



City of La Vernia
**MUNICIPAL DEVELOPMENT DISTRICT BOARD
OF DIRECTORS MEETING**

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

October 10, 2024

5:30 PM

AGENDA

1. **Call to Order and Declare a Quorum**
2. **Invocation, Pledge of Allegiance and Pledge of Texas Flag**
3. **Public Comments**
4. **Consent Agenda**
(All consent agenda items are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a board member requests an item be removed and considered separately.)
 - A. Meeting Minutes from the 09-19-24 Joint MDD and City Council Meeting
5. **Presentations**
 - A. Felicia Presentation on Scenic City
6. **Discussion/Action**
 - A. Discuss and consider action on Youth Empowerment Fund Program Application Today's Youth Tomorrow's Future
 - B. Discuss and consider action on Buffalo Joes Façade grant application
 - C. Discuss and consider action on The Flower Haus Floral Boutique Façade Grant application
7. **Discussion/Action**
 - A. Discuss Well 7 update
 - B. Discuss upcoming Holidays, Halloween, as well as the Hoe Down
8. **Future Agenda Items**
9. **Adjourn**

The Board of the La Vernia Municipal Development District reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act, Texas Government Code 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberation about Security Devices), and 551.087 (Economic Development), and any other provision under Texas law that permits a governmental body to discuss a matter in a closed executive session.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above named La Vernia Municipal Development Board is a true and correct copy of said Notice on the bulletin boards, of the City Hall of said City of La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on **OCTOBER 07,2024 at 5:00 PM** and remained so posted continuously for at least 72 Hours proceeding the scheduled time of said meeting.

Felicia Carvajal, Executive Director



**JOINT CITY COUNCIL AND MUNICIPAL
DEVELOPMENT DISTRICT MEETING**

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

September 19, 2024

6:30 PM

MINUTES

1. Call to Order

The meeting was called to order by Mayor Pro Tem Recker @6:30PM

Mayor Poore was absent, Council members Recker, Oates, Rabel, Gilbert, Evans were present, as well as MDD member Farmer were present. Hyland was absent.

2. Invocation & Pledge of Allegiance

Pastor Bobby Nixon lead the prayer, Mayor Pro Tem Recker lead the Pledge

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.)

There were no Citizens to be heard

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 09-05-24 Regular Meeting

B. Meeting Minutes from the 09-05-24 Joint MDD and City Council Meeting

C. Approve the Wilson County Appraisal District 2025 Budget and Reappraisal Plan
Motion made by Gilbert, Seconded by Oates to approve as listed
Voting Yea: Recker, Evans, Rabel, Farmer

5. Presentations

A. Presentation regarding the La Vernia Veterans Memorial

Walter scull gave a presentation on La Vernia veterans memorial on the monument, Obelisk. It is hoped for completion by Veterans Day 2024

6. Proclamations

A. Proclamation for World Teachers Day

Mayor Pro Tem Recker read the Proclamation for World Teacher Day.

The City of La Vernia City Council encourages members of our community to personally express appreciation to our teachers and display a light blue ribbon outside your homes or businesses the week of October 5 as a symbol of support for our educators.

B. Proclamation declaring September Childhood Cancer Awareness Month

Mayor Pro Tem Recker read the Proclamation declaring September Childhood Cancer Awareness Month.

7. Public Hearing

A. The City of La Vernia City Council will hold a Public hearing regarding Ordinance No. 091424-01 adopting the 2024-2025 Fiscal Year Budget

A.1 Open Public Hearing

A.2 Staff Presentation

A.3 Receive Public Comments

A.4 Close Public Hearing

A.5 Discuss and consider action on Ordinance No. 091424-01 adopting the 2024-2025 Fiscal Year Budget

A.1 Open Public Hearing

Public hearing was opened @ 6:42PM by Mayor Pro Tem Recker

A.2 Staff Presentation

City Administrator Lindsey Wheeler gave staff Presentation

A.3 Receive Public Comments

No public comments, Lindsey wheeler read a letter from Mayor Poore in his absence- He thinks the budget will be good for the city. He is in favor of adopting

A.4 Close Public Hearing

Public hearing was closed @6:50PM by Mayor Pro Tem Recker

A.5 Discuss and consider action on Ordinance No. 091424-01 adopting the 2024-2025 Fiscal Year Budget

Oates motion Rabel second roll call vote was taken
Mayor Poore- Abstain
Mayor Pro Tem Recker- For
Councilman Oates-For
Councilman Rabel-For
Councilman Gilbert-For
Councilwoman Evans-For

- B. The City of La Vernia City Council will hold a Public hearing regarding Resolution No 091424-01, a resolution to ratify an increase in property tax revenues from last year's operating budget as reflected in the FY 24-25 budget

B.1 Open Public Hearing

B.3 Receive Public Comments

B.4 Close Public Hearing

B.5 Discuss and consider action on Resolution No 091424-01 a resolution to ratify an increase in property tax revenues from last year's operating budget as reflected in the FY 24-25 budget

B.1 Open Public Hearing

Public hearing was opened @ 6:51PM by Mayor Pro Tem Recker

B.3 Receive Public Comments

There were no public comments

B.4 Close Public Hearing

Public hearing was closed @6:52PM by Mayor Pro Tem Recker

B.5 Discuss and consider action on Resolution No 091424-01 a resolution to ratify an increase in property tax revenues from last year's operating budget as reflected in the FY 24-25 budget

Motion made by Gilbert, Seconded by Oates to approve as listed

Voting Yea: Recker, Evans, Farmer

- C. The City of La Vernia City Council will hold a Public hearing regarding Ordinance No. 091424-02 adopting the 2024 Ad Valorem Tax Rate, consisting of Operation and Maintenance and Interest and sinking (Debt Service) Tax Rate.

C.1 Open Public Hearing

C.2 Staff Presentation

C.3 Receive Public Comments

C.4 Close Public Hearing

C.5 Discuss and consider action on Ordinance No. 091424-02 adopting the 2024 Ad Valorem Tax Rate, consisting of Operation and Maintenance and Interest and sinking (Debt Service) Tax Rate.

C.1 Open Public Hearing

Public hearing was opened @ 6:53PM by Mayor Pro Tem Recker

C.2 Staff Presentation

City Administrator Lindsey Wheeler .138093 MO .04 I&S .178093 Total

C.3 Receive Public Comments

There were no public comments

C.4 Close Public Hearing

Public hearing was closed @6:54PM by Mayor Pro Tem Recker

C.5 Discuss and consider action on Ordinance No. 091424-02 adopting the 2024 Ad Valorem Tax Rate, consisting of Operation and Maintenance and Interest and sinking (Debt Service) Tax Rate.

Oates motion Rabel second roll call vote was taken

Mayor Poore- Abstain

Mayor Pro Tem Recker- For

Councilman Oates-For

Councilman Rabel-For

Councilman Gilbert-For

Councilwoman Evans-For

8. Discussion/Action

A. Discuss and consider action on Resolution No. 091924-02 regarding the personnel pay scale

Motion made by Gilbert, Seconded by Rabel to approve as listed

Voting Yea: Recker, Evans, Farmer

B. Discuss and consider action on Resolution No. 091924-03 regarding the fee schedule for FY 24-25

Questions were asked on the Asbestos Survey (state cost), underline fire line (new cost).

25% - 35% split on the water/ sewer, will let residents know in the paper about local option for senior Tax rate

Motion made by Gilbert, Seconded by Rabel to approve as listed

Voting Yea: Recker, Evans, Farmer, Oates

9. Items Specific to Future Line Items on the Agenda

10/08 Planning & Zoning Commission meeting to discuss re-zone request

10/10 MDD meeting to discuss Holidays, Updating sidewalks, Scenic City, Youth Empowerment Fund Program Application, Kids at the Park, Buffalo Joes Facade grant application

10/10 City Council meeting to discuss garbage rate for Seniors

10. Adjourn

Motion made by Oates, Seconded by Rabel to adjourn @7:17PM

Voting Yea: Recker, Gilbert, Evans, Farmer

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 open to all persons regardless of disability. The facility is wheelchair-accessible, and parking spaces are available. If you require special assistance, you must request accommodations 48 hours prior to this meeting. Braille is not available. Please contact the City Secretary at (830) 779-4541 or by email.

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 a 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 **Sept 16, 2024 at 5:00 PM** and remained so posted continuously for at least 72 Hours preceding the scheduled time of said meeting.

Madison Farrow, City Secretary



The City of La Vernia Earns Prominent Scenic City Certification

City of La Vernia, TX – October 10, 2024 The City of La Vernia was presented with Scenic City Certification on Thursday, October 10th, in Houston, at an event held in conjunction with the Texas Municipal League’s Annual Conference. 175 Scenic City officials and business leaders from across the state were on hand to recognize The City of La Vernia was among 15 cities to earn certification for the 2024 -2029 period.

The Scenic City Certification Program is a project of Scenic Texas, Inc. Texas cities access this diagnostic program for an objective review of existing municipal infrastructure ordinances related to public roadways and public spaces. The evaluation compares the applicant city’s standards to the unique Scenic City model devised by the partnership organizations. Assessment is points-based, with every applicant city receiving a detailed, scored evaluation. Official certification can be earned by the cities that score in the upper range and meet stringent scenic streetscape standards.

The City of La Vernia is proud to announce that it has officially been recognized as a Certified Gold Scenic City. This designation highlights the city's commitment to preserving and enhancing its visual environment through thoughtful planning, community beautification efforts, and sustainable development practices. As a Certified Gold Scenic City, La Vernia joins a group of municipalities prioritizing the aesthetic, environmental, and cultural quality of life for residents and visitors alike.

This achievement not only reflects the hard work and dedication of city leaders and community members but also positions La Vernia as a model for other cities aiming to create beautiful and vibrant spaces for future generations.

“Scenic City Certification shines a light on La Vernia’s strong commitment to quality standards for public roadways and public spaces,” said Anne Culver, executive vice president of Scenic Texas. “This recognition is intended to support cities with a long-range vision, and we hope it incentivizes other cities to follow La Vernia’s example.”

Section 5, Item A.

Scenic City Certification Program Partners include the American Planning Association-Texas Chapter, American Council of Engineering Companies of Houston, Houston-Galveston Area Council, Keep Texas Beautiful, North Central Texas Council of Governments, Scenic America, Scenic Houston, Texas Downtown Association, Texas Economic Development Council, Texas Historical Commission, Texas Municipal League, Urban Land Institute – Austin, Urban Land Institute – Houston, and Urban Land Institute – San Antonio. Learn more at www.sceniccitycertification.org.



Serving Texas Since 1985

Scenic Texas is a 501 C 3 non-profit organization. The mission of Scenic Texas is to preserve and enhance the visual character of Texas through promotion of enhanced design standards for public projects, freeway landscaping, sign control and scenic byway development. Visit www.scenictexas.org

L A V E R N I A M U N I C I P A L
D E V E L O P M E N T D I S T R I C T

Youth Empowerment Fund Program

Youth Empowerment Fund

Program La Vernia Municipal Development District

Introduction

Overview of the Youth Empowerment Fund

The La Vernia Municipal Development District (LVMDD) Youth Empowerment Fund is designed to support to empower youth living within La Vernia city limits. We aim to promote positive development, education, and community involvement among the youth of La Vernia. The fund is intended to support various initiatives, including educational programs, entrepreneurship, leadership development, arts and cultural activities, sports and recreational programs, and community service projects. By investing in these initiatives, we aim to create a nurturing environment that enables our youth to reach their full potential and become valuable community members. Through the Youth Empowerment Fund, we hope to promote leadership, and resilience, and provide opportunities that will enhance the lives of young people in La Vernia.

Goals

The La Vernia Municipal Development District (LVMDD) Youth Empowerment Fund's goal is to:

- ❖ Foster Positive Development: Cultivate an environment that supports the personal and educational growth of young people.
- ❖ Encourage Community Participation: Facilitate opportunities for youth to

actively engage in their community and contribute meaningfully.

- ❖ Enhance Educational Attainment: Promote and support educational initiatives that help students achieve their academic goals.
- ❖ Promote Leadership Skills: Develop programs that build leadership qualities and encourage young people to take on leadership roles.
- ❖ Encourage Community Service: Provide resources for projects and activities that involve giving back to the community.

Eligibility Criteria

Who Can Apply?

Any person enrolled in grades K-12 and aged between 5 and 18, or any organization, regardless of their size or type, located in La Vernia, TX, can participate.

Program Focus: This program is aimed at youth who want to contribute to the La Vernia community by creating educational programs, small businesses, leadership development services, arts and cultural activities, sports and recreational programs, and community service project.

Geographic and organizational requirements

The organization's location must provide services within the La Vernia City Limits.

Status: The applicant must provide proof of being a community-based organization intending to give back to the community.

Application process

Application Period

Applications are accepted from October 1st to September 30th each year. The applications will be reviewed within 30 business days of submission.

How to Apply

Complete the Application: Use the La Vernia Municipal Development District Youth Empowerment Fund Application form.

Submit Required Documents: Include all Necessary attachments as outlined in the application form.

Submission Methods: Applications can be submitted via email to fcavarjal@lavernia-tx.gov or postal mail PO BOX 225 La Vernia, TX 78121

Funding Details

The applicant may receive one-time financial support for the program or project, an in-kind donation, or a combination of what may be needed.

LVMDD will approve up to a maximum of \$1000 going to each applicant or 50% of the actual cost of the project, whichever is less. The LVMDD Executive Director or designee shall certify proof of expenditures, the date the project is completed, and must recommend payment before funds are disbursed by the LVMDD.

The LVMDD may not expend more than \$5,000 in this grant program from October 1st to September 30th each year.

Frequently Asked Questions (FAQs)

What is the maximum amount of funding available?

The maximum amount of funding available is \$1,000.00 to each applicant.

Can an organization apply for multiple programs?

No, only one application will be reviewed per year from the organization.

Are there any restrictions on the types of programs funded?

Must be a Youth Program that focuses on community empowerment and must operate within La Vernia city limits. Programs that promote political or religious activities are not eligible.

How can I get help with the application process?

For aid, please contact the LVMDD Youth Empowerment Fund Committee via the contact information provided below.

Contact information

La Vernia Municipal Development District

Youth Empowerment Fund

Executive Director: Felicia Carvajal

City Hall Address: 102 E Chihuahua

Mailing Address: PO Box 225 La Vernia, TX 78121

Phone : 830-779-4541

Email : fcarvajal@lavernia-tx.gov

Website : lavernia-tx.gov

Application

Organization Name: Today's Youth Tomorrow's Future

Organization Address: 128 Bluebonnet Rd, La Vernia, TX 78121

Organization Contact Person: Amber Richter

Title: President

Phone: 361-701-4180

Email: Todaysyouthtomorrowsfuture24@gmail.com

Target Audience

Age Range: 5 to 17 or 18 if in high school

Who will be impacted by your project: We are hoping to impact kids of all ages

How will this program empower the La Vernia community?

I believe this organization will bring in people from all surrounding areas to come and see these kids and their goods. I also want to help make our children better adults with hard work.

Project Start date: November 9th, 2024

Project End Date: none

Location of the Project:

We are asking to have uses of the City Park where the gazebo is during the warmer months. We are in contact with Grand View to use their location during January and February in the colder months.

Funding

Total Amount Requested? \$1000

Budget Breakdown:

Supplies	\$710
Facility rental	\$
Marketing/Outreach	\$
Other:	\$290
Other:	\$

Total Budget	\$1000
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Provide a detailed description explaining how the funds will be used.

All members of the TYTF board are business owners. We understand the hardship it is to have supplies to start your business. We want to buy five 6ft long tables and five canopy tents to let kids sign out for their market if they don't have one or can't afford one yet.

Has Your Organization received funding from the LA Vernia Municipal Development District before? NO

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Impact and evaluation

How will you measure the success of a project?

I hoping by 2026 this market will be in several different towns/cities in Texas

What are the anticipated outcomes for the project?

1. Financial Literacy: Children will learn about money management, budgeting, and the basics of business and economics.
2. Creativity: Kids will have the opportunity to showcase their creative talents by designing and creating their products to sell.
3. Social Skills: Children will develop their social skills by interacting with customers, negotiating prices, and working with their peers in a team setting.
4. Confidence Building: Engaging in sales and interacting with customers can help boost children's confidence and self-esteem.

5. Community Engagement: Market days provide an opportunity for children to engage with their local community and potentially give back through charitable donations or partnerships with local organizations.

How will you track and report on the progress and impact of the project?

To track and report on the progress and impact of the market days, we will gather feedback through surveys and interviews. We will also monitor the children's development and community engagement.

Additional Information

Please Provide any additional information that would support your application:

We are very excited that we have partnered with the La Vernia High School Business Program. They are making our website, helping with marketing, and will help volunteering being the markets.

Please provide the following documents with your application:

- Proof of 501© (3) status (if applicable)
- Business Logo (if applicable)
- Current budget for this project
- Letters of support or endorsements from a community member (minimum 2)
- Any other relevant materials

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Certification

By signing below, I certify that the information provided in this application is true. and accurate to the best of my knowledge and that our organization will comply. with all the terms and conditions set forth by the La Vernia Municipal Development District.

Organization's Tax ID Number (EIN): 99-4467227

Year Established: 2024

About Your Organization:

We are entrepreneurs, teachers, and parents, who want our children to learn about entrepreneurship in a practical and fun way. We want to have a market that is a safe place for kids to sell or advertise their businesses. We don't want this market to be about kids showing up and TRYING to sell. We want them to learn what it takes to be an entrepreneur. We would have a 15 to 25-minute "meeting/introduction" at the beginning of the market with all the kids and one business to give the kids tips, and marketing strategies, and tell them their story and their struggles. We will also have an email list with tips and marketing strategies and a blog about a child and what they are selling at the market days each week. We want to show kids the excitement and the hardship that goes into being an entrepreneur.


Program Information

Program Title: Youth Market Day's

Program Description

Please provide a summary of the program, including its goals and objectives:

Our organization would have markets that allow children to interact with the community, offering them real-world experiences and opportunities for growth. Our goal is to help children develop important skills and confidence through entrepreneurial activities and creative play. We believe that in today's digital age, it's essential to guide kids toward meaningful interactions and help them build strong mental health. Through Today's Youth Tomorrow's Future, we aim to empower kids and foster their desire for success in various aspects of their lives.

Signature: 

Name (Printed): Amber Richter

Title: President

Date: 8/30/20224

Submission Instructions

Please send your completed application and all attachments to:

Felicia Carvajal fcarvajal@lavernia-tx.gov

Thank you for your interest in the La Vernia Municipal Development District Youth Empowerment Fund. We look forward to supporting programs that make a meaningful difference in the lives of the youth in La Vernia.



Office of the Secretary of State

CERTIFICATE OF FILING OF

Today's Youth, Tomorrow's Future
File Number: 805662817

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Nonprofit Corporation has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 08/14/2024

Effective: 08/14/2024



A handwritten signature in black ink that reads "Jane Nelson".

Jane Nelson
Secretary of State

Cynthia Sutton
La Vernia, TX 78121
cynthia.sutton@outlook.com

August 29, 2024

To Whom It May Concern,

I hope this letter finds you in great spirits. I am writing to express my unwavering support for an extraordinary initiative spearheaded by Today's Youth, Tomorrow's Future. This organization is not just an advocate for youth empowerment; it is a beacon of hope and possibility for young minds eager to explore the world of entrepreneurship.

The upcoming business fair, designed specifically for young entrepreneurs aged 5 to 17, along with 18-year-old high school students, stands as a testament to the organization's commitment to nurturing the next generation of innovators and leaders. In a world that often emphasizes traditional pathways to success, Today's Youth, Tomorrow's Future recognizes the immense potential that lies within our youth and provides them with the tools and opportunities to thrive as entrepreneurs.

Entrepreneurship is more than just starting a business; it is a mindset, a way of thinking that encourages creativity, resilience, and problem-solving. In a rapidly changing economy, fostering an entrepreneurial spirit among our youth is essential. It equips them with the skills to navigate challenges, empowers them to pursue their passions, and instills a sense of responsibility and independence. The business fair will not only showcase their ideas but also encourage collaboration, mentorship, and networking—elements that are vital in today's interconnected world.

Imagine the impact this program will have on our community. Young participants will have the chance to present their innovative ideas, interact with like-minded peers, and receive valuable feedback from experienced entrepreneurs. This experience will not only boost their confidence but also inspire them to think big and dream even bigger. They will learn that failure is not the end but a stepping stone toward success, and that every great entrepreneur started with a single idea and the courage to pursue it.

Moreover, the significance of this fair extends beyond the individual. As these young entrepreneurs grow, they will contribute to our economy, create jobs, and inspire future generations. They will become the leaders of tomorrow, equipped with the knowledge and experience to tackle the challenges we face today. By supporting Today's Youth, Tomorrow's Future, we are investing in a brighter, more prosperous future for all.

I urge everyone in our community, from businesses to educators, to rally behind this noble cause. Let us come together to provide our youth with the resources and encouragement they

need to succeed. Whether through sponsorship, volunteering, or simply spreading the word, every contribution counts and makes a difference.

Together, we can empower our youth to transform their dreams into reality. Let us stand united in our belief that today's youth are indeed tomorrow's future.

Thank you for your attention and support for this transformative initiative. Let us inspire the next generation of entrepreneurs and watch them soar!

Warm regards,

Cynthia Sutton

Cynthia Sutton
210-777-7375

To whom it may concern:

It is with delight that I recommend Today's Youth Tomorrow's Future as recipient of grant funds and usage of the La Vernia City Park. As a mother I strongly believe in this unique opportunity being offered to our youth that will undoubtedly foster confident leaders and valuable citizens within our community. The kids' access to entrepreneurial mentorship facilitates space to nurture creativity, responsibility, hard work, and pride.

Led by successful entrepreneurs themselves with a passion for business and a deep belief in the support system of our city, I am confident that Today's Youth Tomorrow's Future has the potential to make a significant impact on the next generation. Your help, along with the leadership and expertise of its founders, sends this organization down a path to inspire our youth and their supporters while adding diverse economic opportunities to La Vernia. Thank you for considering this recommendation.

Best Regards,

A handwritten signature in cursive script that reads "Chyanne May". The signature is written in black ink and is positioned above the printed name.

Chyanne May (La Vernia resident and mother of 2)



TODAY'S YOUTH
TOMORROW'S FUTURE

YOUTH BUSINESS FAIR



TODAY'S YOUTH TOMORROW'S FUTURE



VENDER SET UP -8:30AM

MARKET TIME -10:00AM - 3:00PM

WHEN?

NOV. 2ND

LA VERNIA CITY PARK
222 San Antonio Rd, La
Vernia, TX 78121

- **Registration Fee:** \$25 per booth
- **Requirements:** Please bring your own table and chairs
- **Booth Size:** 10' x 10'



FAÇADE GRANT PROGRAM

APPLICATION AND INSTRUCTIONS



La Vernia

Municipal Development District

Page 1

Adopted April 11, 2013

Amended July 18, 2013

Amended October 22, 2014

Amended January 12, 2017

Amended April 9, 2023

FAÇADE IMPROVEMENT PROGRAM

La Vernia Municipal Development District Façade Grant Improvement Guidelines

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

1. Buildings designated as historical by the State of Texas or located in the Central Business will be given preference. Restoration of storefronts to their historic status will be given preference.
2. We are looking for applicants who showcase their intent to increase curb appeal, thus, the improvements should be primarily focused on those that would be seen from the "curb."
3. Applicants are **encouraged to** add masonry, rock, stucco, or other materials with regard to exterior construction and architectural standards when appropriate.
4. The building owner will submit drawings to the LVMDD. **The drawings will illustrate the planned façade improvements.** The drawings will be accompanied by **cost estimates, color choices,** and an estimated timeline for completion. ~~The LVMDD Executive Director along with the building owner will present the request to the LVMDD Board.~~
5. To receive a grant, **the applicant must not begin work on the façade improvements until the grant is approved by the LVMDD.** *until meeting sep 19*
6. The applicant must submit photos of the completed work and a receipt of all costs incurred before the reimbursement money will be distributed.
7. The applicant is expected to complete the work that was presented in the Façade grant application and agreed upon in the board meeting in order to be **reimbursed.**
8. If signage on the building is part of the façade improvement, the cost of signage must not exceed the owner's share of the project's total cost.
9. If landscape improvements to the front/ sides of the building are part of the façade improvement and add to the general curb appeal, they will be considered, the applicant will be expected to upkeep the landscape.
10. LVMDD will approve up to a maximum of **\$5,000** or **50% of the actual cost** of the façade improvements, whichever is less. The LVMDD Executive Director shall certify proof of

Page 2

Adopted April 11, 2013

Amended July 18, 2013

Amended October 22, 2014

Amended January 12, 2017

Amended April 9, 2023

expenditures, the date the project is completed, and must recommend payment before funds are disbursed by the LVMDD.

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



Name: Risa A. Snyder

Phone and email address 830 391-2083 Snyderhansel@att.net

Address and Legal Description of Property (applicant may attach maps and other illustrations)

Buffalo Falls
13330 US Hwy 87 W DA Vernia TX 79811
Restaurant located on corner of 87 + San Antonio St

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

see attached.

Desired Start Date Oct 15, 12 Completion Date _____

Total Projected Cost 28,000.00 Projected Grant 28,000.00

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

[Signature]
Signature of Applicant

Sept 19, 2024
Date

For LVMDD Office Use
Application Received _____
Meeting Date and presentation made: _____
Decision of the LVMDD Board of Directors: _____
Date applicant is notified: _____

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

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

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

WITNESSETH:

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

II.

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

Page 5
Adopted April 11, 2013
Amended July 18, 2013
Amended October 22, 2014
Amended January 12, 2017
Amended April 9, 2023

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

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

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

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

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

expenditures and shall remit 10% interest per annum on all improper expenditures from the time GRANTEE received the funds from the LVMDD.

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

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

III.

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

IV.

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

V.

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

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Adopted April 11, 2013
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IN WITNESS WHEREOF, the parties hereto execute this agreement in duplicate originals as of the date set forth above on this ____ day of _____ 20____.

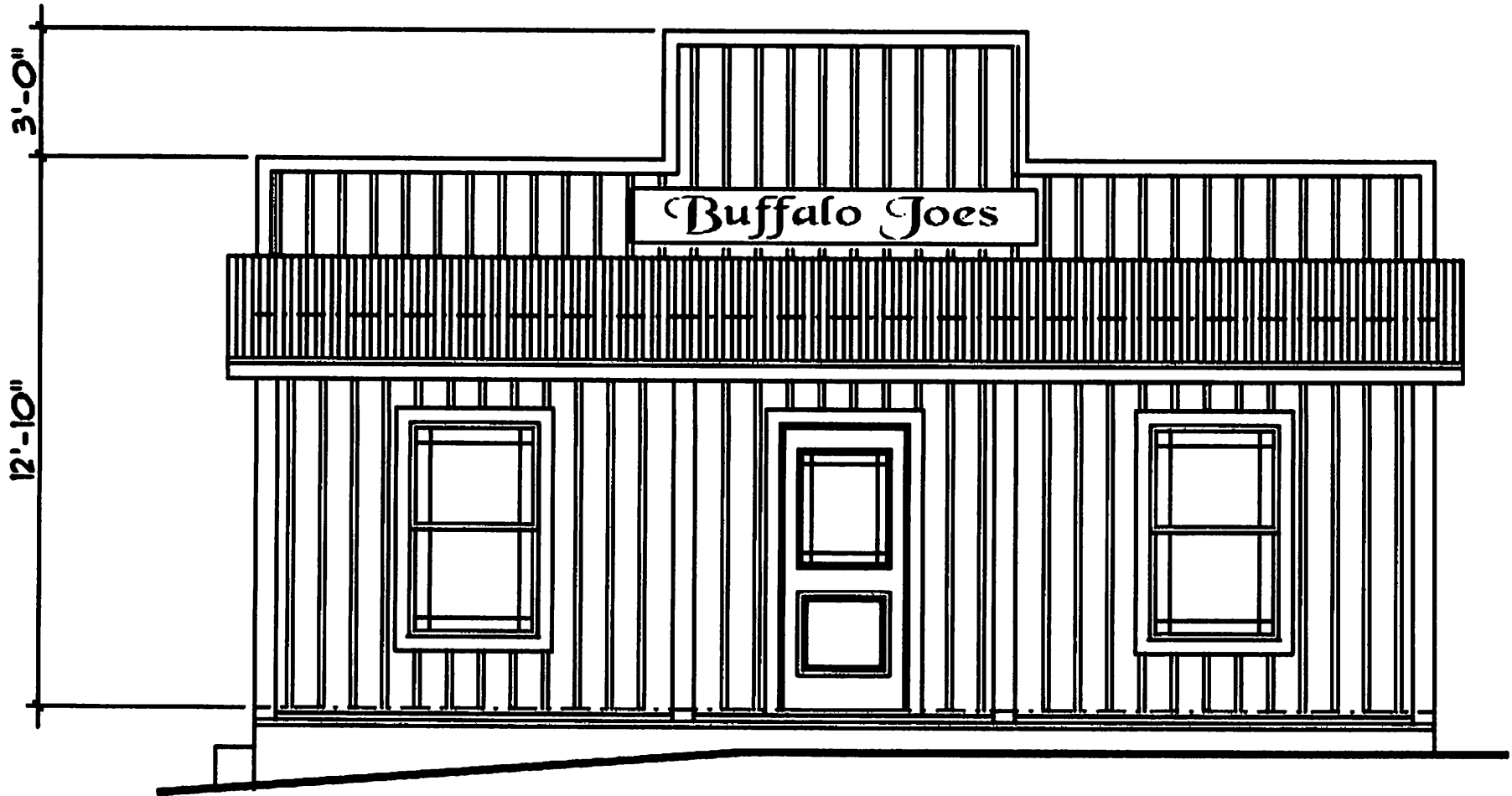
LA VERNIA MUNICIPAL DEVELOPMENT DISTRICT, TEXAS

BY: _____

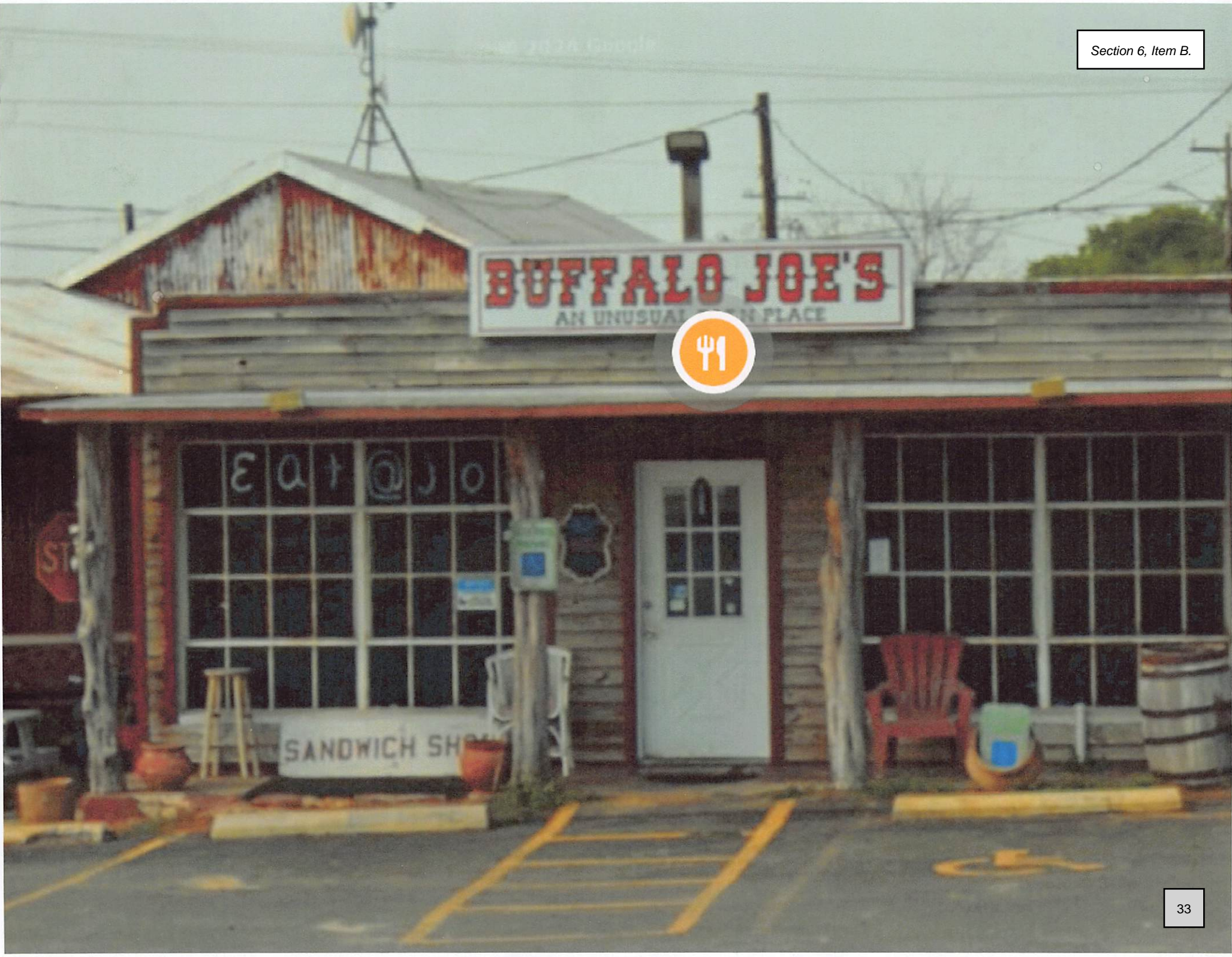
[Grantee]

BY: _____

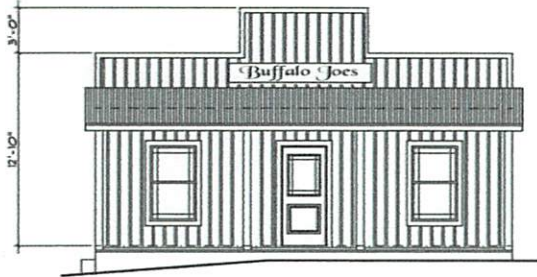
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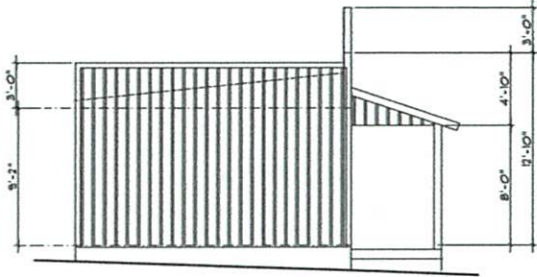
Front Elevation



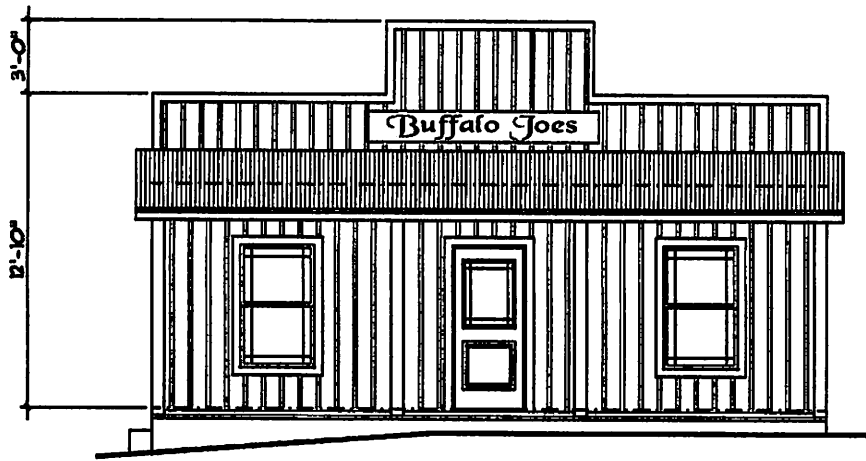




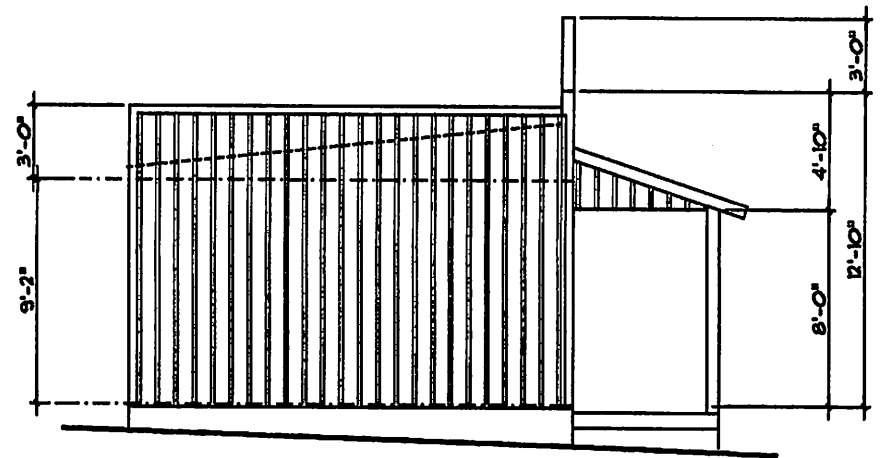
Front Elevation



Left Side Elevation



Front Elevation



Left Side Elevation

Remodeling by Mark Mark Fahnert

(210) 275-0735

MF2102750735@Yahoo.com

September 6, 2024

OVERVIEW

Completely refreshed front and side façade that can be viewed from US 87. Making the appearance cleaner yet paying tribute to its roots as Bud's gas station. Remaking it in an old town classic style. yet capturing a rustic style reminiscent of the early days of LaVernia.

GOALS

1. To enhance the aesthetic appeal of the front adding a more historic look adding to the curb appeal.
2. To improve the energy efficiency buying Styrofoam insulation to the existing tile walls , Updating it more energy efficient , but historically, correct windows and front door.
3. Giving Buffalo Joe an eclectic yet attractive front row seat on 87 as you enter La Vernia from the West.
4. Also improving the signage with historic gas station style signs with Buffalo Joe logo . Doing away with 4x8 plywood sign.

SPECIFICATIONS

The three old casement windows will be totally removed. Adding two new high energy efficient windows to the front . with historic dimensions in size, also improving the front door.

The holster will be covered in the insulated double OSB board wrapped in Tyvek, then clad with the board and bat style Hardie or Cedar.

Pit wall will be capped 4 inches down all the way around with 18 gauge coated metal manufactured in LaVernia.

The front roof or porch will be covered in metal.

The front sidewalk there is now rough concrete with some voids will be recap with deck board to give it historic look and make it safer for access in and out .All to comply with all ADA requirements.

The front sign shall be in Concrete, a single monolithic pole with the signage 11 feet in the air MOL.

All surfaces will be painted as needed if applicable .

Building signage will meet LaVernia sign standards.

MILESTONES

Total price\$28,000.00 as

Architectural drawing.

Remodeling by Mark Mark Fahnert

(210) 275-0735

MF2102750735@Yahoo.com

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FAÇADE GRANT PROGRAM

APPLICATION AND INSTRUCTIONS



Municipal Development District

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Adopted April 11, 2013
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FAÇADE IMPROVEMENT PROGRAM

La Vernia Municipal Development District Façade Grant Improvement Guidelines

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

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

Name: Jim + Tammy Elrod

Phone and email address 210-268-7663 jim@haloroofingsa.com
210-535-9196 theflowerhausiv@gmail.com

Address and Legal Description of Property (applicant may attach maps and other illustrations)

130 Bluebonnet Rd.

La Vernia, TX 78121

property owned by
Halo Roofing Occupied by
Flower Haus

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

Paint exterior & replace rotten wood

Plant grass, enhance flower beds with new

rocks & plants. Install landscaping lighting.

Remove cloth awnings and replace with black metal awnings.

Desired Start Date October 25, 2024 Completion Date December 1, 2024

Total Projected Cost \$14,927.00 Projected Grant \$5,000.00

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

Jim Elrod
Signature of Applicant

10/1/24
Date

For LVMDD Office Use

Application Received Oct. 2 2024

Meeting Date and presentation made: Oct 10 2024

Decision of the LVMDD Board of Directors: _____

Date applicant is notified: _____

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

expenditures, the date the project is completed, and must recommend payment before funds are disbursed by the LVMDD.

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





Painting the whole house and replacing trim boards as well as repairing front porch:

\$6,052.00

Replacing 3 awnings with new black metal awnings:

\$1,900.00

Landscaping improvements to include new grass, flower bed improvement and lighting:

\$6,975.00

New Signage frame:

Cost Unknown at this time

M & S		Bid No.	Date	9/30/2024
customer	The flower Haus			
Location:	Jim Elrod			
	Prepared by:	Dorothy Ramsey		
Address:	130 Bluebonnet	Approved by:	Michael Ramsey	
City/State/Zip:	La Vernia, Texas 78121			
Type of Work:	Phone:	210-837-5715		
Work Included:				Amount of Bid
7 Pallets of Tiff Tuff instalied				2,100.00
4 - Zone Sprinkler system installed				3,000.00
4 yds River Rock instsalled in beds				600.00
3 - Border and Stakes installed				225.00
Commercial grade felt				195.00
Plants installed in beds				425.00
2 yds Black mulch installed				130.00
Grade and prep yard				1,200.00
6 - Commercial grade bullet light and transformer with labor				2,100.00
Landscaping				7,875.00
Lighting				2,100.00
Total for both				9,975.00
	Total Bid			7,875.00
Exclusions and Qualifications:				
2 year warranty on sprinklers.				
Acknowledgment of Addenda			Sub Total	7,875.00
Delivery:			Tax	0
			Total	7,875.00
Received by				

\$6975.00

CASA REMODELING INC.

COMPLETE HOME REMODELING ESTIMATES

FREE

Oscar de la Torre (owner)
BUS: (210)669-3100

11479 US HWY 87 W
P.O. BOX 992
La Vernia TX. 78121

Submitted to
HALO Roofing

Date
September 30, 2024

Job location
130 Bluebonnet Rd., La Vernia TX 78121

Job name
Repairs

- Caulk and paint around house Hardy board siding
- Caulk and or paste face board where needed
- Paint white soffit in back porch
- Paint beams
- Remove/Replace rotten wood in front porch (2x6x8)
- Support stairs handrails to wall and paint with color (Provided by client)

~~We propose~~ We propose hereby to furnish materials and labor (complete in accordance with the above specifications) for the sum of **\$4,800.00** (Four thousand eight hundred dollars 00/100 dollars).

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices, any alteration or deviation from above specifications involving extra costs will be executed only in written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner should carry fire, tornado and other necessary insurance. The above prices, specifications and conditions are a=satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be done as outlined above.

Acceptance of _____.

Coordinating Colors

SherwinWilliams

Section 6, Item C.

Spare White
SW 6203

Dover White
SW 6385

Favorite Tan
SW 6157

SW 9132

See Acacia Haze work in any room



BEDROOM

LIVING ROOM

KITCHEN

BATHROOM

Shared From Real Homes

More Green Color Inspiration

Upload your own or share it with us on social media by using
#SWColorLove.

Medium Green with strong slate blue undertones

\$1,252.00

Section 6, Item C.



Acacia Haze (9132)
Sherwin Williams

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

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

IN WITNESS WHEREOF, the parties hereto execute this agreement in duplicate originals as of the date set forth above on this ____ day of _____ 20_____.

LA VERNIA MUNICIPAL DEVELOPMENT DISTRICT, TEXAS

BY: _____

[Grantee]

BY: _____