectiveness of current licensing and enforcement mechanisms

Staff can work with Jon James and our legal team to draft revised ordinances if directed.

CITY COUNCIL MEMORANDUM**City Council Meeting:** May 08, 2025**Department:** Public Works**Subject:** Monthly meter replacement report**BACKGROUND**

The La Vernia Public Works Department is actively engaged in the city-wide meter replacement project. To date, 313 meters have been successfully installed out of a total of 847 accounts. The initial priority remains the replacement of broken or zero-consumption meters. These are identified and assigned as work orders in the Sentryx system, enabling Public Works to target the necessary replacements efficiently. Currently, there are 6 open work orders, with 20 broken or zero-read meters.

We hoped to reach a higher number than above, we had some unexpected projects come up. Park tree removal and sign replacement, helping PD in the new building, redid the manhole in the middle of Newton, quite a bit of locating for contractors, while changing out meters some of the service lines have broke- these typically take a whole day to change out.

GOAL

To complete all outstanding work orders and continue with new meter installations until all 840 are completed. Public Works has set a target of installing 60 additional meters by the next City Council meeting. Get the larger meters installed that are reading at zero consumption.

COMMUNITY BENEFIT

Each meter installation ensures residents and businesses receive accurate, functional service readings, improving overall utility reliability and billing accuracy.

MEMORANDUM**To:** Honorable Mayor and City Council**Department:** Administration**Date:** May 8, 2025**Subject:** Preliminary Water and Wastewater Impact Fee Update

Background

As part of the City of La Vernia's regular review and update of development-related impact fees, staff is preparing preliminary figures for **water and wastewater impact fees**. These fees help ensure that new development contributes fairly to the cost of infrastructure expansion required to support growth.

The Planning and Zoning Commission is serving as the **Impact Fee Advisory Committee**, consistent with their role during the previous update cycle. Their initial meeting took place on **Tuesday, May 6th at 6:30 p.m.**, where they reviewed draft data and began discussions on the report. They will determine whether an additional meeting is needed prior to finalizing the recommendation.

Current Status

- **Preliminary numbers** for water and wastewater impact fees have been developed and are being shared for Council's review.
- **Drainage impact fee data** is still pending. Our consultant, Morgen, will provide those figures once finalized and they will be added to the overall report.
- This update is **informational only** — no Council action is required at this time.

Next Steps

A **formal public hearing** on the full set of proposed impact fees is scheduled for **June 12, 2025**. At that time, City Council will consider the final recommendations and be asked to take action.

Please contact staff with any questions or input ahead of the hearing. We appreciate Council's continued support in ensuring responsible infrastructure planning and sustainable growth.

DRAFT

City of La Vernia

WATER, WASTEWATER & DRAINAGE CAPITAL IMPROVEMENT PLAN AND IMPACT FEE STUDY

May 2025
SWE Project No. 0200-051-25

City of La Vernia
PWS #2470004
P. O. Box 225
La Vernia, TX 78121-0225
Phone: (830) 779-4541
The Honorable Martin Poore, Mayor
Lindsey Wheeler, City Administrator

Prepared by:



**Southwest
Engineers**

307 St. Lawrence
Gonzales, TX 78629
Phone: 830.672.7546
www.swengineers.com
TPBE No. F-1909

Table of Contents

Introduction	3
Water	4
Methodology and Projected Growth.....	4
Area North of Cibolo Creek	4
Existing Water Infrastructure	4
Capital Improvements Projects.....	5
Project 1 - Woodcreek Elevated Storage Tank	5
Project 2 - 12-Inch Main from Filter Plant to Old Elevated Tank	5
Project 3 - 16-Inch Main from Filter Plant to Elevated Tank	5
Project 4 - Well #8.....	5
Project 5 - Well #9.....	5
Project 6 - Filter Plant Expansion.....	6
Project 7 - Alternate Well Capacity Study.....	6
Project 8 - 16-Inch Main from Woodcreek Elevated Storage Tank to FM 775.....	6
Project 9 - 8-Inch Loop Completion on US 87 at 1346	6
Project 10 - 12-Inch Line Extension on US 87 West of 1346.....	6
Project 11 - Emergency Water Source.....	6
Project 12 - New Meter Infrastructure.....	6
Water Impact Fee Summary	7
Wastewater	8
Methodology and Projected Growth.....	8
Existing Wastewater Infrastructure	8
Capital Improvements Projects.....	8
Project 1 – Upgrade Gravity Line from 87 to the Plant.....	8
Project 2 – Upgrades to the existing WWTP	9
Project 3 – CCN Updates.....	9
Project 4 – Gravity Main South on 87 to the Chamber.....	9
Project 5 – West End Wastewater Treatment Plant	9
Project 6 – 15- Inch Gravity across US 87 on West End.....	9
Wastewater Impact Fee Summary	9
Stormwater/ Drainage.....	11
Stormwater Impact Fee Analysis.....	11
Stormwater Demand.....	11
Stormwater Capital Improvements	11
CIP D-1A – US87 Culvert Crossing West of HEB*	11
CIP D-2A – City Park/ISD Channel	11
CIP D-2B – San Antonio Low Water Crossing	11

CIP D-2C – San Antonio to US87 Channel.....	11
CIP D-2D – US87 Culvert Crossing @ Chihuahua Street*.....	12
CIP D-2E – Channel Downstream of US87	12
CIP D-5A – Channel to POA#1.....	12
CIP D-5B – POA1 US87 Culvert*	12
CIP D-5C – POA#1 to CR342 Channel.....	12
CIP D-5D – POA#2 US87 Culvert*	12
Service Units.....	12
Assumptions	13
Conclusion and Recommendations.....	13
Additional Recommendations	13
Appendix A – Water and Wastewater Land Use Map.....	i
Appendix B – Water Preliminary Cost Estimates.....	ii
Appendix C – Proposed Water Capital Improvements Map.....	iii
Appendix D – Wastewater Preliminary Cost Estimates	iv
Appendix E – Proposed Wastewater Capital Improvements Map.....	v
Appendix F – Existing Land Use Plan.....	vi
Appendix G – Future Land Use Plan (2035)	vii
Appendix H – Proposed Stormwater Capital Improvements Map.....	viii
Appendix I – Drainage Impact Fee Summary.....	ix
Appendix J – Example Calculations for Stormwater Impact Fees.....	x
Appendix K– Stormwater Preliminary Cost Estimates	xi

Introduction

The City of La Vernia continues to expand and aims to maintain adequate infrastructure and means to provide water and wastewater services.

The City of La Vernia has authorized Southwest Engineers, Inc. to amend the previously approved Impact Fee Study to meet current demand and add stormwater drainage to minimize the need for bonds to fund projects created by new development. The following report will identify system improvements and facility expansion that are necessary for the next 10 years. The previous *Impact Fee Study* was completed and adopted by the city in 2023, for the water and wastewater systems. A Preliminary Drainage Report was prepared in April 2022 by Southwest Engineers and provided a basis for the Stormwater Drainage Impact Fee Analysis. Due to the increased number of service requests and increased construction costs, the Impact Fees have been reevaluated and proposed in the following sections.

Impact fees are charged based on capital improvements deemed necessary due to the projected increase in the number of connections over a developmental period not to exceed 10 years. The term “capital improvements” refers to the improvements made to water, wastewater, and drainage systems (including facility expansions) with a life expectancy of three or more years and the corresponding engineer, whether or not located within the service area.

Water

Methodology and Projected Growth

The water service area for the City of La Vernia is bounded by their current CCN, which encompasses approximately 4,750 acres (of which approximately 1,850 acres are located with the FEMA 100-year floodplain). It is projected that the majority of the growth will occur due to development in the form of residential subdivisions, with some retail/commercial developments and schools to serve the growing population. Growth within the next ten years is expected to be located on the west and southeast side of town, where large tracts are being purchased by potential developers. The water and wastewater land use exhibit in Appendix A shows the areas of potential large development, including areas with active service requests. All existing infrastructure has sufficient capacity to provide service to the current customers, however additional infrastructure will be necessary to serve the proposed developments. Historically a 3% growth rate has been expected, however new growth projects show that the city can expect a >10% growth rate in the area south of FM 775 on the south side of La Vernia. Service request received by the city indicates a similar growth rate west of FM 1346 on the west side of the city. Neighboring water systems have seen growth rates of 15% in recent years with the development moving towards La Vernia.

The water and wastewater Capital Improvement fees are determined based on the portion of the capital expense that would serve one Living Unit Equivalent (LUE). A LUE is defined as the typical flow that would be produced by a small single-family residence and is assumed to represent three people living in a residence.

Area North of Cibolo Creek

The area north of Cibolo Creek includes approximately 1,700 acres with 850 acres located outside of the floodplain. Although the area is within La Vernia's CCN, there are currently no existing customers served or requests for service north of Cibolo Creek. For La Vernia to provide this area with water service it would require significant improvements. At this time, the area as shown on *Exhibit A* is not being studied. An impact fee assessment would be completed upon a service request in the area.

Existing Water Infrastructure

The existing infrastructure remains unchanged from the previously impact fees study except for the completion of the following projects from the previous impact fee study. The current infrastructure serves the City's existing 836 meter or 1,337 LUE's. Below is the status of the water improvements from the previous study:

- Improvement 1: Woodcreek Elevated Storage Tank – Complete
- Improvement 2: 12-Inch Main from Filter Plant to Old Elevated Tank- Complete
- Improvement 3: 16-Inch Main from Filter Plant to Elevated Tank – Not Complete
- Improvement 4: Well #8 – Not Complete
- Improvement 5: 12- Inch Pipeline from Well #8 to Well #7– Not Complete
- Improvement 6: Filter Plant Upgrade – Not Completed

Capital Improvements Projects

The City of La Vernia will need to make several improvements to their water system to be able to serve the projected growth of their service area over the next ten years. While the existing infrastructure has sufficient capacity for current customers, watermain, well, and filter plant will be necessary to serve areas of growth outside the city limits. A 10-year Capital Improvements Plan was developed to identify the projects that will need to be completed to accommodate the proposed growth. The subsequent paragraphs provide the details of each of these projects, followed by a summary of this list and the associated costs in Table 1, a full breakdown of costs in *Appendix B* and a location map of these improvements can be found in *Appendix C*.

Project 1 - Woodcreek Elevated Storage Tank

Project 1 is a 500,000-gallon Elevated Tower located in the Woodcreek Subdivision off Woodcreek Drive. The elevated tank provides adequate water pressure to the entire City of La Vernia including flows required for fire flow. This tower was completed in 2020 and was oversized as part of the Capital Improvement Plan to serve future development. The Elevated Tower provides capacity for 2,500 LUE's without the need for ground storage capacity.

Project 2 - 12-Inch Main from Filter Plant to Old Elevated Tank

Project 2 is a 12" water main supply line from the filter plant to the Old Elevated Tank. The existing 6" parallel main is limited to about 300 gpm and a bottleneck in the City of La Vernia's water supply. The 12" main increased the water supply to the city by allowing more water to be pumped from the filter plant and available to handle the additional supply from future wells once drilled.

Project 3 - 16-Inch Main from Filter Plant to Elevated Tank

Project 3 is a 16" water main from the end of the 12" water line at the old elevated storage tank in Project 2 directly to the Woodcreek elevated tank. This supply line will be installed in private easement and will allow for increased flows to the elevated tank. This line will also reduce the pumping pressure at the filter plant and alleviate any future pressure issue during pumping. This waterline would service the LUE's served by the Elevated Tower.

Project 4 - Well #8

Project 4 is the installation of Well #8. This project includes the acquisition of land and water rights, installation of an approximately 400gpm well, and permitting through Evergreen Underground Water Conservation District. It is proposed for the water well will be placed on the Aultman's property, located between current wells #6 and #7. The water well will provide water for an additional 1,000 LUE's.

Project 5 - Well #9

Project 4 is the installation of Well #9. This project includes the acquisition of land, installation of an approximately 400gpm well, and permitting through Evergreen Underground Water Conservation District. It is proposed for the water well will be placed on the Callaway's property, the same tract of land as existing well #7. Well #9 will be located approximately 900'

off the county road, requiring a line extension to tie the well into the existing 10" line along County Road 342. The water well will provide water for an additional 1,000 LUE's.

Project 6 - Filter Plant Expansion

Project 6 is the expansion of the current filter plant to treat the proposed Well #8 and Well #9. The current operation at the plant is limited to about 885 gpm with 2- 7' diameter filters and 2- 8' diameter filters. It is recommended to add 2- 10' diameter filters at 400 gpm per filter for 800 gpm of additional treatment capacity (Wells #8 & #9). These filters would serve an additional 2,000 LUE's.

Project 7 - Alternate Well Capacity Study

Project 7 is the completion on an Alternate Well Capacity Study with TCEQ. Based on preliminary studies it appears La Vernia utilizes 0.4gpm per LUE instead of the TCEQ standard 0.6gpm. A granted alternate capacity study by TCEQ would allow La Vernia to serve an additional 650 connections utilizing the existing wells.

Project 8 - 16-Inch Main from Woodcreek Elevated Storage Tank to FM 775

Project 8 is the installation of a 16" water main from the Woodcreek Elevated Storage Tank north to FM 775. A proposed 16" line will allow greater flows into town and to the development on the west side of town.

Project 9 - 8-Inch Loop Completion on US 87 at 1346

Project 9 is the completion on the 8" loop along US 87 on the west side of town. The current water distribution system has an 8" line on either side of FM 1346, however there is no crossing of the FM road. The proposal is to complete the loops allowing for additional flows west of town as development continues. This line will allow additional flows to serve 1,500 LUEs.

Project 10 - 12-Inch Line Extension on US 87 West of 1346

Project 10 is a 12" line extension on US 87 extending west from the existing 8" line west of FM 1346. Currently there is no water infrastructure that serves west of HEB on US Hwy 87. The proposed 12" line will provide service to the west side of La Vernia's CCN and allow for service to the planned new developments.

Project 11 - Emergency Water Source

Project 11 is to secure a new emergency water source for the City of La Vernia. The current CRWA contract expires in 2030, although the City will be able to provide water for all proposed connections with the 2 proposed well emergency water will be required. Emergency water would be used if there is an issue with a well reducing the flow, and issue with the 10" well transmission pipeline or an issue at the filter plant. The new emergency water source will be secured to provide water for the city.

Project 12 - New Meter Infrastructure

Project 12 the city plans to install new AMR meters and meter infrastructure. The meter infrastructure is a capital improvement, although the individual meter cost is not included. The infrastructure will allow city field staff to be better allocated time to maintenance and repairs of the water system and not reading meters. This will allow the city to provide service for additional customers without requiring more staff.

Water Impact Fee Summary

The twelve projects identified above were used to calculate the proposed Water Impact Fee for the City of La Vernia. The opinion of probable cost for each project was determined, full cost estimates can be seen in Appendix B. Based on the LUEs identified to be served by each project the costs were divided into a proposed Impact Fee. Table 1 below shows the total project costs, LUEs served by the improvement and the Impact Fee (Price per LUE) of the project.

Table 1: Water Capital Improvement Summary

Water Impact Fee Summary Table			
Improvement	Cost	LUEs served by Improvement	Price per LUE
Project 1: Woodcreek Elevated Storage Tank	\$ 1,419,420	2500	\$ 567.77
Project 2: 12-Inch Main from Filter Plant to Old Elevated Tank	\$ 371,478	2500	\$ 148.59
Project 3: 16-Inch Transmission Main to Woodcreek Elevated Tank	\$ 1,700,800	2500	\$ 680.32
Project 4: Well #8	\$ 1,213,250	1000	\$ 1,213.25
Project 5: Well #9	\$ 1,342,250	1000	\$ 1,342.25
Project 6: Filter Plant Expansion	\$ 1,267,000	2000	\$ 633.50
Project 7: Alternate Capacity Exception for Well Capacity (TCEQ)	\$ 5,000	650	\$ 7.69
Project 8: 16-Inch Line extension from Woodcreek Elevated Tank to FM 775	\$ 368,100	2500	\$ 147.24
Project 9: Complete 8-Inch loop on 87 at FM 1346	\$ 310,800	1500	\$ 207.20
Project 10: 12-Inch Line extension on US 87 W	\$ 648,000	1500	\$ 432.00
Project 11: Emergency Interconnect	\$ 1,191,100	2000	\$ 595.55
Project 12: New AMR meter infrastructure	\$ 10,484	1000	\$ 10.48
Total Water Impact Fee			\$ 5,985.85

Based on the expected growth, the anticipated expenditures for associated capital improvements, and the number of LUEs each capital improvement will serve, The City of La Vernia would need to collect approximately \$5,985.85/LUE from all new water meters.

Wastewater

Methodology and Projected Growth

The current City of La Vernia wastewater service area is not bounded by a CCN and rather the City Limits & ETJ, it is understood that the city plans to provide wastewater to all water customers, with a wastewater CCN proposed to include all future developments served by the water infrastructure. The same land use and projected growth population apply for wastewater as explained above for Water.

There are no neighboring sewer CCN's that will limit the bounds of the sewer service area, based on topography a future proposed sewer service area what is shown in *Exhibit B* The wastewater impact fees are developed to only service the current water CCN with wastewater and Impact fees for the additional future sewer service area will be calculated at the time of the request. Like the water impact fees the area north of Cibolo creek although included in the Water CCN is not being studied at this time. This area would require significant improvements to the wastewater infrastructure to serve and an impact fee assessment will be completed upon a service request in the area.

Existing Wastewater Infrastructure

Similar to the water the existing infrastructure remains unchanged from the previously impact fees study except for the completion of the following projects from the previous impact fee study. The current wastewater treatment plant and infrastructure is at 85% of capacity. Below is the status of the wastewater improvements from the previous study:

Improvement 1: 12-Inch Gravity Main from US 87 to WWTP- Not Completed

Improvement 2: 12-Inch Gravity Main US 87 South East – Not Completed

Improvement 3: West Side Improvements – Not Completed

Capital Improvements Projects

The City of La Vernia will also need to make several improvements to their wastewater system to be able to serve the projected growth of their current water service area over the next ten years. While the existing infrastructure has sufficient capacity for current customers, a new wastewater treatment plant, expansion of the current wastewater treatment plant and new and upsized gravity mains will be necessary to serve areas of growth. A 10-year Capital Improvements Plan was developed to identify the projects that will need to be completed to accommodate the proposed growth. The subsequent paragraphs provide the details of each of these projects, followed by a summary of this list and the associated costs in Table 2, a full breakdown of costs in *Appendix D* and a location map of these improvements can be found in *Appendix E*.

Project 1 – Upgrade Gravity Line from 87 to the Plant

The first project is the installation of a 15-inch gravity main in easement from Hwy 87 to the wastewater treatment plant. This sewer line will replace the existing 10-inch gravity main

serving the plant. The current line is at approximately 75% capacity and is the only line to the current WWTP. With the proposed growth the gravity line will not be able to handle the increased flows. The proposed line will serve an additional 1,500 LUEs over the current line capacity.

Project 2 – Upgrades to the existing WWTP

The current WWTP in the City is permitted to 0.5 MGD however the plant is not built to the maximum discharge flow. The current plant is running at approximately 85% of the capacity with expansion required for any large development. To meet the maximum plant capacity expansions of the Aeration basin and clarifier are required. With the proposed development this capacity is critical to serving all the additional connections. The proposed improvement will allow for 1,500 additional LUEs to be served by the existing WWTP.

Project 3 – CCN Updates

As previously stated in this report the Wastewater CCN does not match the area the city plans to serve. As service requests are received in order to service these areas the city will need to update their CCN.

Project 4 – Gravity Main South on 87 to the Chamber

Project 4 is the installation of a 15-inch gravity main south of US 87. This main will extend sewer to service the existing residences and businesses along US Hwy 87 that currently do not have sewer service as well as provide sewer service for the new developments in this area. This main will tie into the new gravity main to the plant described above in Project 1. This main will serve 1,500 LUEs.

Project 5 – West End Wastewater Treatment Plant

Project 5 is a new wastewater treatment plant west of the city to serve all development west of FM 1346. The wastewater treatment plant will be built in phases corresponding with development, but the first plant is recommended to be sized for 175,000 gpm. The process will include permitting, design and construction of the new plant. Additionally, the new plant will elevate the need for additional capacity at the HEB lift station. The first phase of this project will serve 1,000 LUEs.

Project 6 – 15- Inch Gravity across US 87 on West End

Project 6 is a new gravity main feeding into the new WWTP proposed in project 5. The gravity main will extend from the proposed plant location south across US 87. This will provide service to the development south of 87. This gravity main is being sized to serve 1,000 LUE's.

Wastewater Impact Fee Summary

As seen in the project descriptions above, due to the addition of the new WWTP on the west end all of the improvements do not serve development across the entire city. Due to this we have separated out the impact fees by area. The areas are shown on the map in Appendix E. The Central district includes the city center and much of the area that is already developed needing minimal upgrades to serve future growth, the East district is largely undeveloped by will be served utilizing the existing WWTP. The west district is all the new development that will be served by the proposed new plant in Project 5.

The opinion of probable cost for each project was determined, full cost estimates can be seen in Appendix D. Based on the LUEs identified to be served by each project the costs were divided into a proposed Impact Fee. Table 1 below shows the total project costs, LUEs served by the improvement and the Impact Fee (Price per LUE) of the project.

Table 2: Wastewater Capital Improvement Summary

Waste Water Impact Fee Summary Table			
Improvement	Cost	LUEs served by Improvement	Price per LUE
Central			
Project 1: Upgrade Gravity Line from 87 to plant to a 15-Inch	\$ 1,103,800	1500	\$ 735.87
Project 2: Upgrades to Wastewater Treatment Plant	\$ 3,944,500	1500	\$ 2,629.67
Project 3: CCN Updates	\$ 50,000	5000	\$ 10.00
Total Central Area Wastewater Impact Fee			\$ 3,375.53
East			
Project 1: Upgrade Gravity Line from 87 to plant to a 15-Inch	\$ 1,103,800	1500	\$ 735.87
Project 2: Upgrades to Wastewater Treatment Plant	\$ 3,944,500	1500	\$ 2,629.67
Project 3: CCN Updates	\$ 50,000	5000	\$ 10.00
Project 4: Gravity Main South on 87 to Chamber	\$ 996,100	1500	\$ 664.07
Total East Area Wastewater Impact Fee			\$ 4,039.60
West			
Project 3: CCN Updates	\$ 50,000	5000	\$ 10.00
Project 5: West End Wastewater Treatment Plant	\$ 5,599,500	1000	\$ 5,599.50
Project 6: 15- Inch Gravity Main across 87	\$ 473,600	1000	\$ 473.60
Total West Area Wastewater Impact Fee			\$ 6,083.10

Based on the expected growth, the anticipated expenditures for associated capital improvements, and the number of LUEs each capital improvement will serve (Table 2), The City of La Vernia would need to collect between \$3,375.53 - \$6,083.10/LUE from all new developments' dependent on their location within the city.

Stormwater/ Drainage

Stormwater Impact Fee Analysis

As the City of La Vernia grows, the addition of buildings, parking lots, and roadways will increase stormwater runoff during rainfall events. This increase directly impacts the City's stormsewer network. Stormwater impact fees allow a city to budget and allot money towards stormsewer upgrades required to keep the city stormsewer system of an adequate size to reduce and/or eliminate flooding risks within the City Limits. This impact analysis considers known drainage improvements as well as modifications and expansions to existing funded improvements that offer additional flood capacity to the City of La Vernia system.

Stormwater Demand

Stormwater is not a demand-based utility like water, wastewater, electricity, and gas. Therefore, impact fees must be based upon the impact of impervious cover to the public drainage system. Existing and future land use projections are helpful in determining the impact of new developments as impervious cover percentages vary widely depending on land use. Higher percentages of impervious cover, as found in commercial developments, create more runoff during storm events and, therefore, have a greater impact than low-density single-family lots. Appendices F and G show the City's Existing Landuse Map and Future Landuse Plans, respectively.

Stormwater Capital Improvements

The improvements described within this report are based on the April 2022 Overall Preliminary Drainage Report by Paul Viktorin, PE with Southwest Engineers. The methods and programs from that study were modified for this Impact Study to determine the size of improvements needed to serve the future full build-out of the City of La Vernia to a level of containing the 25-yr storm event. Only the areas of concern in the 2022 study were addressed in this study. A map of the projects can be seen in Appendix H. The following is a brief description of the projects included for this study:

CIP D-1A – US87 Culvert Crossing West of HEB*

Replacing culvert under US87 at HEB to contain the 25yr storm runoff.

CIP D-2A – City Park/ISD Channel

Construction of a 6' wide concrete bottom drainage channel with earthen sides at 12:1 slope within the City Park and La Vernia ISD property between FM1327 and San Antonio Road.

CIP D-2B – San Antonio Low Water Crossing

Reconstruction of the San Antonio Road low water crossing to a 25yr storm capacity structure.

CIP D-2C – San Antonio to US87 Channel

Construction of a concrete trapezoidal channel from the San Antonio Road crossing to the US87 culverts that contains the 25yr storm flow within a 30' easement.

CIP D-2D – US87 Culvert Crossing @ Chihuahua Street*

Replacing culvert under US87 at the Eastern intersection of Chihuahua Street to contain the 25yr storm runoff.

CIP D-2E – Channel Downstream of US87

Construction of a concrete trapezoidal channel that conveys the 25yr storm flow through the Hughes property to the north of US87 between Industrial Drive and W. Chihuahua Street.

CIP D-5A – Channel to POA#1

Construction of a 100' wide grass-lined trapezoidal channel that conveys the 25yr storm flow through the Workman property and to the culvert approximately 600ft north of Wiseman Lane.

CIP D-5B – POA1 US87 Culvert*

Replacing culvert under US87 approximately 600ft north of Wiseman Lane with a culvert system that contains the 25yr storm runoff.

CIP D-5C – POA#1 to CR342 Channel

Construction of a concrete trapezoidal channel that conveys the 25yr storm flow through the La Vernia Interests and Clausewitz property between US87 and CR342.

CIP D-5D – POA#2 US87 Culvert*

Replacing culvert under US87 approximately 120ft south of Wiseman Lane with a culvert system that contains the 25yr storm runoff.

** Note: There is potential for NFIP money from the TXDoT NFIP program to replace the culverts under US87 to the 25yr capacity or higher, however, that is a process that can take months or years to negotiate. At the date of this study, those negotiations had not yet started. The costs of the projects within TXDoT rights-of-way have not accounted for any TXDoT assistance. A re-evaluation of stormwater impact fees will be required if an agreement is made with TXDoT for the sharing of the cost of those improvements.*

Service Units

Drainage improvements are directly related to the amount of runoff which is directly related to the amount of impervious cover constructed. Therefore, service units should be based upon the correlation between impervious cover and the capacity of the stormwater system. The City's service units for stormwater will be one (1) service unit per one thousand (1,000) square feet of impervious cover. The drainage impact fee will be assessed for any impervious cover over 20% of the land area as requested by the City of La Vernia.

Assumptions

Certain assumptions must be made when preparing for the future growth of La Vernia. The assumptions made about the drainage impacts are as follows:

- Future build-out for La Vernia has been assumed to be the City's annexation of the current ETJ. This includes partial count of lots that have areas both inside and outside the ETJ.
- Areas to the north of Dry Hollow and Cibolo Creeks are not included in the landuse/impervious cover counts since they do not contribute directly to the drainage areas feeding the noted improvements. Those areas can be addressed in a later assessment if development occurs in that watershed and a need for public stormsewer improvements is observed.
- Vacant areas within the 100-yr floodplain along Dry Hollow and Cibolo Creeks are assumed to be either agricultural and/or single-family rural use in the future. The impervious cover in this area is negligible against the city-wide impervious cover.
- Known changes in uses and known future projects have been included in the future landuse plan.
- Future commercial areas will be built along main thoroughfares and at main intersections. A 400' depth was assumed for future commercial areas.
- All areas within the current ETJ, but outside the current City limits, have been designated as single-family use except along main thoroughfares as stated above.
- Single family subdivisions are assumed to decrease in density further out from the center of town with 1/3 acre lots being the smallest single-family lot and 1/2 acre lots being the average size lot. Single-family areas are estimated at an average of 25% impervious cover at full buildout.
- Non-Single-Family uses include multi-family, commercial, municipal, and industrial uses and have been estimated to have an average impervious cover of 70%. Parkland has been estimated to have 5% impervious cover.

Conclusion and Recommendations

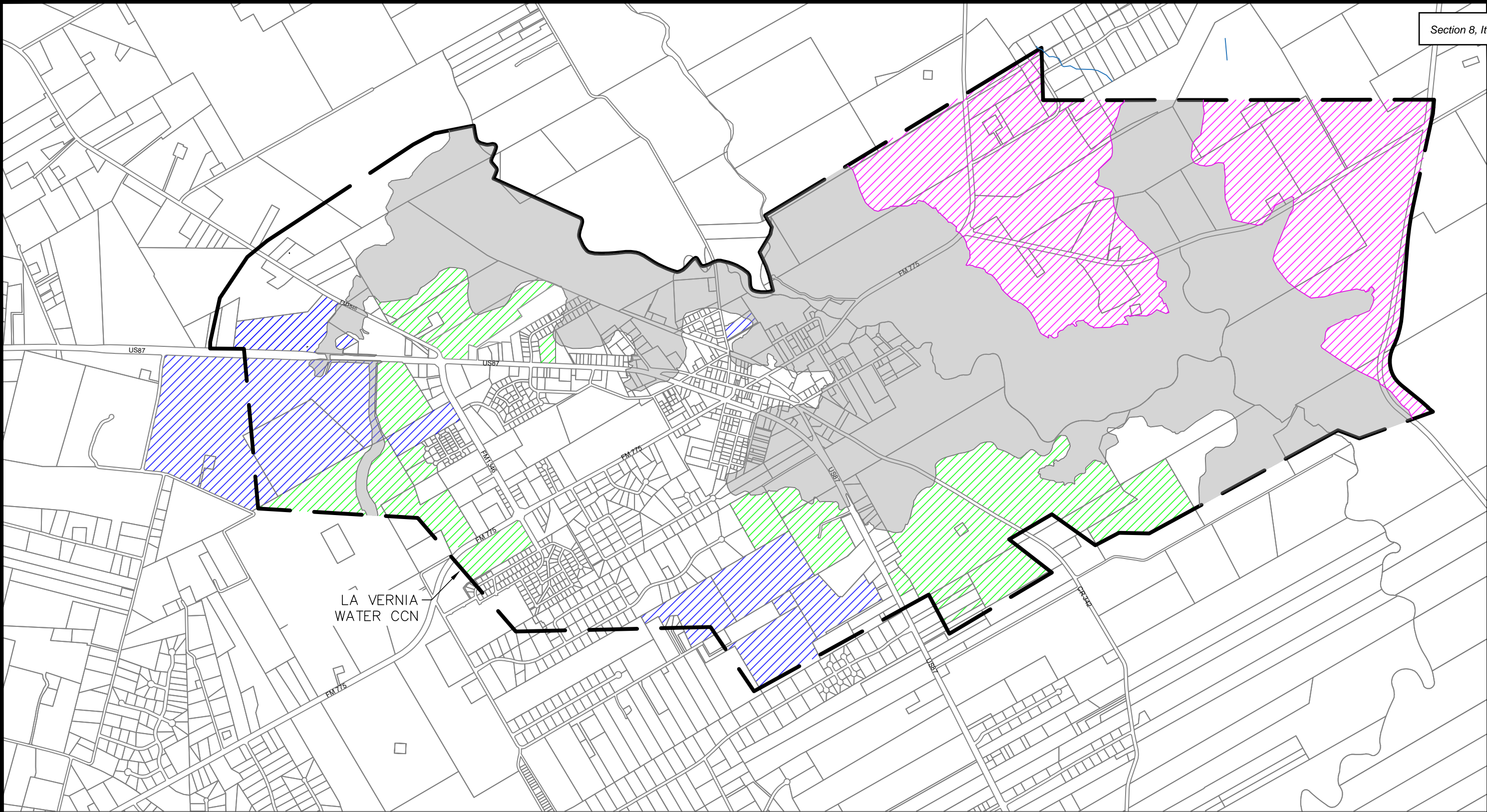
A stormwater impact fee of \$50 per 1,000sf of impervious cover over 20% is recommended based on the current La Vernia impervious cover and projected future impervious cover potential. This fee is based the comparison of the existing impervious cover and stormflow rates within the La Vernia City Limits to the increase impervious cover of the future ETJ-based prediction of landuse, impervious cover, and that area's projected contribution to overall stormflows. The summary tables used to calculate the Drainage Impact Fee Summary is in Appendix I. Example calculations of the Stormwater Impact Fee (SIF) and Stormwater Service Units (SSU) are in Appendix J.

Additional Recommendations

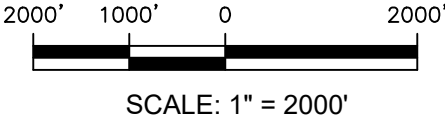
- If the City wants to collect Stormwater Impact Fees during the subdivision platting process, the developer should be required to reaffirm the impervious cover during subdivision improvements plan review as well as any subsequent related permits.
- The City should require a statement of the proposed impervious cover on the cover sheet for projects within the City Limits.

- The Project's Engineer should be required after construction, and before a certificate of occupancy is released, to produce a statement certifying that the project was constructed as permitted and no additional impervious cover was added during construction or a statement that additional impervious cover was required during construction and the amount of impervious cover that was added.




Appendix A – Water and Wastewater Land Use Map



C:\CompanyData\clients\UZU\La Vernia City onUZU-05-1-25 - 2025 Impact Fee Update\Water\Exhibits2.dwg



LEGEND

-  AREAS OF KNOWN FUTURE DEVELOPMENT
-  AREA NORTH OF CIBOLO CREEK
-  AREA FOR POTENTIAL LARGE FUTURE DEVELOPMENT

CITY OF LA VERNIA
WATER & WASTEWATER LAND USE
MAY 2025



**Southwest
Engineers**

TBPE NO. F-1909
www.swengineers.com

HEADQUARTERS

307 Saint Lawrence Street, Gonzales TX 78629
P: 830.672.7546 F: 830.672.2034

CENTRAL TEXAS

205 Cimarron Park Loop, Ste. B, Buda TX 78610
P: 512.312.4336

Appendix B – Water Preliminary Cost Estimates



Civil | Environmental | Land Development
HEADQUARTERS
307 St. Lawrence St.
Gonzales, TX 78629
Phone: 830.672.7546
CENTRAL TEXAS OFFICE
205 Cimarron Park Loop, Ste B
Buda, TX 78610
Phone: 512.312.4336

City of La Vernia
Project 1: Woodcreek Elevated Storage Tank
La Vernia, TX
Preliminary Cost Estimate
April 2025

Item #	Item	Quantity	Unit	Unit Cost	Cost
1	500,000 Gallon Elevated Tank	1	LS	\$ 1,280,220	\$ 1,280,220
2	Engineering	1	LS	\$ 139,200	\$ 139,200
				TOTAL COST	\$ 1,419,420



Civil | Environmental | Land Development
HEADQUARTERS
307 St. Lawrence St.
Gonzales, TX 78629
Phone: 830.672.7546
CENTRAL TEXAS OFFICE
205 Cimarron Park Loop, Ste B
Buda, TX 78610
Phone: 512.312.4336

City of La Vernia
Project 2: 12-Inch Main from Filter Plant to Old Elevated Tank
La Vernia, TX
Preliminary Cost Estimate
April 2025

Item #	Item	Quantity	Unit	Unit Cost	Cost
1	12" Main to Old Elevated Tank Construction	1	LS	\$ 331,478	\$ 331,478
2	Engineering	1	LS	\$ 40,000	\$ 40,000
				TOTAL COST	\$ 371,478

**Civil | Environmental | Land Development**

HEADQUARTERS
 307 St. Lawrence St.
 Gonzales, TX 78629
 Phone: 830.672.7546

CENTRAL TEXAS OFFICE
 205 Cimarron Park Loop, Ste B
 Buda, TX 78610
 Phone: 512.312.4336

City of La Vernia
Project 3: 16-Inch Transmission Main to WoodCreek Elevated Tank
La Vernia, TX
Preliminary Cost Estimate
April 2025

Preliminary Construction Cost

No.	Item	Quantity	Unit	Unit Cost	Total Cost
1	16" PVC Water Line	7,400	LF	\$ 100	\$ 740,000
2	Bored Steel Casing	400	LF	\$ 600	\$ 240,000
3	Slick Bore	500	LF	\$ 450	\$ 225,000
4	Misc. Valves, Fittings and Appurtances	1	LS	\$ 40,000	\$ 40,000
20% Contingency					\$ 249,000
Preliminary Construction Total					\$ 1,494,000

Preliminary Non-Construction Cost

No.	Task	Cost
1	Engineering	\$ 124,000.00
2	Surveying	\$ 25,000
3	Permitting	\$ 2,500
4	Storm Water Pollution Prevention Plan	\$ 1,500
5	Easement Acquisition Services	\$ 20,800
6	Easement Acquisition Compensation	\$ 33,000
Preliminary Non-Construction Total		\$ 206,800

Total Project Preliminary Cost

Subtotal Construction Cost	\$ 1,494,000
Subtotal Non-Construction Costs	\$ 206,800
Total Project Preliminary Cost Estimate	\$ 1,700,800



Civil | Environmental | Land Development
HEADQUARTERS
 307 St. Lawrence St.
 Gonzales, TX 78629
 Phone: 830.672.7546
CENTRAL TEXAS OFFICE
 205 Cimarron Park Loop, Ste B
 Buda, TX 78610
 Phone: 512.312.4336

**City of La Vernia
 Project 4: Well #8
 La Vernia, TX
 Preliminary Cost Estimate
 April 2025**

Preliminary Construction Cost

No.	Item	Quantity	Unit	Unit Cost	Total Cost
1	Well Pilot Hole and Completion	1	LS	\$ 850,000	\$ 850,000
2	System Tie-In	1	LS	\$ 50,000	\$ 50,000
20% Contingency					\$ 180,000
Preliminary Construction Total					\$ 1,080,000

Preliminary Non-Construction Cost

No.	Task	Cost
1	Engineering	\$ 92,000
2	Surveying	\$ 1,250
3	Permitting	\$ 30,000
4	Water Rights Negotiation Services	\$ 10,000
Preliminary Non-Construction Total		\$ 133,250

Total Project Preliminary Cost

Subtotal Construction Cost	\$ 1,080,000
Subtotal Non-Construction Costs	\$ 133,250
Total Project Preliminary Cost Estimate	\$ 1,213,250



Civil | Environmental | Land Development

HEADQUARTERS
307 St. Lawrence St.
Gonzales, TX 78629
Phone: 830.672.7546

CENTRAL TEXAS OFFICE
205 Cimarron Park Loop, Ste B
Buda, TX 78610
Phone: 512.312.4336

**City of La Vernia
Project 5: Well #9
La Vernia, TX
Preliminary Cost Estimate
April 2025**

Preliminary Construction Cost

No.	Item	Quantity	Unit	Unit Cost	Total Cost
1	Well Pilot Hole and Completion	1	LS	\$ 850,000	\$ 850,000
2	System Tie-In	1	LS	\$ 150,000	\$ 150,000
20% Contingency					\$ 200,000
Preliminary Construction Total					\$ 1,200,000

Preliminary Non-Construction Cost

No.	Task	Cost
1	Engineering	\$ 101,000.00
2	Surveying	\$ 1,250
3	Permitting	\$ 30,000
4	Water Rights Negotiation Services	\$ 10,000
Preliminary Non-Construction Total		\$ 142,250

Total Project Preliminary Cost

Subtotal Construction Cost	\$ 1,200,000
Subtotal Non-Construction Costs	\$ 142,250
Total Project Preliminary Cost Estimate	\$ 1,342,250

**Civil | Environmental | Land Development**

HEADQUARTERS
 307 St. Lawrence St.
 Gonzales, TX 78629
 Phone: 830.672.7546

CENTRAL TEXAS OFFICE
 205 Cimarron Park Loop, Ste B
 Buda, TX 78610
 Phone: 512.312.4336

City of La Vernia
Project 6: Filter Plant Expansion
La Vernia, TX
Preliminary Cost Estimate
April 2025

Preliminary Construction Cost

No.	Item	Quantity	Unit	Unit Cost	Total Cost
1	2- 10' Diameter Gravity Filters	2	LS	\$ 350,000	\$ 700,000
2	Yard Piping	1	LS	\$ 50,000	\$ 75,000
3	Filter Foundation	1	LS	\$ 45,000	\$ 50,000
4	Electrical & Controls	1	LS	\$ 125,000	\$ 125,000
20% Contingency					\$ 190,000
Preliminary Construction Total					\$ 1,140,000

Preliminary Non-Construction Cost

No.	Task	Cost
1	Engineering	\$ 97,000.00
2	Asbuilts and O&M Manuals	\$ 5,000.00
3	Surveying	\$ 5,000
4	Geotech	\$ 20,000
Preliminary Non-Construction Total		\$ 127,000

Total Project Preliminary Cost

Subtotal Construction Cost	\$ 1,140,000
Subtotal Non-Construction Costs	\$ 127,000
Total Project Preliminary Cost Estimate	\$ 1,267,000



Civil | Environmental | Land Development
HEADQUARTERS
307 St. Lawrence St.
Gonzales, TX 78629
Phone: 830.672.7546
CENTRAL TEXAS OFFICE
205 Cimarron Park Loop, Ste B
Buda, TX 78610
Phone: 512.312.4336

City of La Vernia
Project 7: Alternate Capacity Exception for Well Capacity (TCEQ)
La Vernia, TX
Preliminary Cost Estimate
April 2025

Item #	Item	Quantity	Unit	Unit Cost	Cost
1	Engineering for TCEQ submittal Package	1	LS	\$ 5,000	\$ 5,000
				TOTAL COST	\$ 5,000



Civil | Environmental | Land Development
HEADQUARTERS
 307 St. Lawrence St.
 Gonzales, TX 78629
 Phone: 830.672.7546
CENTRAL TEXAS OFFICE
 205 Cimarron Park Loop, Ste B
 Buda, TX 78610
 Phone: 512.312.4336

City of La Vernia
Project 8: 16-Inch Line extension from Woodcreek Elevated Tank to FM 775
La Vernia, TX
Preliminary Cost Estimate
April 2025

Preliminary Construction Cost

No.	Item	Quantity	Unit	Unit Cost	Total Cost
1	16" PVC Water Line	2,000	LF	\$ 100	\$ 200,000
2	Bored Steel Casing	80	LF	\$ 600	\$ 48,000
3	Misc. Valves, Fittings and Appurtances	1	LS	\$ 20,000	\$ 20,000
20% Contingency					\$ 53,600
Preliminary Construction Total					\$ 321,600

Preliminary Non-Construction Cost

No.	Task	Cost
1	Engineering	\$ 34,000.00
2	Surveying	\$ 10,000
3	Permitting	\$ 2,500
Preliminary Non-Construction Total		\$ 46,500

Total Project Preliminary Cost

Subtotal Construction Cost	\$ 321,600
Subtotal Non-Construction Costs	\$ 46,500
Total Project Preliminary Cost Estimate	\$ 368,100

**Civil | Environmental | Land Development**

HEADQUARTERS
 307 St. Lawrence St.
 Gonzales, TX 78629
 Phone: 830.672.7546

CENTRAL TEXAS OFFICE
 205 Cimarron Park Loop, Ste B
 Buda, TX 78610
 Phone: 512.312.4336

City of La Vernia
Project 9: Complete 8-Inch loop on 87 at FM 1346
La Vernia, TX
Preliminary Cost Estimate
April 2025

Preliminary Construction Cost

No.	Item	Quantity	Unit	Unit Cost	Total Cost
1	8" PVC Water Line	1,000	LF	\$ 85	\$ 85,000
2	Bored Steel Casing	200	LF	\$ 350	\$ 70,000
3	Misc. Valves, Fittings and Appurtances	1	LS	\$ 20,000	\$ 20,000
20% Contingency					\$ 35,000
Preliminary Construction Total					\$ 210,000

Preliminary Non-Construction Cost

No.	Task	Cost
1	Engineering	\$ 24,000.00
2	Surveying	\$ 10,000
3	Permitting	\$ 2,500
4	Storm Water Pollution Prevention Plan	\$ 1,500
5	Easement Acquisition Services	\$ 20,800
6	Easement Acquisition Compensation	\$ 42,000
Preliminary Non-Construction Total		\$ 100,800

Total Project Preliminary Cost

Subtotal Construction Cost	\$ 210,000
Subtotal Non-Construction Costs	\$ 100,800
Total Project Preliminary Cost Estimate	\$ 310,800

**Civil | Environmental | Land Development**

HEADQUARTERS
 307 St. Lawrence St.
 Gonzales, TX 78629
 Phone: 830.672.7546

CENTRAL TEXAS OFFICE
 205 Cimarron Park Loop, Ste B
 Buda, TX 78610
 Phone: 512.312.4336

City of La Vernia
Project 10: 12-Inch Line extension on US 87 W
La Vernia, TX
Preliminary Cost Estimate
April 2025

Preliminary Construction Cost

No.	Item	Quantity	Unit	Unit Cost	Total Cost
1	12" PVC Water Line	3,200	LF	\$ 95	\$ 304,000
2	Slick bore	150	LF	\$ 450	\$ 67,500
3	Misc. Valves, Fittings and Appurtances	1	LS	\$ 40,000	\$ 40,000
20% Contingency					\$ 82,300
Preliminary Construction Total					\$ 493,800

Preliminary Non-Construction Cost

No.	Task	Cost
1	Engineering	\$ 49,000.00
2	Surveying	\$ 10,000
3	Permitting	\$ 2,500
4	Storm Water Pollution Prevention Plan	\$ 1,500
5	Easement Acquisition Services	\$ 31,200
6	Easement Acquisition Compensation	\$ 60,000
Preliminary Non-Construction Total		\$ 154,200

Total Project Preliminary Cost

Subtotal Construction Cost	\$ 493,800
Subtotal Non-Construction Costs	\$ 154,200
Total Project Preliminary Cost Estimate	\$ 648,000



Civil | Environmental | Land Development

HEADQUARTERS
307 St. Lawrence St.
Gonzales, TX 78629
Phone: 830.672.7546

CENTRAL TEXAS OFFICE
205 Cimarron Park Loop, Ste B
Buda, TX 78610
Phone: 512.312.4336

**City of La Vernia
Project 11: Emergency Interconnect
La Vernia, TX
Preliminary Cost Estimate
April 2025**

Preliminary Construction Cost

No.	Item	Quantity	Unit	Unit Cost	Total Cost
1	16" PVC Water Line	3,500	LF	\$ 100	\$ 350,000
2	Bored Steel Casing	350	LF	\$ 600	\$ 210,000
3	Tie-In	1	LS	\$ 20,000	\$ 20,000
3	Meter & Meter Vault	1	LS	\$ 50,000	\$ 50,000
4	Misc. Valves, Fittings and Appurtenances	1	LS	\$ 25,000	\$ 25,000
20% Contingency					\$ 131,000
Preliminary Construction Total					\$ 786,000

Preliminary Non-Construction Cost

No.	Task	Cost
1	Engineering	\$ 69,000.00
2	Surveying	\$ 20,000
3	Permitting	\$ 2,500
4	Contract Negotiations	\$ 10,000
5	Easement Acquisition Services	\$ 93,600
6	Easement Acquisition Compensation	\$ 210,000
Preliminary Non-Construction Total		\$ 405,100

Total Project Preliminary Cost

Subtotal Construction Cost	\$ 786,000
Subtotal Non-Construction Costs	\$ 405,100
Total Project Preliminary Cost Estimate	\$ 1,191,100



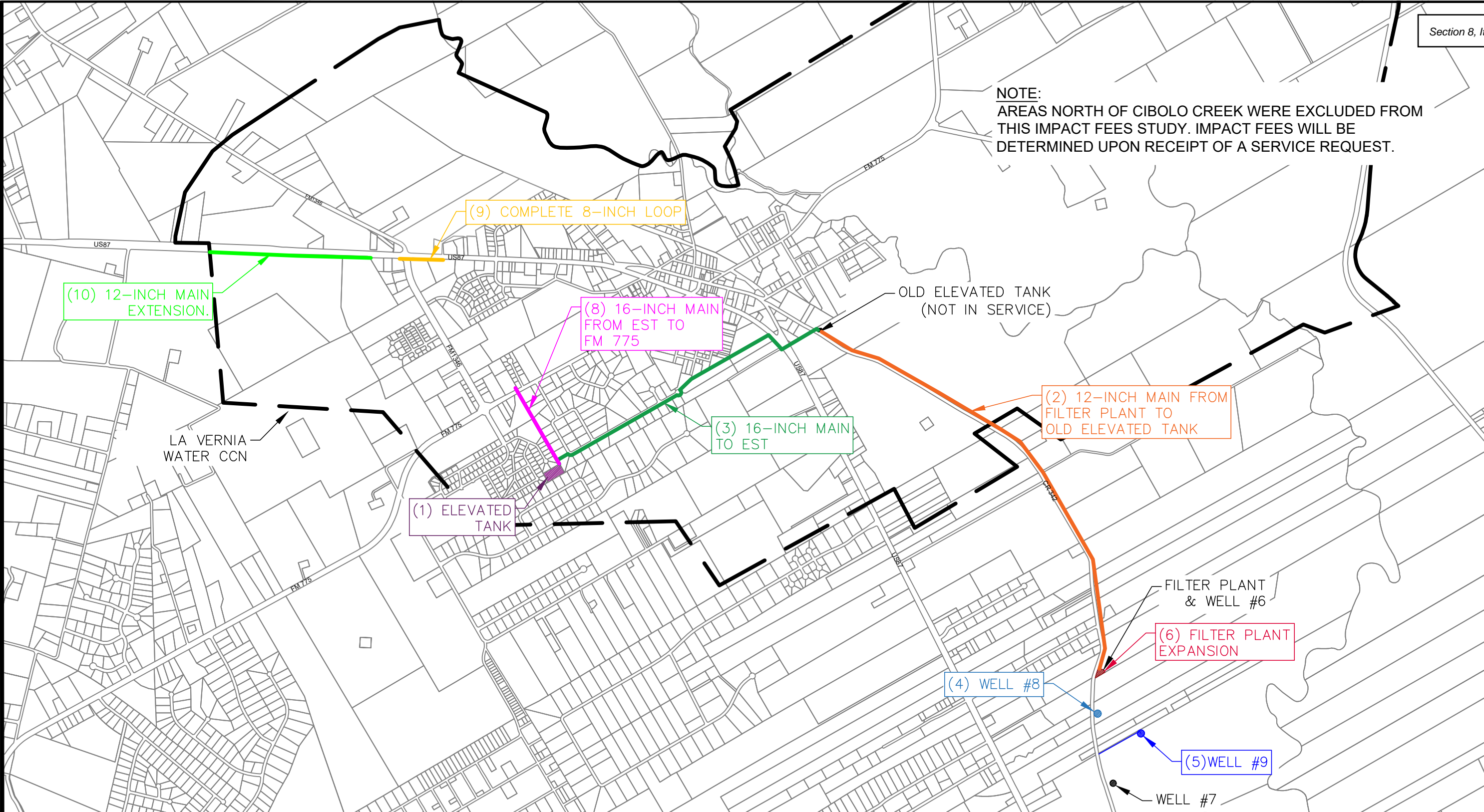
Civil | Environmental | Land Development
HEADQUARTERS
307 St. Lawrence St.
Gonzales, TX 78629
Phone: 830.672.7546
CENTRAL TEXAS OFFICE
205 Cimarron Park Loop, Ste B
Buda, TX 78610
Phone: 512.312.4336

City of La Vernia
Project 12: New AMR Meter Infrastructure
La Vernia, TX
Preliminary Cost Estimate
April 2025

Item #	Item	Quantity	Unit	Unit Cost	Cost
1	New Meter Infrastructure Purchase	1	LS	\$ 10,484	\$ 10,484
TOTAL COST					\$ 10,484

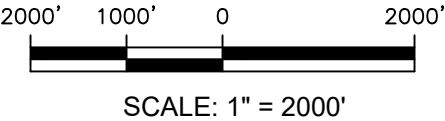
Appendix C – Proposed Water Capital Improvements Map

NOTE:
AREAS NORTH OF CIBOLO CREEK WERE EXCLUDED FROM
THIS IMPACT FEES STUDY. IMPACT FEES WILL BE
DETERMINED UPON RECEIPT OF A SERVICE REQUEST.

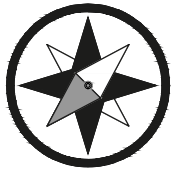


ADDITIONAL PROJECTS NOT SHOWN VISUALLY

- (7) ALTERNATE CAPACITY EXCEPTION FOR WELL CAPACITY
- (11) EMERGENCY INTERCONNECT
- (12) NEW AMR METER INFRASTRUCTURE



CITY OF LA VERNIA
WATER CAPITAL IMPROVEMENTS
MAY 2025



**Southwest
Engineers**

TBPE NO. F-1909
www.swengineers.com

HEADQUARTERS

307 Saint Lawrence Street, Gonzales TX 78629
P: 830.672.7546 F: 830.672.2034

CENTRAL TEXAS

205 Cimarron Park Loop, Ste. B, Buda TX 78610
P: 512.312.4336

Appendix D – Wastewater Preliminary Cost Estimates



**Southwest
Engineers**

www.swengineers.com | TBPE No. F-1909

Civil | Environmental | Land Development

HEADQUARTERS
307 St. Lawrence St.
Gonzales, TX 78629
Phone: 830.672.7546

CENTRAL TEXAS OFFICE
205 Cimarron Park Loop, Ste B
Buda, TX 78610
Phone: 512.312.4336

**City of La Vernia
Project 1: Upgrade Grvainty Line from 87 to Plant to a 15-Inch
La Vernia, TX
Preliminary Cost Estimate
April 2025**

Preliminary Construction Cost

No.	Item	Quantity	Unit	Unit Cost	Total Cost
1	15" PVC Gravity Main	3,400	LF	\$ 100	\$ 340,000
2	Bored Steel Casing	250	LF	\$ 600	\$ 150,000
3	Concrete Manholes	6	Each	\$ 6,000	\$ 36,000
4	Misc. Valves, Fittings, Manholes and Appurtances	1	LS	\$ 40,000	\$ 40,000
20% Contingency					\$ 113,200
Preliminary Construction Total					\$ 679,200

Preliminary Non-Construction Cost

No.	Task	Cost
1	Engineering	\$ 61,000.00
2	Surveying	\$ 25,000
3	Permitting	\$ 2,500
4	Storm Water Pollution Prevention Plan	\$ 1,500
5	Easement Acquistion Services	\$ 145,600
6	Easement Acquistion Compensation	\$ 189,000
Preliminary Non-Construction Total		\$ 424,600

Total Project Preliminary Cost

Subtotal Construction Cost	\$ 679,200.00
Subtotal Non-Construction Costs	\$ 424,600.00
Total Project Preliminary Cost Estimate	\$ 1,103,800.00

**Civil | Environmental | Land Development**

HEADQUARTERS
307 St. Lawrence St.
Gonzales, TX 78629
Phone: 830.672.7546

CENTRAL TEXAS OFFICE
205 Cimarron Park Loop, Ste B
Buda, TX 78610
Phone: 512.312.4336

City of La Vernia
Project 2: Upgrades to Wastewater Treatment Plant
La Vernia, TX
Preliminary Cost Estimate
April 2025

Preliminary Construction Cost

No.	Item	Quantity	Unit	Unit Cost	Total Cost
1	Aeration Basin Upgrade	1	LS	\$ 1,500,000	\$ 1,500,000
2	Clarifier Upgrade	1	LS	\$ 1,000,000	\$ 1,000,000
3	Yard Piping	1	LS	\$ 250,000	\$ 250,000
4	Electrical	1	LS	\$ 250,000	\$ 250,000
5	Site Work	1	LS	\$ 50,000	\$ 50,000
20% Contingency					\$ 610,000
Preliminary Construction Total					\$ 3,660,000

Preliminary Non-Construction Cost

No.	Task	Cost
1	Engineering	\$ 273,000.00
2	Asbuilts and O&M Manuals	\$ 5,000.00
3	Surveying	\$ 5,000.00
4	Storm Water Pollution Prevention Plan	\$ 1,500.00
Preliminary Non-Construction Total		\$ 284,500

Total Project Preliminary Cost

Subtotal Construction Cost	\$ 3,660,000.00
Subtotal Non-Construction Costs	\$ 284,500.00
Total Project Preliminary Cost Estimate	\$ 3,944,500.00



Civil | Environmental | Land Development
HEADQUARTERS
307 St. Lawrence St.
Gonzales, TX 78629
Phone: 830.672.7546
CENTRAL TEXAS OFFICE
205 Cimarron Park Loop, Ste B
Buda, TX 78610
Phone: 512.312.4336

City of La Vernia
Project 3: CCN Update
La Vernia, TX
Preliminary Cost Estimate
April 2025

Item #	Item	Quantity	Unit	Unit Cost	Cost
1	Engineering	1	LS	\$ 30,000	\$ 30,000
2	Legal	1	LS	\$ 20,000	\$ 20,000
				TOTAL COST	\$ 50,000



**Southwest
Engineers**

www.swengineers.com | TBPE No. F-1909

Civil | Environmental | Land Development

HEADQUARTERS
307 St. Lawrence St.
Gonzales, TX 78629
Phone: 830.672.7546

CENTRAL TEXAS OFFICE
205 Cimarron Park Loop, Ste B
Buda, TX 78610
Phone: 512.312.4336

**City of La Vernia
Project 4: Gravity Main South on 87 to Chamber
La Vernia, TX
Preliminary Cost Estimate
April 2025**

Preliminary Construction Cost

No.	Item	Quantity	Unit	Unit Cost	Total Cost
1	12" PVC Gravity Main	4,000	LF	\$ 85	\$ 340,000
2	Bored Steel Casing	200	LF	\$ 450	\$ 90,000
3	Concrete Manholes	8	Each	\$ 6,000	\$ 48,000
4	Misc. Valves, Fittings, and Appurtances	1	LS	\$ 40,000	\$ 40,000
20% Contingency					\$ 103,600
Preliminary Construction Total					\$ 621,600

Preliminary Non-Construction Cost

No.	Task	Cost
1	Engineering	\$ 56,000.00
2	Surveying	\$ 25,000
4	Storm Water Pollution Prevention Plan	\$ 1,500
5	Easement Acquisition Services	\$ 52,000
6	Easement Acquisition Compensation	\$ 240,000
Preliminary Non-Construction Total		\$ 374,500

Total Project Preliminary Cost

Subtotal Construction Cost	\$ 621,600
Subtotal Non-Construction Costs	\$ 374,500
Total Project Preliminary Cost Estimate	\$ 996,100



**Southwest
Engineers**

www.swengineers.com | TBPE No. F-1909

Civil | Environmental | Land Development

HEADQUARTERS
307 St. Lawrence St.
Gonzales, TX 78629
Phone: 830.672.7546

CENTRAL TEXAS OFFICE
205 Cimarron Park Loop, Ste B
Buda, TX 78610
Phone: 512.312.4336

**City of La Vernia
Project 5: New Wastewater Treatment Plant
La Vernia, TX
Preliminary Cost Estimate
April 2025**

Preliminary Construction Cost

No.	Item	Quantity	Unit	Unit Cost	Total Cost
1	175K-GPD - Equipment, lift station & electrical	1	LS	\$ 3,600,000	\$ 3,600,000
2	Site Work, Drainage & Roads	1	LS	\$ 550,000	\$ 550,000
3	Equipment Rentals	1	LS	\$ 75,000	\$ 75,000
				20% Contingency	\$ 845,000
				Preliminary Construction Total	\$ 5,070,000

Preliminary Non-Construction Cost

No.	Task	Cost
1	Discharge Permit	\$ 65,000
2	Engineering	\$ 373,000
3	Asbuilts and O&M Manuals	\$ 5,000.00
4	Floodplain Revisions through FEMA	\$ 50,000
5	Land Acquisition	\$ 20,000
6	Surveying	\$ 5,000
7	Geotechnical	\$ 10,000
8	Storm Water Pollution Prevention Plan	\$ 1,500
	Preliminary Non-Construction Total	\$ 529,500

Total Project Preliminary Cost

Subtotal Construction Cost	\$ 5,070,000
Subtotal Non-Construction Costs	\$ 529,500
Total Project Preliminary Cost Estimate	\$ 5,599,500

**Civil | Environmental | Land Development**

HEADQUARTERS
307 St. Lawrence St.
Gonzales, TX 78629
Phone: 830.672.7546

CENTRAL TEXAS OFFICE
205 Cimarron Park Loop, Ste B
Buda, TX 78610
Phone: 512.312.4336

City of La Vernia
Project 6: Upgrade Grvaity Line from 87 to Plant to a 15-Inch
La Vernia, TX
Preliminary Cost Estimate
April 2025

Preliminary Construction Cost

No.	Item	Quantity	Unit	Unit Cost	Total Cost
1	15" PVC Gravity Main	1,500	LF	\$ 100	\$ 150,000
2	Bored Steel Casing	200	LF	\$ 800	\$ 160,000
3	Concrete Manholes	3	Each	\$ 6,000	\$ 18,000
4	Misc. Valves, Fittings, Manholes and Appurtances	1	LS	\$ 20,000	\$ 20,000
20% Contingency					\$ 69,600
Preliminary Construction Total					\$ 417,600

Preliminary Non-Construction Cost

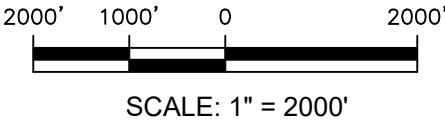
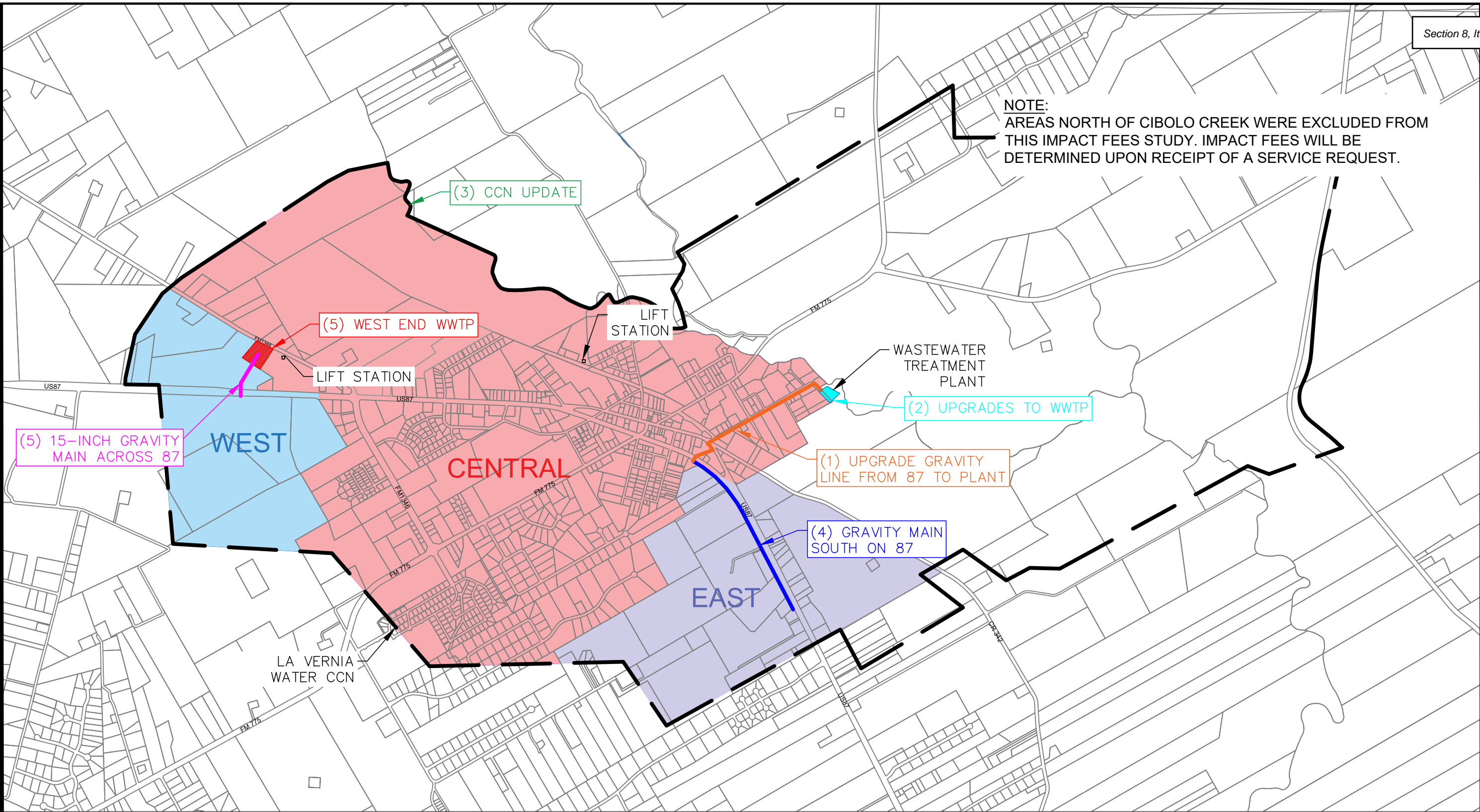
No.	Task	Cost
1	Engineering	\$ 42,000.00
2	Surveying	\$ 10,000.00
3	Permitting	\$ 2,500.00
4	Storm Water Pollution Prevention Plan	\$ 1,500.00
Preliminary Non-Construction Total		\$ 56,000

Total Project Preliminary Cost

Subtotal Construction Cost	\$ 417,600.00
Subtotal Non-Construction Costs	\$ 56,000.00
Total Project Preliminary Cost Estimate	\$ 473,600.00

Appendix E – Proposed Wastewater Capital Improvements Map

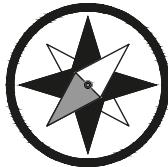
NOTE:
AREAS NORTH OF CIBOLO CREEK WERE EXCLUDED FROM
THIS IMPACT FEES STUDY. IMPACT FEES WILL BE
DETERMINED UPON RECEIPT OF A SERVICE REQUEST.



SCALE: 1" = 2000'

CITY OF LA VERNIA WASTEWATER CAPITAL IMPROVEMENTS

MAY 2025



**Southwest
Engineers**

TBPE NO. F-1909
www.swengineers.com

HEADQUARTERS

307 Saint Lawrence Street, Gonzales TX 78629
P: 830.672.7546 F: 830.672.2034

CENTRAL TEXAS

205 Cimarron Park Loop, Ste. B, Buda TX 78610
P: 512.312.4336

Appendix F – Existing Land Use Plan

307 Saint Lawrence St.
Gonzales, TX 78629
p: 830.672.7546 f: 830.672.203
www.sweengineers.com
TBP/ELS #F-1909
Gonzales • Bludis • Bastrap • Round Rock

**Southwest
Engineers**

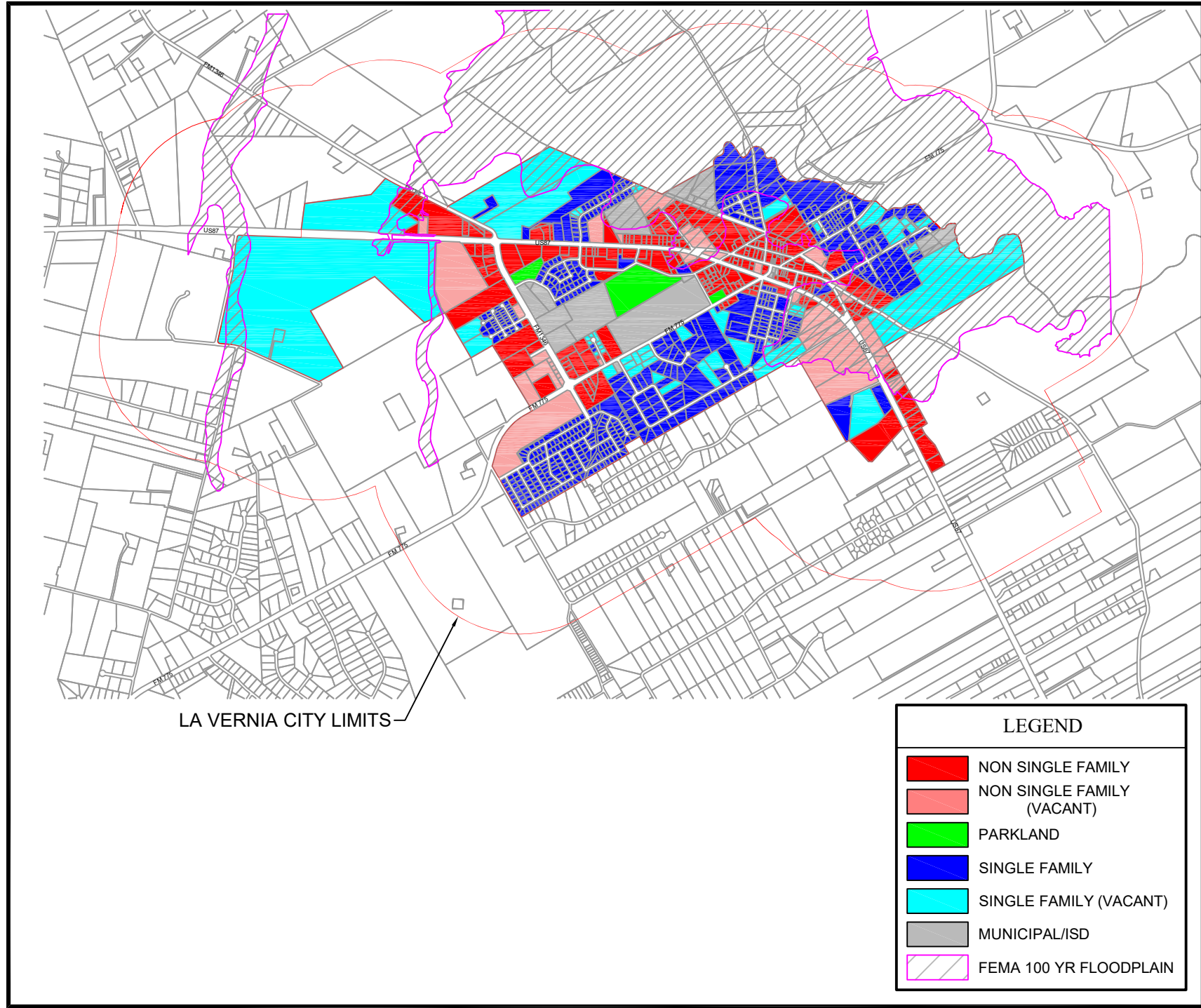


STORM WATER
IMPACT FEE
LA VERNIA, TEXAS

APPENDIX F -
CURRENT
LAND USE
MAY 2, 2025



SCALE 1"=300'



Appendix G – Future Land Use Plan (2035)

307 Saint Lawrence St.
Gonzales, TX 78629
p: 830.672.7546 f: 830.672.203
www.sweengineers.com
TBPELS #F-1909
Gonzales • Bludis • Bastrap • Round Rock

**Southwest
Engineers**

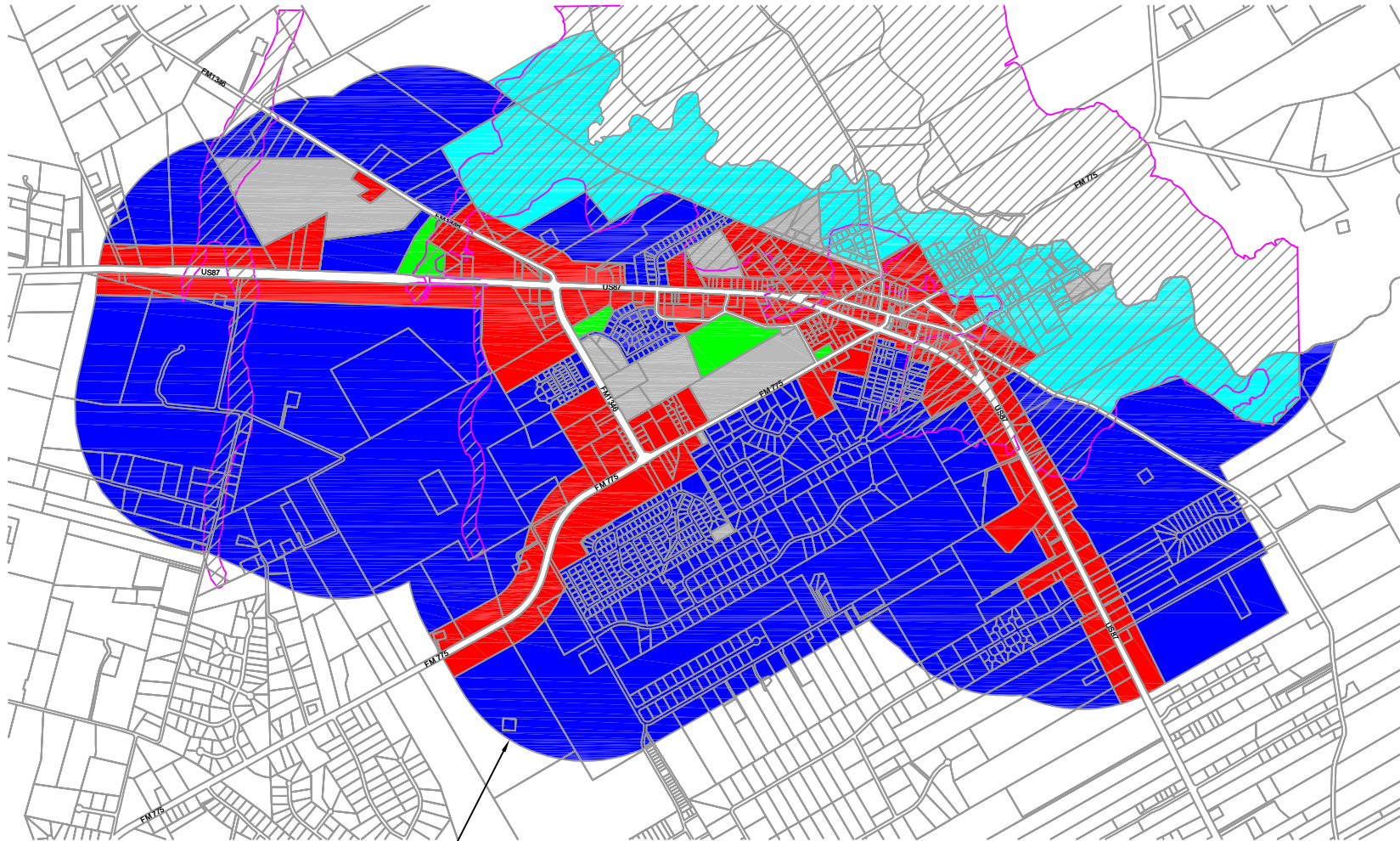


STORM WATER
IMPACT FEE
LA VERNIA, TEXAS

APPENDIX G -
FUTURE PLAN
LAND USE
MAY 2, 2025



SCALE 1"=30'

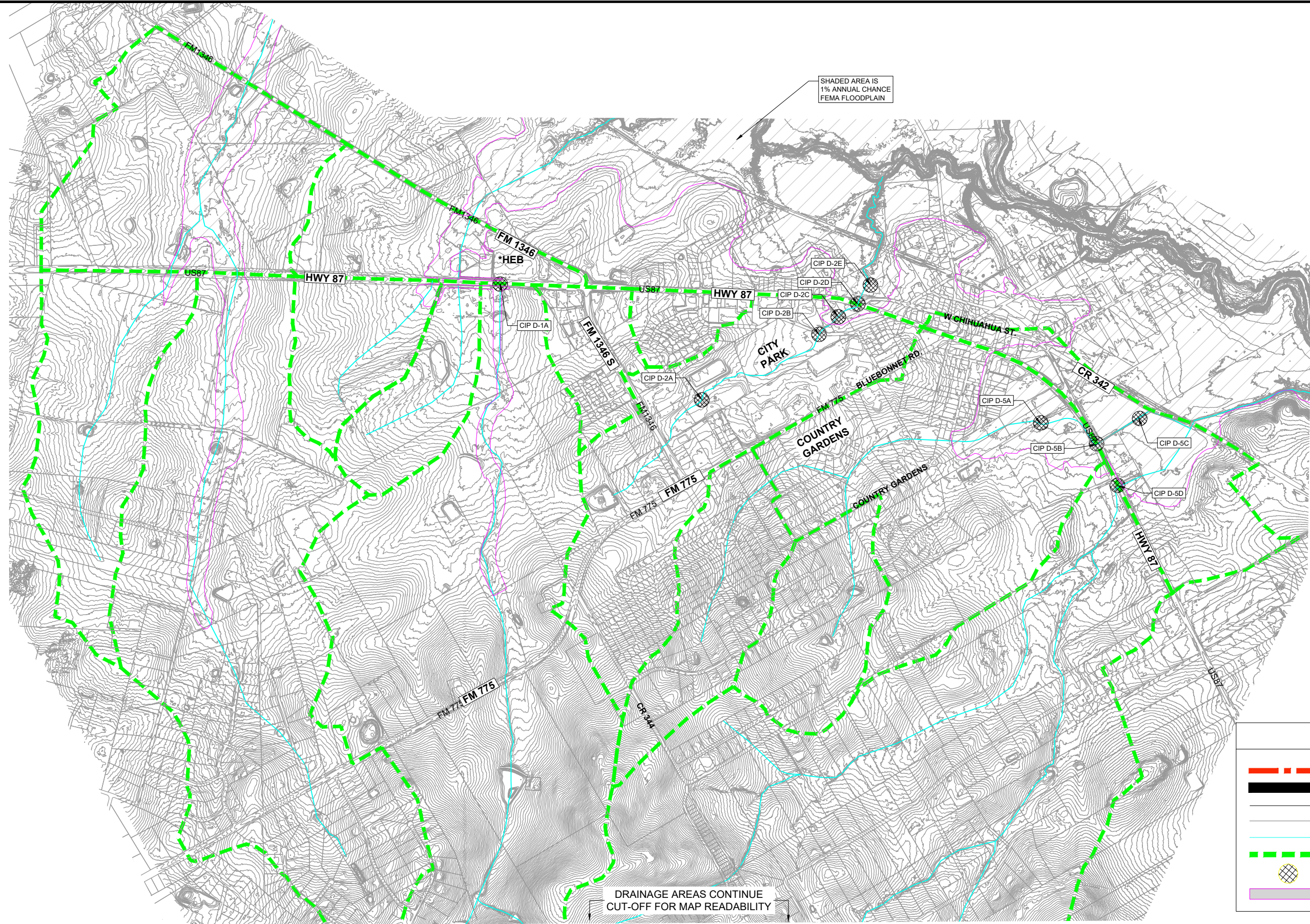


LA VERNIA CITY LIMITS

LEGEND

- NON SINGLE FAMILY
- PARKLAND
- SINGLE FAMILY
- SINGLE FAMILY (FEMA)
- MUNICIPAL/ISD
- FEMA 100 YR FLOODPLAIN

Appendix H – Proposed Stormwater Capital Improvements Map



LEGEND

- CITY LIMITS
- ISSUE AREA
- PROPERTY BOUNDARIES
- EXISTING 2-FT CONTOURS
- CHANNEL CENTERLINE
- DRAINAGE AREA BOUNDARY
- MAJOR CULVERT/CROSSING
- 100-YR FEMA FLOODPLAIN

APPENDIX H - STORMWATER CAPITAL IMPROVEMENTS MAP

CITY OF LA VERNIA



**Southwest
Engineers**

HEADQUARTERS

307 Saint Lawrence Street, Gonzales TX 78629
P: 830.672.7546 F: 830.672.2034

CENTRAL TEXAS

205 Cimarron Park Loop, Ste. B, Buda TX 78610
P: 512.312.4336

TBPE NO. F-1909
www.swengineers.com

WARNING

IF THIS BAR DOES NOT MEASURE 1",
THE DRAWING IS NOT TO SCALE

DATE: 05/02/2025
FILE: EXHIBIT
DRAWN BY:
PROJECT NO.: 0200-051-25

Appendix I – Drainage Impact Fee Summary



Civil | Environmental | Land Development
HEADQUARTERS
 307 St. Lawrence St.
 Gonzales, TX 78629
 Phone: 830.672.7546

CENTRAL TEXAS OFFICE
 205 Cimarron Park Loop, Ste B
 Buda, TX 78610
 Phone: 512.312.4336

Appendix I - Stormwater Drainage Impact Fee Summary
La Vernia, TX
May 2025

Stormwater Service Unit Breakdown Estimate

	IC Area (Ac)	DSU
Existing Impervious Cover above 20% within the City Limits	168	7,318
Full Buildout Impervious Cover above 20% out to ETJ	933	40,641
	Available DSU	33,323

*1 Drainage Service Unit (DSU) per 1000sf of impervious cover above 20% as per City

Stormwater Utilization Ratio Summary Table

Improvement	25yr Storm Flowrates (cfs)		Utilization	
	Existing	Full Buildout	% Existing	% Fullbuildout
CIP D-1A: Culvert Under US87 @ HEB	2258	2762	81.75%	18.25%
CIP D-2A: City Park/ISD Channel	897	1253	71.59%	28.41%
CIP D-2B: San Antonio Low Water Crossing	897	1253	71.59%	28.41%
CIP D-2C: San Antonio to US87 Channel	998	1407	70.93%	29.07%
CIP D-2D: US87 Culvert	998	1407	70.93%	29.07%
CIP D-2E: Channel Downstream of US87	998	1407	70.93%	29.07%
CIP D-5A: Channel to POA#1	2142	2734	78.35%	21.65%
CIP D-5B: POA1 US87 Culvert	2142	2734	78.35%	21.65%
CIP D-5C: POA#1 to CR342 Channel	2142	2734	78.35%	21.65%
CIP D-5D - POA#2 US87 Culvert	4492	4728	95.01%	4.99%

Stormwater Impact Fee Summary Table

Improvement	Cost	Utilization %	Allotment for	Price
		Full Build out	Available DSUs	per DSU
CIP D-1A - Culvert Under US87 @ HEB	\$ 1,445,600.00	18.25%	\$ 263,787.98	\$ 7.92
CIP D-2A - City Park/ISD Channel	\$ 438,600.00	28.41%	\$ 124,614.21	\$ 3.74
CIP D-2B - San Antonio Low Water Crossing	\$ 182,000.00	28.41%	\$ 51,709.50	\$ 1.55
CIP D-2C - San Antonio to US87 Channel	\$ 355,400.00	29.07%	\$ 103,311.02	\$ 3.10
CIP D-2D - US87 Culvert	\$ 1,093,360.00	29.07%	\$ 317,828.17	\$ 9.54
CIP D-2E - Channel Downstream of US87	\$ 284,754.00	29.07%	\$ 82,774.97	\$ 2.48
CIP D-5A - Channel to POA#1	\$ 797,000.00	21.65%	\$ 172,576.44	\$ 5.18
CIP D-5B - POA1 US87 Culvert	\$ 1,272,960.00	21.65%	\$ 275,637.28	\$ 8.27
CIP D-5C - POA#1 to CR342 Channel	\$ 812,390.00	21.65%	\$ 175,908.88	\$ 5.28
CIP D-5D - POA#2 US87 Culvert	\$ 1,912,640.00	4.99%	\$ 95,470.19	\$ 2.86
Total Stormwater Impact Fee		\$	49.92	per 1,000sf

Appendix J – Example Calculations for Stormwater Impact Fees



Civil | Environmental | Land Development

HEADQUARTERS
307 St. Lawrence St.
Gonzales, TX 78629
Phone: 830.672.7546

CENTRAL TEXAS OFFICE
205 Cimarron Park Loop, Ste B
Buda, TX 78610
Phone: 512.312.4336

Appendix J - Example Stormwater Impact Fee Calculations
Stormwater Drainage Impact Fee Summary
May 2025

Commercial Stormwater Impact Fee Examples

Large 5 acre Commercial Site with 80% Impervious Cover

$$\begin{aligned} 80\%-20\% &= 60\% \text{ over } 20\% \\ 5 \text{ ac} &= 217,800\text{sf} \\ 217,800 \times 0.60 &= 130,680\text{sf} \\ 130,680\text{sf}/1000\text{sf} &= 130.68 \text{ Stormwater Service Units (SSU)} \\ 130.98 \text{ SSU} \times \$50/\text{SSU} &= \underline{\$6,534 \text{ Stormwater Impact Fee}} \end{aligned}$$

1.5 acre Commercial Site with 85% Impervious Cover

$$\begin{aligned} 85\%-20\% &= 65\% \text{ over } 20\% \\ 1.5 \text{ ac} &= 65,340\text{sf} \\ 65,340 \times 0.65 &= 42,471\text{sf} \\ 42,471\text{sf}/1000\text{sf} &= 42.471 \text{ Stormwater Service Units (SSU)} \\ 42.471 \text{ SSU} \times \$50/\text{SSU} &= \underline{\$2,123.55 \text{ Stormwater Impact Fee}} \end{aligned}$$

Single-Family Stormwater Impact Fee Examples

Large 100 acre Single Family Subdivision with 30% Impervious Cover

$$\begin{aligned} 30\%-20\% &= 10\% \text{ over } 20\% \\ 100 \text{ ac} &= 4,356,000 \\ 4,356,000 \times 0.10 &= 435,600\text{sf} \\ 435,600\text{sf}/1000\text{sf} &= 435.6 \text{ Stormwater Service Units (SSU)} \\ 435.6 \text{ SSU} \times \$50/\text{SSU} &= \underline{\$21,780 \text{ Stormwater Impact Fee}} \end{aligned}$$

1 acre Single Family Lot with 25% Impervious Cover

$$\begin{aligned} 25\%-20\% &= 5\% \text{ over } 20\% \\ 1 \text{ ac} &= 43,560\text{sf} \\ 43,560 \times 0.05 &= 2,178\text{sf} \\ 2,178\text{sf}/1000\text{sf} &= 2.178 \text{ Stormwater Service Units (SSU)} \\ 2.178 \text{ SSU} \times \$50/\text{SSU} &= \underline{\$108.90 \text{ Stormwater Impact Fee}} \end{aligned}$$

Appendix K – Stormwater Preliminary Cost Estimates

**Civil | Environmental | Land Development**

HEADQUARTERS
 307 St. Lawrence St.
 Gonzales, TX 78629
 Phone: 830.672.7546

CENTRAL TEXAS OFFICE
 205 Cimarron Park Loop, Ste B
 Buda, TX 78610
 Phone: 512.312.4336

City of La Vernia
CIP D-1A - US87 Culvert Crossing West of HEB
La Vernia, TX
Preliminary Cost Estimate
May 2025

Preliminary Construction Cost

No.	Item	Quantity	Unit	Unit Cost	Total Cost
1	Excavation (roadway)	1,776	CY	\$ 20	\$ 35,600
2	6'x3' Culverts	1,600	LF	\$ 520	\$ 832,000
3	Wingwall	2	EA	\$ 15,000	\$ 30,000
4	Rock Riprap	40	CY	\$ 50	\$ 2,000
5	Grading/backfill/embankment	178	CY	\$ 42	\$ 7,500
6	Cut & Repair Asphalt Paving	888	SY	\$ 195	\$ 173,200
7	Guardrail	281	LF	\$ 30	\$ 8,500
8	Guardrail End Treatment	4	EA	\$ 2,500	\$ 10,000
9	Erosion Control (Rock Berm)	130	LF	\$ 14	\$ 1,900
10	Traffic Control	3	MO	\$ 1,500	\$ 4,500
11	Hydromulch Seeding	288	SY	\$ 1	\$ 300
20% Contingency					\$ 221,100
Preliminary Construction Total					\$ 1,326,600

Preliminary Non-Construction Cost

No.	Task	Cost
1	Engineering	\$ 100,000
2	Survey	\$ 8,500
3	Permit (TXDoT)	\$ 8,000
4	Storm Water Pollution Prevention Plan	\$ 2,500
Preliminary Non-Construction Total		\$ 119,000

Total Project Preliminary Cost

Subtotal Construction Cost	\$ 1,326,600
Subtotal Non-Construction Costs	\$ 119,000
Total Project Preliminary Cost Estimate	\$ 1,445,600



**Southwest
Engineers**

www.swengineers.com | TBPE No. F-1909

Civil | Environmental | Land Development

HEADQUARTERS
307 St. Lawrence St.
Gonzales, TX 78629
Phone: 830.672.7546

CENTRAL TEXAS OFFICE
205 Cimarron Park Loop, Ste B
Buda, TX 78610
Phone: 512.312.4336

**City of La Vernia
CIP D-2A - City Park/ISD Channel
La Vernia, TX
Preliminary Cost Estimate
May 2025**

Preliminary Construction Cost

No.	Item	Quantity	Unit	Unit Cost	Total Cost
1	Clear/Grub	7	AC	\$ 6,000	\$ 44,100
2	Rock Berm	50	LF	\$ 14	\$ 700
3	Excavation	4,500	CY	\$ 18	\$ 81,000
4	Concrete & Rebar	19,200	SF	\$ 6	\$ 115,200
5	Hydromulch Seeding	33,422	SY	\$ 1	\$ 33,500
20% Contingency					\$ 54,900
Preliminary Construction Total					\$ 329,400

Preliminary Non-Construction Cost

No.	Task	Cost
1	Engineering	\$ 32,000
2	Survey	\$ 62,500
3	Permits (None - City)	\$ -
4	Storm Water Pollution Prevention Plan	\$ 2,500
5	Easement Acquisition Services & Survey Esmt Doc	\$ 12,200
6	Easement Acquisition Compensation (ISD)	\$ -
Preliminary Non-Construction Total		\$ 109,200

Total Project Preliminary Cost

Subtotal Construction Cost	\$ 329,400
Subtotal Non-Construction Costs	\$ 109,200
Total Project Preliminary Cost Estimate	\$ 438,600

**Civil | Environmental | Land Development**

HEADQUARTERS
 307 St. Lawrence St.
 Gonzales, TX 78629
 Phone: 830.672.7546

CENTRAL TEXAS OFFICE
 205 Cimarron Park Loop, Ste B
 Buda, TX 78610
 Phone: 512.312.4336

City of La Vernia
CIP D-2B - San Antonio Low Water Crossing
La Vernia, TX
Preliminary Cost Estimate
May 2025

Preliminary Construction Cost

No.	Item	Quantity	Unit	Unit Cost	Total Cost
1	Excavation (roadway)	78	CY	\$ 20	\$ 1,600
2	6'x3' Culverts	120	LF	\$ 520	\$ 62,400
3	Wingwall	2	EA	\$ 15,000	\$ 30,000
4	Rock Riprap	13	CY	\$ 50	\$ 700
5	Grading/backfill/embankment	8	CY	\$ 42	\$ 400
6	Cut & Repair Asphalt Paving	78	SY	\$ 195	\$ 15,200
7	Guardrail	91	LF	\$ 30	\$ 2,800
8	Guardrail End Treatment	4	EA	\$ 2,500	\$ 10,000
9	Erosion Control (Rock Berm)	42	LF	\$ 14	\$ 600
10	Traffic Control	3	MO	\$ 1,500	\$ 4,500
11	Hydromulch Seeding	93	SY	\$ 1	\$ 100
20% Contingency					\$ 25,700
Preliminary Construction Total					\$ 154,000

Preliminary Non-Construction Cost

No.	Task	Cost
1	Engineering	\$ 17,000
2	Design Survey	\$ 8,500
3	Permits (none - City)	\$ -
4	Storm Water Pollution Prevention Plan	\$ 2,500
Preliminary Non-Construction Total		\$ 28,000

Total Project Preliminary Cost

Subtotal Construction Cost	\$ 154,000
Subtotal Non-Construction Costs	\$ 28,000
Total Project Preliminary Cost Estimate	\$ 182,000


**Southwest
Engineers**
www.swengineers.com | TBPE No. F-1909

Civil | Environmental | Land Development
HEADQUARTERS
 307 St. Lawrence St.
 Gonzales, TX 78629
 Phone: 830.672.7546

CENTRAL TEXAS OFFICE
 205 Cimarron Park Loop, Ste B
 Buda, TX 78610
 Phone: 512.312.4336

City of La Vernia
CIP D-2C: San Antonio to US87 Channel
La Vernia, TX
Preliminary Cost Estimate
May 2025

Preliminary Construction Cost

No.	Item	Quantity	Unit	Unit Cost	Total Cost
1	Clear/Grub	1	AC	\$ 6,000	\$ 3,800
2	Rock Berm	20	LF	\$ 14	\$ 300
3	Excavation	66	CY	\$ 18	\$ 1,200
4	Concrete & Rebar	26,343	SF	\$ 6	\$ 158,100
5	Hydromulch Seeding	73	SY	\$ 1	\$ 100
20% Contingency					\$ 32,700
Preliminary Construction Total					\$ 196,200

Preliminary Non-Construction Cost

No.	Task	Cost
1	Engineering	\$ 20,500
2	Survey	\$ 8,500
3	Permits (none - City)	\$ -
4	Storm Water Pollution Prevention Plan	\$ 2,500
5	Easement Acquisition Services	\$ 48,600
6	Easement Acquisition Compensation (\$3/sf)	\$ 79,100
Preliminary Non-Construction Total		\$ 159,200

Total Project Preliminary Cost

Subtotal Construction Cost	\$ 196,200
Subtotal Non-Construction Costs	\$ 159,200
Total Project Preliminary Cost Estimate	\$ 355,400

**Civil | Environmental | Land Development**

HEADQUARTERS
 307 St. Lawrence St.
 Gonzales, TX 78629
 Phone: 830.672.7546

CENTRAL TEXAS OFFICE
 205 Cimarron Park Loop, Ste B
 Buda, TX 78610
 Phone: 512.312.4336

**City of La Vernia
 CIP D-2D: US87 Culvert
 La Vernia, TX
 Preliminary Cost Estimate
 May 2025**

Preliminary Construction Cost

No.	Item	Quantity	Unit	Unit Cost	Total Cost
1	Excavation (roadway)	867	CY	\$ 20	\$ 17,400
2	6'x3' Culverts	1,260	LF	\$ 520	\$ 655,200
3	Wingwall	2	EA	\$ 15,000	\$ 30,000
4	Rock Riprap	27	CY	\$ 50	\$ 1,400
5	Grading/backfill/embankment	87	CY	\$ 42	\$ 3,700
6	Cut & Repair Asphalt Paving	520	SY	\$ 195	\$ 101,400
7	Guardrail	187	LF	\$ 30	\$ 5,700
8	Guardrail End Treatment	4	EA	\$ 2,500	\$ 10,000
9	Erosion Control (Rock Berm)	55	LF	\$ 14	\$ 800
10	Traffic Control	3	MO	\$ 1,500	\$ 4,500
11	Hydromulch Seeding	192	SY	\$ 1	\$ 200
20% Contingency					\$ 166,060
Preliminary Construction Total					\$ 996,360

Preliminary Non-Construction Cost

No.	Task	Cost
1	Engineering	\$ 78,000
2	Design Survey	\$ 8,500
3	Permits (TXDoT))	\$ 8,000
4	Storm Water Pollution Prevention Plan	\$ 2,500
Preliminary Non-Construction Total		\$ 97,000

Total Project Preliminary Cost

Subtotal Construction Cost	\$ 996,360
Subtotal Non-Construction Costs	\$ 97,000
Total Project Preliminary Cost Estimate	\$ 1,093,360

**Civil | Environmental | Land Development**

HEADQUARTERS
 307 St. Lawrence St.
 Gonzales, TX 78629
 Phone: 830.672.7546

CENTRAL TEXAS OFFICE
 205 Cimarron Park Loop, Ste B
 Buda, TX 78610
 Phone: 512.312.4336

City of La Vernia
CIP D-2E: Channel Downstream of US87
La Vernia, TX
Preliminary Cost Estimate
May 2025

Preliminary Construction Cost

No.	Item	Quantity	Unit	Unit Cost	Total Cost
1	Clear/Grub	1	AC	\$ 6,000	\$ 3,900
2	Rock Berm	20	LF	\$ 14	\$ 300
3	Excavation	65	CY	\$ 18	\$ 1,200
4	Concrete & Rebar	23,068	SF	\$ 6	\$ 138,500
5	Hydromulch Seeding	548	SY	\$ 1	\$ 600
20% Contingency					\$ 28,900
Preliminary Construction Total					\$ 173,400

Preliminary Non-Construction Cost

No.	Task	Cost
1	Engineering	\$ 19,000
2	Survey	\$ 8,500
3	Permits (none - City)	\$ -
4	Storm Water Pollution Prevention Plan	\$ 2,500
5	Easement Acquisition Services	\$ 12,150
6	Easement Acquisition Compensation (\$3/sf)	\$ 69,204
Preliminary Non-Construction Total		\$ 111,354

Total Project Preliminary Cost

Subtotal Construction Cost	\$ 173,400
Subtotal Non-Construction Costs	\$ 111,354
Total Project Preliminary Cost Estimate	\$ 284,754

**Civil | Environmental | Land Development**

HEADQUARTERS
 307 St. Lawrence St.
 Gonzales, TX 78629
 Phone: 830.672.7546

CENTRAL TEXAS OFFICE
 205 Cimarron Park Loop, Ste B
 Buda, TX 78610
 Phone: 512.312.4336

City of La Vernia
CIP D-5A: Channel to POA#1
La Vernia, TX
Preliminary Cost Estimate
May 2025

Preliminary Construction Cost

No.	Item	Quantity	Unit	Unit Cost	Total Cost
1	Clear/Grub	5	AC	\$ 6,000	\$ 27,600
2	Rock Berm	60	LF	\$ 14	\$ 900
3	Excavation	3,704	CY	\$ 18	\$ 66,700
4	Concrete & Rebar	-	SF	\$ 6	\$ -
5	Hydromulch Seeding	22,222	SY	\$ 1	\$ 22,300
20% Contingency					\$ 23,500
Preliminary Construction Total					\$ 141,000

Preliminary Non-Construction Cost

No.	Task	Cost
1	Engineering	\$ 16,000
2	Survey	\$ 39,100
3	Permits (none - City)	\$ -
4	Storm Water Pollution Prevention Plan	\$ 2,500
5	Easement Acquisition Services	\$ 10,400
6	Easement Acquisition Compensation (\$3/sf)	\$ 588,000
Preliminary Non-Construction Total		\$ 656,000

Total Project Preliminary Cost

Subtotal Construction Cost	\$ 141,000
Subtotal Non-Construction Costs	\$ 656,000
Total Project Preliminary Cost Estimate	\$ 797,000



Civil | Environmental | Land Development
HEADQUARTERS
 307 St. Lawrence St.
 Gonzales, TX 78629
 Phone: 830.672.7546
CENTRAL TEXAS OFFICE
 205 Cimarron Park Loop, Ste B
 Buda, TX 78610
 Phone: 512.312.4336

City of La Vernia
CIP D-5B: POA1 US87 Culvert
La Vernia, TX
Preliminary Cost Estimate
May 2025

Preliminary Construction Cost

No.	Item	Quantity	Unit	Unit Cost	Total Cost
1	Excavation (roadway)	1,365	CY	\$ 20	\$ 27,300
2	6'x3' Culverts	1,365	LF	\$ 520	\$ 709,800
3	Wingwall	2	EA	\$ 15,000	\$ 30,000
4	Rock Riprap	47	CY	\$ 50	\$ 2,400
5	Grading/backfill/embankment	137	CY	\$ 42	\$ 5,800
6	Cut & Repair Asphalt Paving	910	SY	\$ 195	\$ 177,500
7	Guardrail	328	LF	\$ 30	\$ 9,900
8	Guardrail End Treatment	4	EA	\$ 2,500	\$ 10,000
9	Erosion Control (Rock Berm)	50	LF	\$ 14	\$ 700
10	Traffic Control	3	MO	\$ 1,500	\$ 4,500
11	Hydromulch Seeding	336	SY	\$ 1	\$ 400
20% Contingency					\$ 195,660
Preliminary Construction Total					\$ 1,173,960

Preliminary Non-Construction Cost

No.	Task	Cost
1	Engineering	\$ 80,000
2	Design Survey	\$ 8,500
3	Permits (TXDoT))	\$ 8,000
4	Storm Water Pollution Prevention Plan	\$ 2,500
Preliminary Non-Construction Total		\$ 99,000

Total Project Preliminary Cost

Subtotal Construction Cost	\$ 1,173,960
Subtotal Non-Construction Costs	\$ 99,000
Total Project Preliminary Cost Estimate	\$ 1,272,960

**Civil | Environmental | Land Development**

HEADQUARTERS
 307 St. Lawrence St.
 Gonzales, TX 78629
 Phone: 830.672.7546

CENTRAL TEXAS OFFICE
 205 Cimarron Park Loop, Ste B
 Buda, TX 78610
 Phone: 512.312.4336

City of La Vernia
CIP D-5C: POA#1 to CR342 Channel
La Vernia, TX
Preliminary Cost Estimate
May 2025

Preliminary Construction Cost

No.	Item	Quantity	Unit	Unit Cost	Total Cost
1	Clear/Grub	1.95	AC	\$ 6,000	\$ 11,700
2	Rock Berm	20	LF	\$ 14	\$ 300
3	Excavation	124	CY	\$ 18	\$ 2,300
4	Concrete & Rebar	67,880	SF	\$ 6	\$ 407,300
5	Hydromulch Seeding	1,886	SY	\$ 1	\$ 1,900
20% Contingency					\$ 84,700
Preliminary Construction Total					\$ 508,200

Preliminary Non-Construction Cost

No.	Task	Cost
1	Engineering	\$ 45,000
2	Survey	\$ 16,600
3	Permits (none - City)	\$ -
4	Storm Water Pollution Prevention Plan	\$ 2,500
5	Easement Acquisition Services	\$ 36,450
6	Easement Acquisition Compensation (\$3/sf)	\$ 203,640
Preliminary Non-Construction Total		\$ 304,190

Total Project Preliminary Cost

Subtotal Construction Cost	\$ 508,200
Subtotal Non-Construction Costs	\$ 304,190
Total Project Preliminary Cost Estimate	\$ 812,390

**Civil | Environmental | Land Development**

HEADQUARTERS
 307 St. Lawrence St.
 Gonzales, TX 78629
 Phone: 830.672.7546

CENTRAL TEXAS OFFICE
 205 Cimarron Park Loop, Ste B
 Buda, TX 78610
 Phone: 512.312.4336

City of La Vernia
CIP D-5D - POA#2 US87 Culvert
La Vernia, TX
Preliminary Cost Estimate
May 2025

Preliminary Construction Cost

No.	Item	Quantity	Unit	Unit Cost	Total Cost
1	Excavation (roadway)	2,210	CY	\$ 20	\$ 44,200
2	6'x3' Culverts	2,040	LF	\$ 520	\$ 1,060,800
3	Wingwall	2	EA	\$ 15,000	\$ 30,000
4	Rock Riprap	76	CY	\$ 50	\$ 3,800
5	Grading/backfill/embankment	221	CY	\$ 42	\$ 9,300
6	Cut & Repair Asphalt Paving	1,473	SY	\$ 195	\$ 287,300
7	Guardrail	530	LF	\$ 30	\$ 16,000
8	Guardrail End Treatment	4	EA	\$ 2,500	\$ 10,000
9	Erosion Control (Rock Berm)	225	LF	\$ 14	\$ 3,200
10	Traffic Control	3	MO	\$ 1,500	\$ 4,500
11	Hydromulch Seeding	544	SY	\$ 1	\$ 600
20% Contingency					\$ 293,940
Preliminary Construction Total					\$ 1,763,640

Preliminary Non-Construction Cost

No.	Task	Cost
1	Engineering	\$ 130,000
2	Design Survey	\$ 8,500
3	Permits (TXDoT)	\$ 8,000
4	Storm Water Pollution Prevention Plan	\$ 2,500
Preliminary Non-Construction Total		\$ 149,000

Total Project Preliminary Cost

Subtotal Construction Cost	\$ 1,763,640
Subtotal Non-Construction Costs	\$ 149,000
Total Project Preliminary Cost Estimate	\$ 1,912,640

ORDINANCE NO. 050825-01

AN ORDINANCE GRANTING A SPECIFIC USE PERMIT FOR THE PURPOSES OF ALLOWING A DRIVE-THRU LANE FOR THE SPACE SPECIFICALLY KNOWN AS, 13867 US HWY 87 W STE 2 LA VERNIA, TX 78121 LEGALLY KNOWN AS SILVERADO HILLS COMMERCIAL PARK, LOT 7A-2, ACRES .962, AND MORE SPECIFICALLY DESCRIBED AS LA VERNIA ONE LLC, WHICH WILL OCCUPY ONLY A PORTION OF THIS PARCEL AS DESCRIBED IN ATTACHMENT A; ZONED C-1 RETAIL; OWNED BY LA VERNIA ONE LLC; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City of La Vernia is a General Law Type A City under the statutes of the State of Texas; and

WHEREAS, the Texas Local Government Code authorizes a municipality to adopt zoning regulations designed to accomplish the goals as delineated in Section 211.004 of the Texas Local Government Code and for the purpose of regulating those issues as delineated in Section 211.003 of the Texas Local Government Code; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of La Vernia, Texas in compliance with the laws of the State of Texas and the Ordinances of the City of La Vernia, have given any and all requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested; and

WHEREAS, the Planning and Zoning Commission, having investigated the manner in which the proposed location and character of such Specific Use will affect the Zoning Ordinance and the comprehensive plan of the City of La Vernia, Texas, make the final report and recommendation to the City Council of the City of La Vernia, Texas, recommending that such application be granted; and

WHEREAS, the City Council of the City of La Vernia, Texas, finds that the granting and approval of the said application for such Specific Use Permit will not adversely affect the character and appropriate use of the area of the neighborhood in which it is proposed to be located, will not substantially depreciate the value of adjacent and nearby properties for use in accordance with the regulations of the Zoning District in which they are located; will not be detrimental in keeping with the spirit and intent of said Zoning Ordinance; will not adversely affect traffic, public utilities, public health, public safety and the general welfare under the conditions hereinafter set forth.

NOW THEREFORE: BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LA VERNIA, TEXAS:

Section 1. Specific Use Permit Granted

That the specific use permit for the purposes of allowing a drive-thru lane for the space specifically known as, 13867 US HWY 87 W STE 2 LA VERNIA, TX 78121 legally known as SILVERADO HILLS COMMERCIAL PARK, LOT 7A-2, ACRES .962, and more specifically described as La Vernia One LLC, which will occupy only a portion of this parcel as described in Attachment A; zoned c-1 retail; owned by La Vernia One LLC; be adopted

Section 2. Expiration

The Specific Use Permit granted herein shall automatically expire and become null and void if:

A building permit is not issued and construction has not begun within one hundred eighty (180) days of the granting of the specific use permit; or

Section 3. Severability

If any section, subsection, paragraph, sentence, clause, phrase, or word in this Ordinance, or the application thereof, to any person or circumstance is held invalid such holding shall not affect the validity of the remaining portions of the same and the City Council hereby declares it would have passed such remaining portions despite such invalidity.

Section 4. Cumulative

This ordinance is cumulative of all other laws addressing land use regulations and any prohibitions and sanctions that may be imposed under other laws relating to the subjects covered hereunder.

Section 5. Effective Date

This ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

PASSED AND APPROVED: This 8th day of May 2025.

Martin Poore
Mayor – City of La Vernia

ATTEST:

Madison Farrow
City Secretary

APPROVED AS TO FORM:

City Attorney’s Office – City of La Vernia

Attachment A

Date Received 04-07-25
 Permit/Receipt No. _____
 Fee Paid _____

City of La Vernia
 Specific Use Permit
 102 E. Chihuahua Street
 P.O. Box 225, La Vernia, TX 78121
 (830) 779-4541 • Metro/Fax (830) 253-1198



Land ownership must be verified with a notarized statement. If the applicant is acting as the agent for the property owner, the property owner must provide a signed and notarized letter authorizing the agent to act on their behalf, and the letter must accompany the application.

Name LA VERNIA ONE LLC
 Mailing Address 1739 EAGLE MEADOW - SAN ANTONIO - 78248
 Telephone _____ Fax _____ Mobile 210-316-6031 Email _____

Property Address/Location 13867 U.S. HWY 87 LA VERNIA, TX Property ID No. _____

Legal Description
 Name of Subdivision SILVERADO HILLS COMMERCIAL PARK - LOT 2

Lot(s) 7A-2 Block(s) _____ Acreage _____

Existing Use of Property VACANT LAND

Proposed Use of Property (attach additional or supporting information if necessary) 61700 SQ FT
RETAIL BUILDING WITH TWO DRIVE-THRU

Current Zoning COMMERCIAL

Proposed use of Property and/or Reason for Request (please explain in detail and attach additional pages if needed):

REQUEST FOR TWO DRIVE-THRU - SEE ATTACHED SITE PLAN

Attachments:

- ☒ Accurate metes and bounds description of the subject property (or other suitable legal description)
- ☒ Survey exhibit and other appropriate exhibits as deemed necessary by the city including, but not limited to, site plans, maps, architectural elevations, and information about proposed uses.
- ☒ Notarized statement verifying land ownership and if applicable, authorization of land owner's agent to file the zoning change request.

A denied application is ineligible for reconsideration for one year.

The undersigned hereby requests rezoning of the above described property as indicated:

Pat Landre
 Signature of Owner(s)/Agent

4-7-25
 Date

For Office Use Only	
Date of Publication _____	CC: May 8th
Date of 200 Ft Notices _____	PZ: May 6th ↘
Ordinance No. _____	Date of P&Z Public Hearing _____
	Date of Council Public Hearing _____
	Approved _____ Denied _____

CLOSING AFFIDAVIT - SALE

Title Company: Title Express, Inc.
 GF File No.: W-2024-12-0684
 Borrower(s): La Vernia One, LLC, a Texas limited liability company
 Seller(s): Silverado Hills, Ltd., a Texas limited partnership
 Lender: NA
 Property: 13867 US HWY 87 W, Ste 2, La Vernia, TX 78121

By completing, initialing and signing this document, each Seller and Buyer acknowledges and understands the disclosures being made by Title Company. Seller and/or Buyer affirm the representations made by them to the Title Company as indicated. Each such disclosure or representation may benefit the Title Company and/or its underwriter. Singular reference to Seller and/or Buyer includes multiple individuals/entities identified above.

Seller Disclosures and Statements

1. **USE OF PROPERTY:** Seller has not entered into any oral or written lease (including but not limited to surface or mineral leases), given permission to use, occupy or enter, or otherwise granted any possessory or use rights of any nature with respect to the Property which are presently existing; and there are no parties physically occupying, in possession of, or claiming any right to use any of the Property, except the following:

Seller to complete or write "None"; DO NOT LEAVE THIS LINE BLANK

2. **TAXES PAID:** Seller certifies that all standby fees, taxes or assessments by any governmental agency for prior years have been paid in full or will pay in escrow. If standby fees, taxes or assessments by any governmental agency for the year in which closing occurs are due and payable at time of closing, then Seller will pay said standby fees, taxes, or assessments at or before closing, subject to any agreement of Buyer to pay Buyer's pro rata share thereof. Seller further agrees to reimburse Title Company for any and all unpaid taxes or assessments being due and/or unpaid as determined by the Appraisal District(s), other governmental entities and/or tax authorities. Seller agrees to hold harmless Title Company from any claim or loss related to Seller's failure to pay any such amounts.

3. **TAX EXEMPTIONS:** Seller confirms they qualified for the following existing property tax exemptions for the subject property in this transaction (check all that apply):

- ☐ 1) Homestead
☐ 2) Over-65
☐ 3) Disabled Veteran
☐ 4) Agricultural
☐ 5) Other: _____
☐ 6) None

In the event any of the above exemptions are subsequently disallowed or removed, resulting in additional taxes, penalties, and/or interest being due for the current and/or any prior years, then Seller agrees to pay such additional taxes, penalties, and/or interest and to hold harmless Title Company from any claim or loss that may arise due to exemptions being subsequently removed or disallowed.

Seller Initial: _____

4. **NON-RESIDENT ALIEN:** Seller IS ☐ IS NOT ☐ a U.S. Citizen or Resident Alien for purposes of United States IRS Reporting. If Seller is a non-resident alien, Seller may be subject to federal withholding pursuant to FIRPTA.

Seller Initial: _____

Buyer Acknowledgments and Acceptances

5. **WAIVER OF INSPECTION:** Buyer understand and acknowledges that, as previously disclosed in the Commitment; the Owner Title Policy to be issued will contain an exception as to "Rights of Parties in Possession". "Rights of Parties in Possession" shall mean one or more persons who are themselves actually physically occupying the Property or a portion thereof, under a claim of right address to the record owner of the Property. Buyer may refuse this exception. If Buyer refuses, Title Company may inspect the property and may charge for the inspection. In addition, Title Company may make additional exceptions for matters revealed by the inspection. By initialing this paragraph, Buyer waives inspection of the Property and accepts the Owner Title Policy with "Rights of Parties in Possession" exception.

Buyer Initial:  _____

6. **ESCROW RESERVES FOR TAXES TO LENDER:** Buyer understands and acknowledges that the escrow reserve account (if any) being created by the Lender at closing is based on calculations provided by the lender. In the event the escrow reserve account established by the Lender is insufficient at the end of the year, Buyer acknowledges the Lender may require additional monies to make up the shortage and/or the Lender may adjust the escrow reserve account payment to collect any shortage. Buyer agrees to hold harmless Title Company from any claim or loss that may arise due to Lender established escrow reserve accounts.
7. **RECEIPT OF TITLE COMMITMENT:** Buyer has received and reviewed a copy of the Title Commitment issued in connection with this transaction. Buyer understands and acknowledges that the Commitment is not an opinion or report of title. It is a contract to issue a policy subject to the Commitment's terms and requirements. Buyer understands and acknowledges that the Owner Title Policy will contain the exceptions set forth in Schedule B of the Title Commitment, and any additional exceptions to title resulting from the documents involved in this transaction.
8. **FLOOD ZONE:** Buyer understands and acknowledges that Title Company has not attempted to determine if the Property lies in a special flood hazard area, and Title Company has not made any representation concerning proximity of the Property in relation to any flood-plain or flood hazard area. Buyer is advised that information concerning special flood hazard areas may be available from county or municipal offices, a qualified surveyor or land-engineering company, or a private flood-plain consultant.
9. **TAX RENDITION AND EXEMPTIONS:** Buyer understands and acknowledges that he/she is required by law to "render" the Property for taxation by notifying the Appraisal District(s) of the change in the Property's ownership and of Buyer's proper address for tax billing. Buyer is advised that taxes may have been assessed on the basis of various exemptions obtained by Seller. The taxing authorities may send a supplemental tax bill assessing the current year's taxes without the exemption. BUYER ACKNOWLEDGES SOLE RESPONSIBILITY FOR THE PAYMENT OF AND THE TITLE COMPANY SHALL HAVE NO LIABILITY OR OBLIGATION WITH RESPECT TO ANY SUPPLEMENTAL TAX BILL.

Buyer acknowledges responsibility to satisfy requirements of the Appraisal District(s) for exemptions to which Buyer may be entitled within the period of time allowed. Buyer agrees to hold harmless Title Company from any claim or loss that may arise due to tax renditions or exemptions.

Buyer Initial:  _____

10. **DISCLOSURE TO BUYER REGARDING INVOLUNTARY LIENS:** Buyer understands and acknowledges that Title Company has NOT performed a search of the real property records with reference to possible federal or state tax liens, abstracts of judgments, or other involuntary liens which may have been filed against the Buyer. Buyer understands that such involuntary liens may affect title or title requirements in the future.

11. SURVEY MATTERS (Select Option 1 or 2):

- ☐ **Option 1-UNSURVEYED PROPERTY:** Buyer understands that a current survey of the Property has not been done in connection with this transaction and that the Owner's Title Policy to be issued to Buyer will not provide title insurance coverage against encroachment of improvements, boundary conflicts, or other matters that would be found by a current survey.
- ☒ **Option 2-ACCEPTANCE OF SURVEY:** Buyer has received and reviewed a copy of the survey of the Property furnished for use in this transaction and acknowledges the matters of conflict, encroachment(s) and/or discrepancies disclosed by the survey.

Buyer Initial: _____

12. AFFIDAVIT AS TO DEBTS AND LIENS

- (a) I am over the age of 18 years.
- (b) My marital status ~~HAS~~ ☐ ~~HAS NOT~~ ☐ changed (CHECK THE APPROPRIATE RESPONSE) since the date I acquired the above property.
- (c) I HAVE ALSO BEEN KNOWN BY THE FOLLOWING NAMES IN ADDITION TO THE NAME LISTED ABOVE:

- (d) I state under oath that all bills for labor performed and material furnished for improvements (if any) made by or for me have been paid, and that at present I do not owe any person or firm for such improvements; and there are no liens including federal or state tax liens, of any kind; and no proceedings have been commenced in any federal court or state court to which I am a party, except:

\$na _____ to _____

\$ _____ to _____

\$ _____ to _____

- (e) To my knowledge there are no loans or unpaid debts for any personal property or fixtures which are located on the subject property and that no such items have been purchased on a time payment contract; and that there are no security interests on such property secured by financing statements, security agreements or otherwise, except:

\$na _____ to _____

\$ _____ to _____

\$ _____ to _____

- (f) The amount due any lienholder was furnished by the lienholder and is good only through an anticipated disbursement date. Should there be any discrepancies TITLE EXPRESS, INC. is hereby authorized to disburse any additional funds required by lienholder and adjust the net amount due to me by a like amount. I am aware that the lienholder has furnished a statement showing amounts due to payoff existing lien(s). in the event the lienholder makes a demand for a greater amount than shown on the payoff statement and closing statement, I agree to reimburse TITLE EXPRESS, INC. for any funds advanced in order to cure any discrepancies or demand.
- (g) To my knowledge, Owner's possession of the property has been peaceable and undisturbed and title to said property has never been disputed or questioned, nor do I have any knowledge of adverse claims against any portion of the property.
- (h) I have not signed any contract of sale, deeds, deeds of trust, mortgages or quitclaims affecting the property, except documents pertaining to the guaranty file listed above.
- (i) I have no knowledge of any paving or mowing liens outstanding against the property.

Homeowners Association and Property Tax Matters**13. PROPERTY ☒ IS ☐ IS NOT SUBJECT TO MEMBERSHIP IN HOMEOWNER'S ASSOCIATION(S) and/or MANAGEMENT COMPANY(IES):**

Buyer should contact the Association(s) [or its managing agent(s)] to ascertain the exact amount of future dues or assessments and their other obligations thereunder Buyer agrees to hold harmless Title Company from any claim or loss related to the Homeowner's Association(s) and/or Management Company(s) assessments.

Seller certifies that all homeowner association dues and assessments have been paid in full.

Seller further agrees to reimburse Title Company for any and all unpaid homeowner association dues and assessments, penalties, interest, attorney fees and court costs due to homeowner association fees and assessments being due and/or unpaid as determined by the Homeowner Association(s) [or its managing agent(s)] as of date of closing. Seller agrees to hold harmless Title Company from any claim or loss related to Seller's failure to pay such amounts.

Seller knows of no claim or allegation by any homeowner association, governmental authority or other party alleging or claiming that a violation of the CCRs, exists, other than:

NA

Seller write "None" if none; DO NOT LEAVE THIS LINE BLANK

x IS NOT SUBJECT TO AN AGRICULTURAL PROPERTY TAX EXEMPTION: Seller and Buyer understand and acknowledge that if the exemption is removed, taxing authorities may roll back taxes. The Title Company assumes no responsibility for any roll back taxes and Seller and Buyer understand and agree that any rollback taxes due will be the responsibility of Seller and Buyer. Seller and Buyer agree and hold harmless Title Company from any claim or loss that may arise due to this exemption being removed, including any supplemental tax bill.

15. PROPERTY ☐ IS ☒ IS NOT SUBJECT TO AN OVER 65 EXEMPTION: Seller and Buyer understand and acknowledge that the taxing authorities may remove the exemption as of the date of sale and assess the taxes for the remainder of the year without the exemption. The taxing authorities may send a supplemental tax bill assessing the remainder of the current year's taxes without the exemption.

Buyer acknowledges sole responsibility for the payment of any supplemental tax bill due to the Seller's over 65 exemption being removed for the remainder of the year. The Title Company shall have no liability or obligation with respect to any supplemental tax bill.

Seller and Buyer agree to hold harmless Title Company from any claim or loss due to this exemption being removed, including any supplemental tax bill.

16. PROPERTY ☐ IS ☒ IS NOT SUBJECT TO SPLIT OUT - TAXES: Seller and Buyer understand and acknowledge that the subject property has been assessed as part of a larger tract and that they are responsible for establishing any "split out" tax accounts with the taxing authorities. Seller and Buyer agree to hold harmless Title Company from any claim or loss related to the "split out" of taxes, including any supplemental tax bill.

Buyer and Seller Acknowledgments/Acceptance

17. RIGHT TO CONSULT AN ATTORNEY: Seller and Buyer acknowledge they have the right to consult an attorney. Seller and Buyer understand and acknowledge that the Title Commitment and Owner Title Policy are not abstracts of title, title reports or representations of title. The Owner Title Policy is a contract of indemnity.

18. PRORATIONS: Property taxes, homeowner association dues and any other prorations have been prorated between Seller and Buyer. Seller and Buyer consent to the prorations as shown on the Settlement Statement. Seller and Buyer each agree that they may adjust any matters of reimbursement and prorations between

themselves and that Title Company shall have no further liability or obligation with respect to these prorations. Seller and Buyer agree to hold harmless Title Company from any claim or loss that may arise due to any proration adjustments.

19. **ACCEPTANCE OF REPAIRS:** If Seller and Buyer have previously agreed upon certain repairs to the Property prior to closing, both parties affirm that all agreed upon repairs have been completed and paid in full. Seller and Buyer agree to hold harmless Title Company from any claim or loss related to repairs.
20. **CLOSING DISCLAIMER:** Seller and Buyer/Borrower each understand and acknowledge that the above referenced transaction has not yet "closed". At this time, any change in possession of the Property takes place AT BUYER'S AND SELLER'S OWN RISK. THIS TRANSACTION HAS NOT "CLOSED" UNTIL:
 - (a) ALL TITLE REQUIREMENTS ARE COMPLETED TO THE SATISFACTION OF THE TITLE COMPANY;
 - (b) ALL NECESSARY DOCUMENTS ARE PROPERLY EXECUTED, REVIEWED AND ACCEPTED BY THE PARTIES TO THIS TRANSACTION INCLUDING THE LENDER, IF ANY, AND BY TITLE COMPANY;
 - (c) ALL FUNDS ARE COLLECTED AND DELIVERED TO AND ACCEPTED BY THE PARTIES TO WHOM THEY ARE DUE AND ALL NECESSARY DOCUMENTS ARE FILED OF RECORD IN THE APPROPRIATE PUBLIC RECORDS.
21. **ERRORS AND OMISSIONS COMPLIANCE AGREEMENT:** Seller and Buyer each understand and acknowledge that Title Company is relying on information provided by third parties. Seller and Buyer agree to adjust for any errors and/or omissions relating to such third-party information. This includes but is not limited to any adjustments for loan payoffs, creditor payoffs, property tax payments, water bill prorations, insurance premiums, repair bills or any undisclosed monies to be collected. Seller and Buyer agree to provide Title Company with any additional funds for which they are responsible within five business days. Seller and Buyer agree that if Title Company discovers clerical or typographical errors in any of the closing documentation, correction will be necessary. Seller and Buyer agree to timely re-execute or initial any correction documents.

Seller and/or Buyer understand and acknowledge:

1. The Title Company is issuing title insurance policies and/or closing the transaction in reliance on their respective representations made in this affidavit.
2. Title Company would not issue one or more of the Policies or close the transaction and that such statements and agreements have been made as a material inducement for the issuance of the Policies and the closing of the transaction. Seller and/or Buyer shall be responsible to Title Company for and shall indemnify and hold harmless Title Company against any loss, costs or liability that may be incurred by Title Company due to any of the statements contained herein not being true.

Further, Seller and/or Buyer are aware of the penalties of perjury under Federal Law, which includes the execution of a false affidavit, pursuant to 18 U.S.C.S., Section 1621 wherein it is provided that anyone found guilty shall not be fined more than \$2,000 or imprisoned not more than 5 years or both. Seller and/or Buyer are also aware the perjury in the execution of a false affidavit is a criminal act pursuant to Section 37.02 of the Texas Penal Code. Finally, Seller and/or Buyer are also aware that under Section 32.46 of the Texas Penal Code, a person commits an offense, if with intent to defraud or harm a person, he by deception, causes another to sign or execute any document affecting property or service of the pecuniary interest of any person, and that an offense under such Section is a felony of the third degree which is punishable by a fine of \$5,000 and confinement in the Texas Department of Corrections for a term of not more than 10 years or less than 2 years.

Silverado Hills, Ltd., a Texas limited partnership
 By: Sand Hill Enterprises, Inc., a Texas corporation
 Its: General Partner

La Vernia One, LLC,
 a Texas limited liability company

BY: [Signature]
 Pat Gardner, Manager

BY: _____
 Dwight A. Koepp, President

Date: _____

Date: 4-1-25

Forwarding Address:

Forwarding Address:

P.O. Box 399 _____

1739 Eagle Meadow _____

La Vernia, TX 78121 _____

San Antonio, TX 78248 _____

Effective Date: _____

Effective Date: _____

STATE OF TEXAS §
 COUNTY OF WILSON §

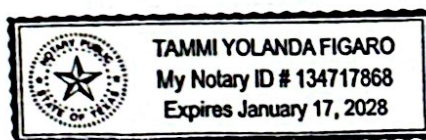
SWORN TO AND SUBSCRIBED BEFORE ME on this _____ day of April, 2025, by Dwight A. Koepp, President.

 Notary Public, State of Texas

STATE OF TEXAS §
 COUNTY OF ~~WILSON~~ Bexar §

SWORN TO AND SUBSCRIBED BEFORE ME on this 1st day of April, 2025, by Pat Gardner, Manager.

[Signature]
 Notary Public, State of Texas



General Warranty Deed
Page 1

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

General Warranty Deed

Date: April 1, 2025

Grantor: Silverado Hills, Ltd., a Texas limited partnership

Grantor's Mailing Address:

P.O. Box 432
La Vernia, Texas 78121

Grantee: La Vernia One, LLC, a Texas limited liability company

Grantee's Mailing Address:

1739 Eagle Meadow
San Antonio, Texas 78248

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Lot 7A-2, Silverado Hills Commercial Park, as shown on the plat of record in Volume 9, Page 41, and as amended in Volume 10, Page 46, and second amended in Volume 10, Page 86, recorded in the Map and Plat Records of Wilson County, Texas.

Reservations from Conveyance:

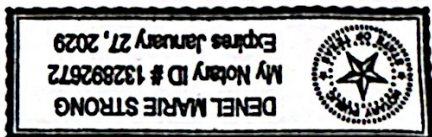
None

Exceptions to Conveyance and Warranty (to the extent that same remain valid and pertinent to the Property. These exceptions do not constitute a ratification, adoption or revival of any expired or terminated interest):

1. Easements, Right-of-Ways and all matters shown on Plat of Silverado Hills Commercial Park, as shown on the plat of record in Volume 9, Page 41, and as amended in Volume 10, Page 46 and Volume 10, Page 86, Plat Records of Wilson County, Texas.
2. The restrictions, reservations, covenants, easements and set-back provisions contained in the Restrictions for Silverado Hills Commercial Park, dated October 21, 2004, recorded in Volume 1249, Page 28, Official Records of Wilson County, Texas.

General Warranty Deed
Page 2

PREPARED IN THE OFFICE OF:
Robert Harvey & Associates, PC
503 Bluebonnet Rd.
La Vernia, Texas 78121



Denel Marie Strong
Notary Public, State of Texas
My commission expires: 1/27/2029

This instrument was acknowledged before me on April 11th, 2025,
by Dwight A. Koeppe, as the President of Sand Hill Enterprises, Inc., a Texas corporation, the General Partner,
of Silverado Hills, Ltd., a Texas limited partnership, on behalf of said corporation and limited partnership.

STATE OF TEXAS
COUNTY OF WILSON

ACKNOWLEDGMENT

By: *[Signature]*
Dwight A. Koeppe, President
Silverado Hills, Ltd., a Texas limited partnership
By: Sand Hill Enterprises, Inc., a Texas corporation
Its: General Partner

When the context requires, singular nouns and pronouns include the plural.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

SURVEYOR'S NOTE: BEARINGS ARE BASED ON THE SUBDIVISION PLAT OF SILVERADO HILLS COMMERCIAL PARK, SECOND AMENDED.

NOTE:

THIS PLAT SHOWS THE LOCATION OF EASEMENTS, RESTRICTIONS, AND BUILDING SETBACK LINES AS SET FORTH IN SCHEDULE "B" OF TITLE COMMITMENT OF NO. W-2024-12-0684 AS FURNISHED BY TITLE EXPRESS, INC.
EFFECTIVE DATE: NOVEMBER 4, 2024
PROPOSED INSURED: PAT GARDNER

ZONING: C-1 RETAIL

MAXIMUM BUILDING HEIGHT: 30'

PARKING SPACES: VARIES PER USE

SURVEYOR'S NOTE:

NO BUILDINGS OBSERVED ON THIS PROPERTY.

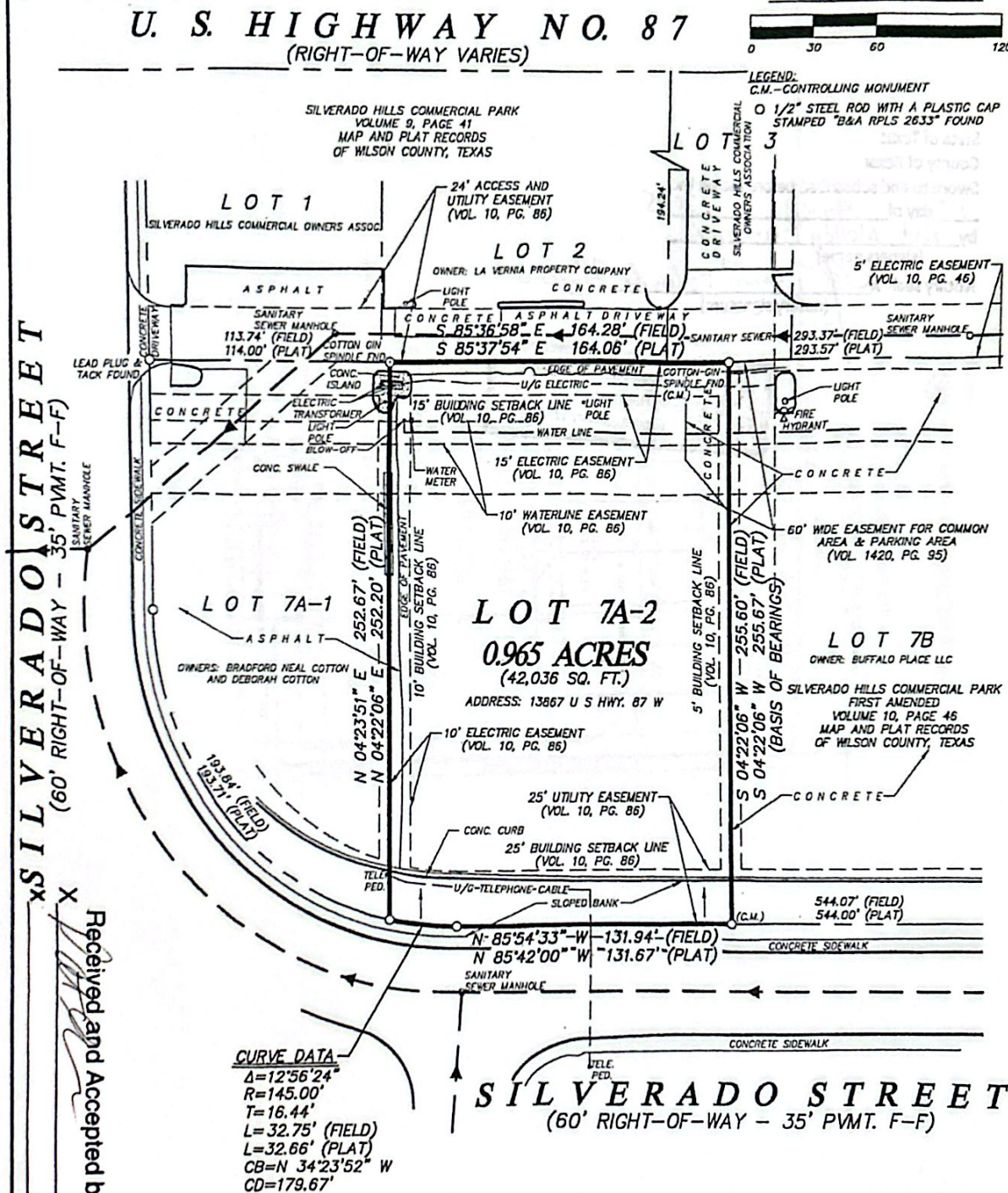
FLOOD NOTE:

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AS INDICATED ON FEMA FLOOD INSURANCE RATE MAP NO. 48493C 0150 D DATED JULY 19, 2023.
NOTE: ZONE "X" IS NOT WITHIN A 100-YEAR FLOOD HAZARD ZONE.

RESTRICTIVE COVENANTS:

VOLUME 1249, PAGE 28
OFFICIAL PUBLIC RECORDS
OF WILSON COUNTY, TEXAS.

SCALE: 1" = 60'

**SURVEY PREPARED FOR:**

BUYER: PAT GARDNER

PLAT SHOWING:

LOT 7A-2, SILVERADO HILLS COMMERCIAL PARK, SECOND AMENDED, CITY OF LA VERNIA, WILSON COUNTY, TEXAS
13867 US HWY, 87 W

Reference:

VOLUME 10, PAGE 86,
MAP AND PLAT RECORDS
OF WILSON COUNTY, TEXAS.



PREPARED BY:

BERGER LAND SURVEYING

TBPELS FIRM NO. 10171400
172 ROSEWOOD DRIVE
LA VERNIA, TEXAS 78121-4756
PHONE (830) 217-4228
EMAIL: jberger.bls@gmail.com
WWW.BERGERLANDSURVEYING.COM

ALTA/NSPS LAND TITLE SURVEY

STATE OF TEXAS
COUNTY OF WILSON

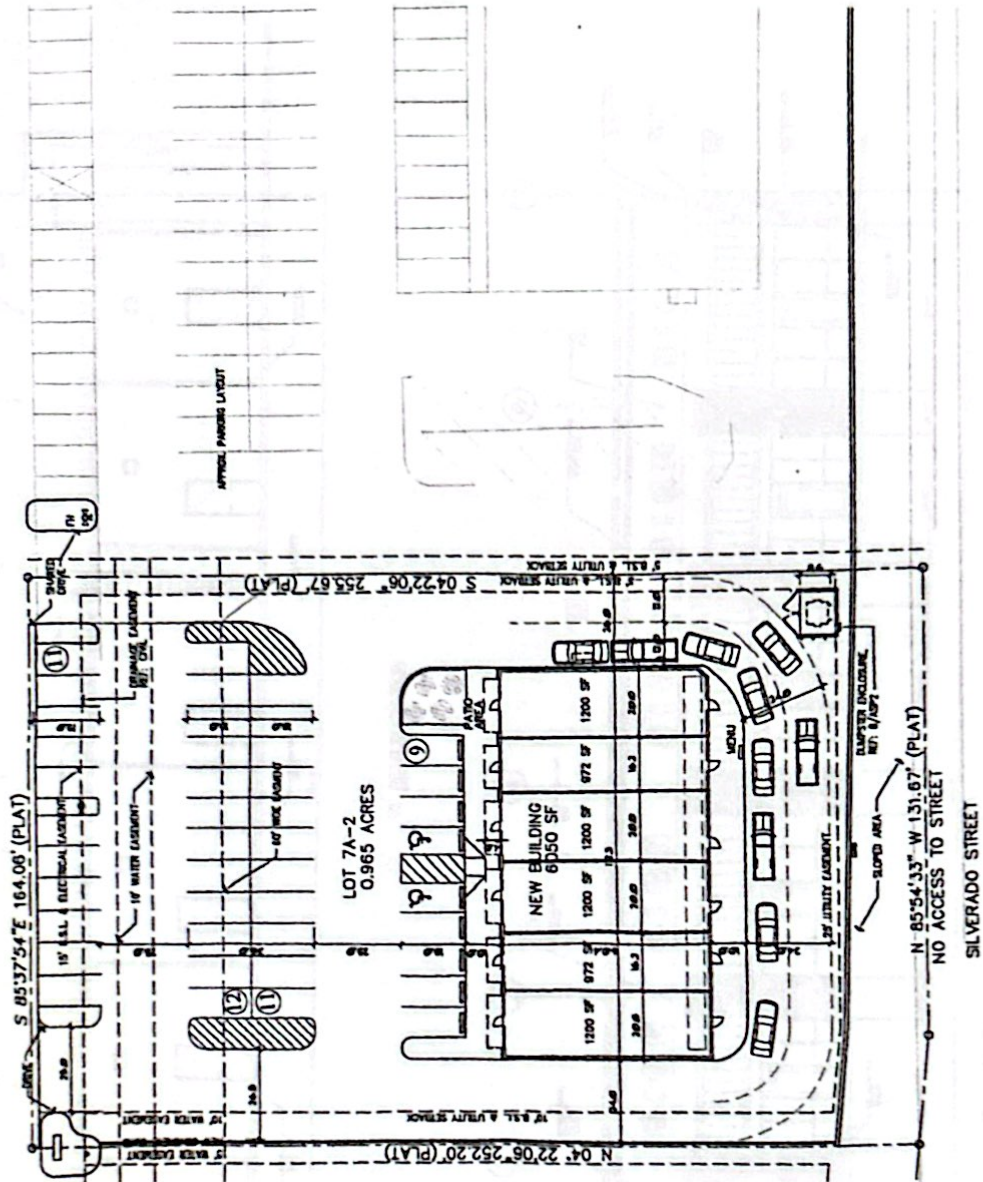
TO PAT GARDNER AND TITLE EXPRESS, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELDWORK WAS COMPLETED ON DECEMBER 26, 2024.

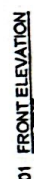
This 2ND day of JANUARY, 2025 A.D.

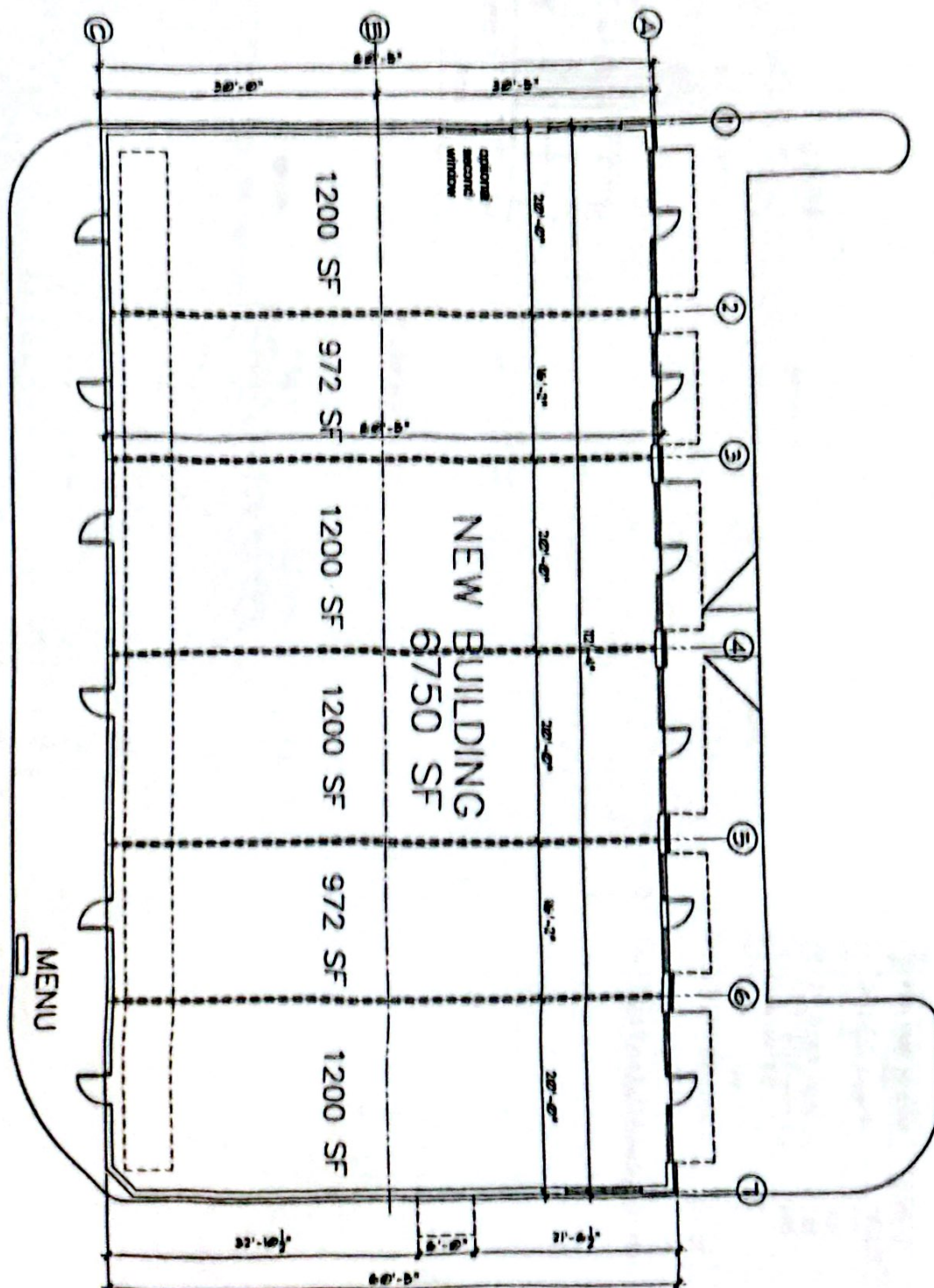
Jeffrey B. Berger, P.L.S.
JEFFREY B. BERGER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5558

FILE NAME: BLS24205_FINAL.DWG Job No. BLS24205

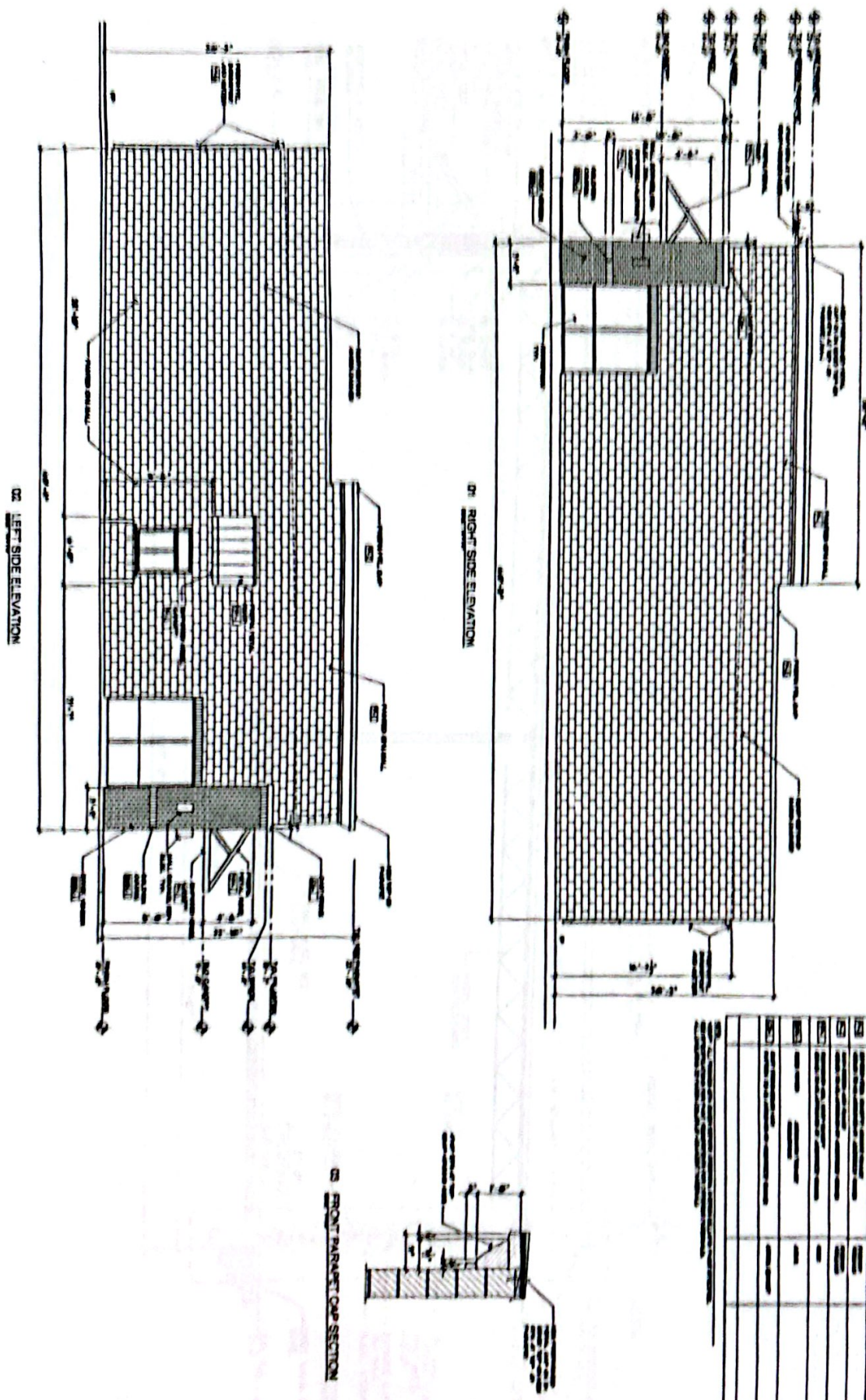
[illegible]

01 **ARCHITECTURAL SITE PLAN**
SCALE 1"=50'

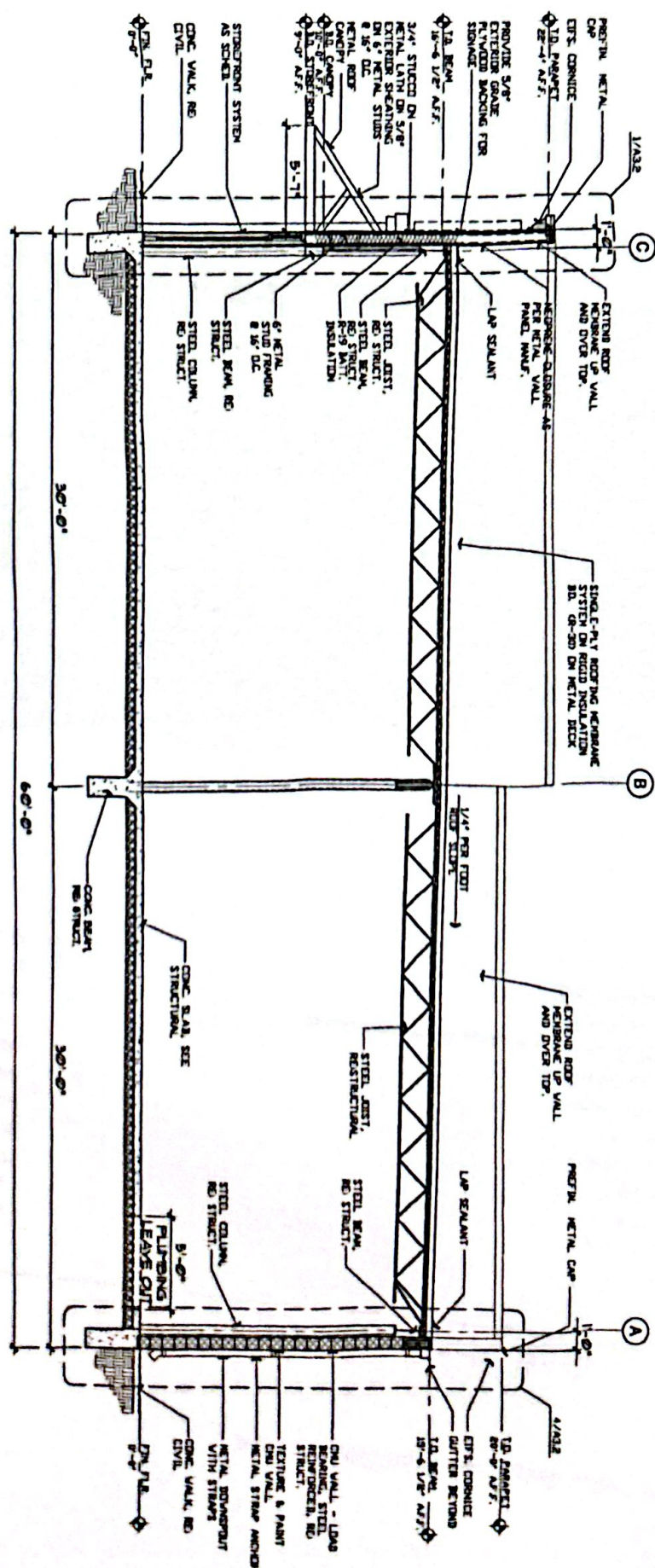




01 FLOOR PLAN 10



MATERIAL SCHEDULE	
1	BRICK, COMMON, 8" x 8" x 16"
2	CONCRETE, 4" THICK
3	CONCRETE, 6" THICK
4	CONCRETE, 8" THICK
5	CONCRETE, 10" THICK
6	CONCRETE, 12" THICK
7	CONCRETE, 14" THICK
8	CONCRETE, 16" THICK
9	CONCRETE, 18" THICK
10	CONCRETE, 20" THICK
11	CONCRETE, 22" THICK
12	CONCRETE, 24" THICK
13	CONCRETE, 26" THICK
14	CONCRETE, 28" THICK
15	CONCRETE, 30" THICK
16	CONCRETE, 32" THICK
17	CONCRETE, 34" THICK
18	CONCRETE, 36" THICK
19	CONCRETE, 38" THICK
20	CONCRETE, 40" THICK
21	CONCRETE, 42" THICK
22	CONCRETE, 44" THICK
23	CONCRETE, 46" THICK
24	CONCRETE, 48" THICK
25	CONCRETE, 50" THICK
26	CONCRETE, 52" THICK
27	CONCRETE, 54" THICK
28	CONCRETE, 56" THICK
29	CONCRETE, 58" THICK
30	CONCRETE, 60" THICK

01 BUILDING SECTION

City of La Verne: Municipal Development

City Staff Phone Directory

Department	Name & Email	Phone
Admin Assistant	Jennifer Mair	830-779-4541
Chief of Police	Donald Keil	830-779-4541 x 1
City Mayor	Martin Poore	830-460-3389
City Administrator	Lindsey Wheeler	830-779-4541 x 5
City Secretary	Madison Farrow	830-779-4541 x 3
Code Enforcement	Alejandra Banda	830-779-4541 x 2
Director of Public Works	Josh Delazerda	830-251-9559
Executive Director of the Municipal Development District	Felicia Carvajal	830-779-4541 x 1
Finance Administrator	Jenny Begole	830-779-4541 x 4
Municipal Court Clerk	Alejandra Banda	830-779-4541 x 2



LEGAL PUBLIC NOTICE

NOTICE OF PUBLIC HEARING PROPOSED SPECIFIC USE PERMIT

Section 9, Item A.

LA VERNIA PLANNING AND ZONING COMMISSION AND LA VERNIA CITY COUNCIL

Notice is hereby given that the City of La Vernia Planning and Zoning Commission will conduct a Public Hearing at 6:30 P.M. on the 6th day of May 2025; and the La Vernia City Council will conduct a Public Hearing at 6:30 P.M. on the 8th day of May 2025; with both Hearings to be held at the La Vernia City Hall, 102 East Chihuahua Street, La Vernia Texas 78121 at which time all interested parties shall have the opportunity to be heard with respect to the following proposed change for the property described as follows:

Special Use Permit (SUP) to allow for a drive-thru in the C-1 zoning district for the property described as 13867 US HWY 87 W STE 2 LA VERNIA TEXAS 78121 ***legally known as*** SILVERADO COMMERCIAL PARK, LOT 7A-2, ACRES .962



NOTICE OF PUBLIC HEARING

The City of La Vernia Planning & Zoning Commission and the La Vernia City Council will hold a public hearing at the request of **LA VERNIA ONE LLC** regarding the space specifically known as:

13867 US HWY 87 W STE 2 LA VERNIA, TX 78121 *legally known as SILVERADO HILLS COMMERCIAL PARK, LOT 7A-2, ACRES .962, and more specifically described in the attachment*

Request: *A Special Use Permit (SUP) to allow for a drive-thru in the C-1 zoning district*

Because your property is located within 200 feet of the request, State Law requires that we notify you of the public hearing. ***However, the zoning of your property will not be affected.*** The public hearing process allows an opportunity to provide your written opinion of the request. This will aid the Planning Commission in making a recommendation to City Council.

A public hearing for this request is scheduled before the Planning & Zoning Commission on Tuesday, May 6th, 2025 at 6:30 PM and City Council on Thursday, May 8th, 2025 at 6:30 PM. Both meetings will be held at 102 E. Chihuahua St., Council Chambers, and are open to the public. To submit written comments please complete the information below, including your signature, and return prior to or on the date of the meetings respectively.

Mail: City of La Vernia
Madison Farrow
PO Box 225
La Vernia, Texas 78121

Email: MFarrow@lavernia-tx.gov

If you have questions, please call Madison Farrow at (830) 779-4541 ext. 5.

Madison Farrow, City Secretary

YOUR OPINION MATTERS – DETACH AND RETURN

circle one

I am **(in favor)** **(opposed)** to the proposed *Special Use Permit (SUP) to allow for a drive-thru in the C-1 zoning district* for the property described as 13867 US HWY 87 W STE 2 LA VERNIA, TX 78121 *legally known as SILVERADO HILLS COMMERCIAL PARK, LOT 7A-2, ACRES .962, and more specifically described in the attachment*

Name: _____

Address: _____

Signature: _____

Date: _____

Comments: _____

By State Law – Unsigned submission cannot be counted as official comment.

1- Property Location

Situs Number: 13907

Situs Street Prefix:

Situs Street Name: US HWY 87 W

Situs Street Suffix:

Situs City: LA VERNIA

Situs State: TX

Situs Zip: 78121

Owner Information

Owner Name: SILVERADO HILLS COMMERCIAL OWNERS ASSOC

2-Property Location

Situs Number: 13887

Situs Street Prefix:

Situs Street Name: US HWY 87 W

Situs Street Suffix:

Situs City: LA VERNIA

Situs State: TX

Situs Zip: 78121

Owner Information

Owner Name: LA VERNIA PROPERTY COMPANY

3-Property Location

Situs Number: 13849

Situs Street Prefix:

Situs Street Name: US HWY 87 W

Situs Street Suffix:

Situs City: LA VERNIA

Situs State: TX

Situs Zip: 78121

Owner Information

Owner Name: GVEC

4-Property Location

Situs Number: 13857

Situs Street Prefix:

Situs Street Name: US HWY 87 W

Situs Street Suffix:

Situs City: LA VERNIA

Situs State: TX

Situs Zip: 78121

Owner Information

Owner Name: BUFFALO PLACE LLC

Mailing Address: 1337 WINDING WAY

5-Property Location

Situs Number: 309

Situs Street Prefix:

Situs Street Name: SILVERADO ST

Situs Street Suffix:

Situs City: LA VERNIA

Situs State: TX

Situs Zip: 78121

Owner Information

Owner Name: LA VERNIA MEDICAL BUILDING LLC

6-Property Location

Situs Number: 101

Situs Street Prefix:

Situs Street Name: ALEXANDRIA ST

Situs Street Suffix:

Situs City: LA VERNIA

Situs State: TX

Situs Zip: 78121

Owner Information

Owner Name: RITCHIE MATTHEW PHILIP & LILIANA

Mailing Address: 125 MICAH PT UNIT A

Mailing Address City: LA VERNIA

Mailing Address State: TX

Mailing Address Zip: 78121

7-Property Location

Situs Number: 108

Situs Street Prefix:

Situs Street Name: ALEXANDRIA ST

Situs Street Suffix:

Situs City: LA VERNIA

Situs State: TX

Situs Zip: 78121

Owner Information

Owner Name: MALONE SHIRLEY FAY (TOD)

8-Property Location

Situs Number: 100

Situs Street Prefix:

Situs Street Name: ALEXANDRIA ST

Situs Street Suffix:

Situs City: LA VERNIA

Situs State: TX

Situs Zip: 78121

Owner Information

Owner Name: HAASS DAVID S & PAIGE E

9-Property Location

Situs Number: 209

Situs Street Prefix:

Situs Street Name: SILVERADO ST

Situs Street Suffix:

Situs City: LA VERNIA

Situs State: TX

Situs Zip: 78121

Owner Information

Owner Name: JOHNSON MELISSA V & JEFFREY W

10-Property Location

Situs Number: 205

Situs Street Prefix:

Situs Street Name: SILVERADO ST

Situs Street Suffix:

Situs City: LA VERNIA

Situs State: TX

Situs Zip: 78121

Owner Information

Owner Name: MARTINEZ RANDY JOE & LAURA LOPEZ MARTINEZ

11-Property Location

Situs Number: 13867

Situs Street Prefix:

Situs Street Name: US HWY 87 W

Situs Street Suffix:

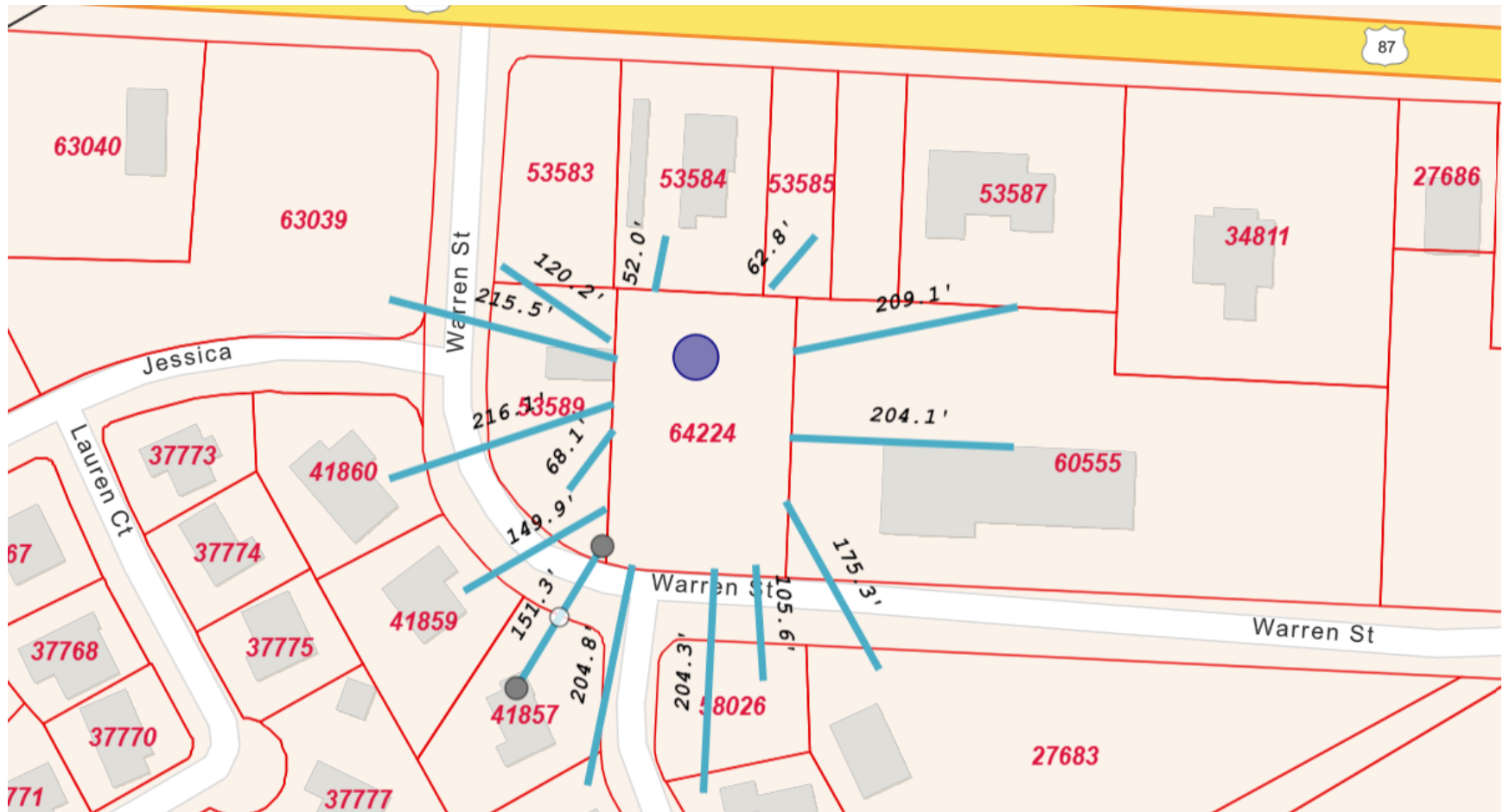
Situs City: LA VERNIA

Situs State: TX

Situs Zip: 78121

Owner Information

Owner Name: COTTON BRADFORD NEAL & DEBORAH



ORDINANCE NO. 050825-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA VERNIA, TEXAS, REPEALING AND REPLACING CHAPTER 16, ARTICLE IV. – JUNKED VEHICLES REGULATIONS FOR JUNKED VEHICLES WITHIN THE CITY; PROVIDING FOR PENALTIES; PROVIDING FOR A CUMULATIVE & CONFLICTS CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of La Vernia, Texas is a Type A general law city operating under the provisions of the Texas Constitution and the Local Government Code; and

WHEREAS, the City of La Vernia in accordance with the authorization of Texas statutes, including but not limited to Texas Transportation Code Chapter 683, Subchapter E is authorized to regulate junked vehicles;

WHEREAS, Council desires to adopt regulations relating to the storing of junked vehicles within the City's corporate limits to better protect the health, safety, general welfare and morals of the residents of the City:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LA VERNIA, TEXAS, THAT:

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Regulations Adopted. The Chapter 16, Article IV. – Junked Vehicles is hereby repealed and replaced as set forth in the attached **Exhibit "A"**.

Section 3. Cumulative and Conflicts. This Ordinance shall be cumulative of all provisions of ordinances of the City of Saint Hedwig, Texas, except where the provisions of the Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed. Any and all previous versions of this Ordinance to the extent that they are in conflict herewith are repealed.

Section 4. Severability. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 5. Effective Date. This Ordinance shall become effective immediately upon its passage, approval and publication as provided by law.

Section 6. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meeting Act, Chapter. 551, Local Government Code.

Section 7. Publication. The City Secretary is directed to publish notice of this Ordinance in the City’s official newspaper, in substantially the same form as **Exhibit “B”**, attached hereto and incorporated by reference.

PASSED AND APPROVED on this 8th day of May, 2025.

CITY OF LA VERNIA, TEXAS

Mayor

ATTEST:

City Secretary

EXHIBIT "A"

CHAPTER 16, ARTICLE IV. – JUNKED AND ABANDONED VEHICLES

Sec. 16-401. - Definitions.

Abandoned Vehicles. A vehicle that:

- (a) is inoperable, on public property for more than 48 hours;
- (b) has remained illegally on public property for more than 48 hours;
- (c) has remained on private property without the consent of the owner or person in charge of the property;
- (d) has been left unattended on the right-of-way of a designated county, state, or federal highway for more than 48 hours; or
- (e) is considered an abandoned motor vehicle under Section 644.153(r) of the Transportation Code.

Antique Vehicle. A passenger car or truck that is at least 25 years old.

City means the City of La Vernia, Texas

Code Official means the Code Enforcement official of the City or other regularly salaried, full-time employee of the City designated by the Mayor to enforce this article.

Inoperable means a vehicle that is in such condition at the time of inspection, that it is no longer usable for the purpose for which it was manufactured, regardless of the potential for repair or restoration. If the vehicle is wrecked, dismantled or partially dismantled it is presumed to be inoperable.

"Junked vehicle" means a vehicle that:

- (a) is self-propelled; and
- (b) is:
 - (1) wrecked, dismantled or partially dismantled, or discarded; or
 - (2) inoperable and has remained inoperable for more than:
 - (i) 72 consecutive hours, if the vehicle is on public property;
 - or
 - (ii) 30-consecutive days, if the vehicle is on private property.

(c) For purposes of this Article, "junked vehicle" includes a motor vehicle, aircraft, or watercraft. This Article applies only to:

- (1) a motor vehicle that does not have lawfully attached to it:
 - (i) an unexpired license plate; and
 - (ii) a valid motor vehicle inspection certificate;

- (2) an aircraft that does not have lawfully printed on the aircraft an unexpired federal aircraft identification number registered under Federal Aviation Administration aircraft registration regulations in 14 C.F.R. Part 47; or
- (3) a watercraft that:
 - (i) does not have lawfully on board an unexpired certificate of number; and
 - (ii) is not a watercraft described by Section [31.055](#), Parks and Wildlife Code.

Junked Vehicle Board of Appeals (Board) means the Board appointed by the City Council to conduct hearings as authorized by this Article and the Texas Transportation Code Sec. 683.076.

Ordinary public view means a vehicle or any part thereof or the tarp or cover thereon that is visible at any time of the year from any public right-of-way, or adjacent land, or the first floor level of a building thereon, which is owned or occupied by a person other than the property owner or occupant of the property on which the vehicle is located or parked.

Property owner means the owner of any premises, as listed in the real property tax records of the City.

Sec. 16-402. - Declaration of junked vehicle to be a public nuisance.

A junked vehicle, including a part of a junked vehicle that is visible at any time of the year from a public place or public right-of-way:

- (a) Is detrimental to the safety and welfare of the public;
- (b) Tends to reduce the value of private property;
- (c) Invites vandalism;
- (d) Creates a fire hazard;
- (e) Is an attractive nuisance creating a hazard to the health and safety of minors;
- (f) Produces urban blight adverse to the maintenance and continuing development of municipalities; and
- (g) Is a public nuisance.

Sec. 16-403. – Offense for Junked Vehicle.

- (a) A person commits an offense if the person maintains a public nuisance as described by this Article.
- (b) An offense under this Article is a misdemeanor punishable by a fine not to exceed two hundred dollars (\$200.00). In the event a defendant has once previously been convicted under this article, the defendant shall be fined an amount not less than one hundred dollars (\$100.00) for each conviction thereafter. Each day a violation is permitted to exist shall constitute a separate offense.
- (c) The municipal court shall order abatement and removal of the nuisance on conviction.

Sec. 16-404. - Procedures for abating nuisance of Junked Vehicle.

- (a) *Generally.* The city's procedures for the abatement and removal of a junked vehicle or a part of a junked vehicle as a public nuisance from private property, public property or public rights-of-way are set out in this section.
- (1) Procedures for abatement and removal of a public nuisance must be administered by the Code Official, or another regularly salaried, full-time employee of the City designated by the Mayor to enforce this Article, except that any authorized person may remove the nuisance.
 - (2) Pursuant to the procedures established by this section, the person authorized to administer these procedures may enter private property to examine a public nuisance, to obtain information to identify the nuisance, and to remove or direct the removal of the nuisance.
 - (3) The municipal court may issue necessary orders to enforce an action taken by the Code Official, the Junked Vehicle Board of Appeal, or both, under this section, pursuant to Tex. Transp. Code Ann. § 683.074.
 - (4) Once a proceeding for the abatement and removal of the public nuisance has commenced under this section, the relocation of a junked vehicle that is a public nuisance to another location within the City has no effect on the proceeding if the junked vehicle constitutes a public nuisance at the new location.
 - (5) In the event that the City removes a junked vehicle from private or public property pursuant to this section, the Code Officer shall provide notice to the Texas Department of Transportation, identifying the vehicle or part of the vehicle being removed, not later than the fifth day after the date of removal.
 - (6) A junked vehicle removed pursuant to the provisions of this section may not be reconstructed or made operable after removal.
- (b) *Notice of Nuisance.*
- (1) The Code Official shall give not less than 10 days before an abatement action, written notice stating the nature of the public nuisance. The notice must be personally delivered, sent by certified mail with a five-day return requested, or delivered by the United States Postal Service with signature confirmation service to:
 - (A) the last known registered owner of the nuisance;

- (B) each lienholder of record of the nuisance; and
 - (C) the owner or occupant of:
 - (i) the property on which the nuisance is located; or
 - (ii) if the nuisance is located on a public right-of-way, the property adjacent to the right-of-way.
- (2) The notice must state:
- (A) that the nuisance must be abated and removed not later than the 10th day after the date on which the notice was personally delivered or mailed; and
 - (B) any request for a hearing before the Junked Vehicle Board of Appeals must be made before the 10th day after the date on which the notice was personally delivered or mailed.
- (3) If the post office address of the last known registered owner of the nuisance is unknown, notice may be placed on the nuisance or, if the owner is located, personally delivered.
- (4) If notice is returned undelivered, action to abate the nuisance shall be continued to a date not earlier than the 11th day after the date of the return.
- (c) *Junked Vehicle Board of Appeals.* City Council shall serve as the Junked Vehicle Board of Appeals.
- (1) Rules of Procedure. The Board shall establish rule of procedure for the conduct of hearings in a manner that is consistent with this Article and that provides due process to all parties to the Appeal.
- (d) *Hearing.* A hearing may be requested by the registered owner of the nuisance, by any lienholder of record, or by any owner or lawful occupant of the property on which the nuisance is located by written request submitted to the City Secretary. Upon receipt of the request, the City Secretary shall notify the Board, who shall conduct a public hearing pursuant to the procedures that follow:
- (1) The Board shall convene to conduct a hearing as soon as practical, but not earlier than the 11th day following service of notice to remove the vehicle.
 - (2) The decision of the Code Official shall not be overturned unless a majority of the Board determines that a preponderance of the presented evidence proves that the Code Official's decision was in error.

- (3) If the Board upholds the Code Official's determination that the junked motor vehicle is a nuisance, the Board shall issue an order requiring removal of the nuisance, which, if such information is available, must include:
 - (A) for a motor vehicle, the vehicle's:
 - (i) description;
 - (ii) vehicle identification number; and
 - (iii) license plate number;
 - (B) for an aircraft, the aircraft's:
 - (i) description; and
 - (ii) federal aircraft identification number as described by Federal Aviation Administration aircraft registration regulations in 14 C.F.R. Part 47; and
 - (C) for a watercraft, the watercraft's:
 - (i) description; and
 - (ii) identification number as set forth in the watercraft's certificate of number.
- (4) An order shall become final:
 - (A) after the 10th day after the date on which the notice was personally delivered, or mailed, if request for a hearing before the Junked Vehicle Board of Appeals; or
 - (B) after the 11th day after the date of the return if notice is returned undelivered; or
 - (C) after a decision of the Board is rendered, if a request for hearing is requested.
- (5) Any party aggrieved by the decision of the Board shall have 30 days after the date of issuance of the order to appeal the decision to a court of competent jurisdiction.
- (6) The City shall take no action to remove or destroy a junk vehicle that is the subject of the Order until the 31st day following the date the Order was issued.
- (7) An appeal of the Board's Order shall stay all City action regarding said vehicle until such time as the court has rendered its final decision regarding the matter and all appeals have been exhausted or an appeal of the court's decision was not filed and the date for filing such appeals has passed.

Sec. 16-405.- Removal and disposal of nuisance for Junked Vehicle.

- (a) Compliance with an order for removal of a public nuisance may be carried out by any person or entity so authorized by the Code Official.
- (b) The removal of a vehicle or part of a vehicle determined to be a nuisance, pursuant to a decision of the Code Official or an order of the Board, as the case may be, shall not commence until the period prescribed for appeal of the decision of the Code Official or the order of the Board, as the case may be, has passed and the decision or order has become final. Once the decision or Order is final, the vehicle, including a part of a junked vehicle, may be removed to a scrapyard, a motor vehicle demolisher, or a suitable site operated by the City, or the City may operate a disposal site if the Council determines that commercial disposition is not available or is inadequate, and it may make final disposition of the vehicle or vehicle parts, including transferring it or them to another disposal site if the disposal is scrap or salvage only.
- (c) Any proceeds from the transfer of the junked vehicle or part thereof to the site authorized by this section shall be used to reimburse the City for all costs incurred in the notification, investigation, hearing, and disposal procedures (including any and all variable towing and disposal fees from contracted sources) within this article. Any remaining proceeds shall be transferred to the lienholder of record or, if none, the owner of record.

Sec. 16-406. – Exceptions for Junked Vehicles.

The procedures and penalties authorized by this article shall not apply to a vehicle or vehicle part that is:

- (1) Completely enclosed in a building in a lawful manner and is not visible from the street or public or private property; or
- (2) Stored or parked in a lawful manner on private property in connection with the business of a licensed vehicle dealer or junkyard, or that is an antique or special interest vehicle stored by a motor vehicle collector on the collector's property, if the vehicle or part of the outdoor storage area, if any, are:
 - (A) Maintained in an orderly manner;
 - (B) Not a health hazard; and
 - (B) Screened completely from ordinary public view by appropriate means, including a fence, rapidly growing trees, or shrubbery.

Sec. 16-407. - Authority to Take Abandoned Motor Vehicle into Custody.

- (a) A law enforcement agency may take into custody an abandoned motor vehicle, aircraft, watercraft, or outboard motor found on public property.
- (b) A law enforcement agency may use agency personnel, equipment, and facilities or contract for other personnel, equipment, and facilities to remove, preserve, store, send notice regarding, and dispose of an abandoned motor vehicle, aircraft, watercraft, or outboard motor taken into custody by the agency under this subchapter.

Sec. 16-408. - Taking Abandoned Vehicles into Custody: Notice.

- (a) A law enforcement agency shall send notice of abandonment to:
 - (1) the last known registered owner of each motor vehicle, aircraft, watercraft, or outboard motor taken into custody by the agency or for which a report is received under Section 683.031; and
 - (2) each lienholder recorded:
 - (A) under Chapter 501 of the Transportation Code for the motor vehicle;
 - (B) with the Federal Aviation Administration or the secretary of state for the aircraft; or
 - (C) under Chapter 31, Parks and Wildlife Code, for the watercraft or outboard motor.
- (a-1) A law enforcement agency that takes into custody an aircraft shall contact the Federal Aviation Administration in the manner described by Section 22.901 to attempt to identify the owner of the aircraft before sending the notice required by Subsection (a).
- (b) The notice under Subsection (a) must:
 - (1) be sent by certified mail not later than the 10th day after the date the agency:
 - (A) takes the abandoned motor vehicle, aircraft, watercraft, or outboard motor into custody; or
 - (B) receives the report under Section 683.031 of the Transportation Code;
 - (2) specify the year, make, model, and identification number of the item;
 - (3) give the location of the facility where the item is being held;
 - (4) inform the owner and lienholder of the right to claim the item not later than the 20th day after the date of the notice on payment of:
 - (A) towing, preservation, and storage charges; or
 - (B) garagekeeper's charges and fees under Section 683.032 of the Transportation Code and, if the vehicle is a commercial motor vehicle impounded under Section 644.153(q) of the Transportation Code, the delinquent administrative penalty and costs; and
 - (5) state that failure of the owner or lienholder to claim the item during the period specified by Subdivision (4) is:
 - (A) a waiver by that person of all right, title, and interest in the item; and

(B) consent to the sale of the item at a public auction.

(c) Notice by publication in one newspaper of general circulation in the area where the motor vehicle, aircraft, watercraft, or outboard motor was abandoned is sufficient notice under this section if:

(1) the identity of the last registered owner cannot be determined;

(2) the registration has no address for the owner; or

(3) the determination with reasonable certainty of the identity and address of all lienholders is impossible.

(d) Notice by publication:

(1) must be published in the same period that is required by Subsection (b) for notice by certified mail and contain all of the information required by that subsection; and

(2) may contain a list of more than one abandoned motor vehicle, aircraft, watercraft, or outboard motor.

(e) A law enforcement agency is not required to send a notice, as otherwise required by Subsection (a), if the agency has received notice from a vehicle storage facility that an application has or will be submitted to the department for the disposal of the vehicle.

(f) In addition to the notice required under Subsection (a), if a law enforcement agency takes an abandoned motor vehicle into custody, the agency shall notify a person that files a theft report or similar report prepared by any law enforcement agency for the vehicle of that fact. The notice must be sent by regular mail on the next business day after the agency takes the vehicle into custody. The law enforcement agency shall also provide the name and address of the person that filed the theft report or similar report to the vehicle storage facility or governmental vehicle storage facility that is storing the vehicle.

Sec. 16-409. - Storage Fees for Abandoned Vehicles.

A law enforcement agency or the agent of a law enforcement agency that takes into custody an abandoned motor vehicle, aircraft, watercraft, or outboard motor is entitled to reasonable storage fees:

(1) for not more than 10 days, beginning on the day the item is taken into custody and ending on the day the required notice is mailed; and

(2) beginning on the day after the day the agency mails notice and ending on the day accrued charges are paid and the vehicle, aircraft, watercraft, or outboard motor is removed.

Sec. 16-4010. - Auction or Use of Abandoned Items; Waiver of Rights.

(a) If an abandoned motor vehicle, aircraft, watercraft, or outboard motor is not claimed under Section 683.012:

(1) the owner or lienholder:

(A) waives all rights and interests in the item; and

(B) consents to the sale of the item by public auction or the transfer of the item, if a watercraft, as provided by Subsection (d); and

(2) the law enforcement agency may sell the item at a public auction, transfer the item, if a watercraft, as provided by Subsection (d), or use the item as provided by Section 683.016.

(b) Proper notice of the auction shall be given. A garagekeeper who has a garagekeeper's lien shall be notified of the time and place of the auction.

(c) The purchaser of a motor vehicle, aircraft, watercraft, or outboard motor:

(1) takes title free and clear of all liens and claims of ownership;

(2) shall receive a sales receipt from the law enforcement agency; and

(3) is entitled to register the motor vehicle, aircraft, watercraft, or outboard motor with and receive a certificate of title from the appropriate authority.

(d) On consent of the Parks and Wildlife Department, the law enforcement agency may transfer a watercraft that is not claimed under Section 683.012 to the Parks and Wildlife Department for use as part of an artificial reef under Chapter 89, Parks and Wildlife Code, or for other use by the Parks and Wildlife Department permitted under the Parks and Wildlife Code. On transfer of the watercraft, the Parks and Wildlife Department:

(1) takes title free and clear of all liens and claims of ownership; and

(2) is entitled to register the watercraft and receive a certificate of title.

Sec. 16-4011. - Auction Proceeds.

(a) A law enforcement agency is entitled to reimbursement from the proceeds of the sale of an abandoned motor vehicle, aircraft, watercraft, or outboard motor for:

(1) the cost of the auction;

(2) towing, preservation, and storage fees resulting from the taking into custody;

(3) the cost of notice or publication as required by Section 683.012; and

(4) any compensation made by the agency under Subsection (f) to property owners whose property was damaged as a result of a pursuit involving the motor vehicle.

(b) After deducting the reimbursement allowed under Subsection (a), the proceeds of the sale shall be held for 90 days for the owner or lienholder of the vehicle.

(c) After the period provided by Subsection (b), proceeds unclaimed by the owner or lienholder shall be deposited in an account that may be used for the payment of auction, towing, preservation, storage, and notice and publication fees resulting from taking other vehicles, aircraft, watercraft, or outboard motors into custody if the proceeds from the sale of the other items are insufficient to meet those fees.

(d) A municipality or county may transfer funds in excess of \$1,000 from the account to the municipality's or county's general revenue account to be used by the law enforcement agency or, if the vehicle, aircraft, watercraft, or outboard motor was located in a county with a population of less than 150,000, by the attorney representing the state.

(e) If the vehicle is a commercial motor vehicle impounded under Section 644.153(q) of the Transportation Code, the Department of Public Safety is entitled from the proceeds of the sale to an amount equal to the amount of the delinquent administrative penalty and costs.

(f) A law enforcement agency or an attorney representing the state may use funds transferred under Subsection (d) to compensate property owners whose property was damaged as a result of a pursuit involving a law enforcement agency or a federal law enforcement agency, regardless of whether the agency would be liable under Chapter 101, Civil Practice and Remedies Code

(g) Before a law enforcement agency or an attorney representing the state may compensate a property owner under Subsection (f) using funds transferred to a county under Subsection (d), the sheriff, constable, or attorney representing the state must submit the proposed payment for compensation for consideration, and the commissioners court shall consider the proposed payment for compensation, at the next regularly scheduled meeting of the commissioners court.

(h) In this section, "attorney representing the state" means a district attorney, criminal district attorney, or county attorney performing the duties of a district attorney.

Sec. 16-4012. - Law Enforcement Agency Use of Certain Abandoned Vehicles.

(a) The law enforcement agency that takes an abandoned motor vehicle into custody that is not claimed under Section 16-408. may:

(1) use the vehicle for agency purposes; or

(2) transfer the vehicle to any other municipal or county agency, a groundwater conservation district governed by Chapter 36, Water Code, or a school district for the use of that agency or district.

(b) The law enforcement agency shall auction the vehicle as provided by this subchapter if the law enforcement agency or the municipal or county agency, groundwater conservation district, or school district to which the vehicle was transferred under Subsection (a) discontinues use of the vehicle.

(c) This section does not apply to an abandoned vehicle on which there is a garagekeeper's lien.

(d) A law enforcement agency must comply with the notice requirements of Section 16-408. before the law enforcement agency may transfer a vehicle under Subsection (a)(2).

**EXHIBIT B
PUBLIC NOTICE**

ON May 8th, 2025, THE CITY OF LA VERNIA'S CITY COUNCIL PASSED AND APPROVED AN ORDINANCE REGULATING JUNKED VEHICLES WITHIN THE CITY; PROVIDING FOR PENALTY, NOT TO EXCEED \$200.00 PER DAY PER VIOLATION; PROVIDING FOR A CUMULATIVE & CONFLICTS CLAUSE, PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.