



City of La Vernia  
Municipal Development District  
Board of Directors Meeting  
102 E. Chihuahua St.  
La Vernia, Texas 78121

## IN PERSON & VIDEO CONFERENCE

August 12, 2021  
5:45 P.M.

Please join using this link:

<https://v.ringcentral.com/join/508742933>

Meeting ID: 508742933

One tap to join audio only from a smartphone:

+16504191505,,508742933# United States (San Mateo, CA)

A recording of the conference will be made and will be available to the public in accordance with the Open Meetings Act.

### AGENDA

1. Call to Order and Declare a Quorum.
2. Invocation, Pledge of Allegiance and Pledge of Texas Flag  
*(Honor the Texas Flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible)*
3. Public Comments.
4. Consent Agenda
  - A. Minutes from the April 8<sup>th</sup> 2021 Regular Meeting
  - B. Minutes from the June 10<sup>th</sup> Joint Meeting
  - C. Minutes from the July 22<sup>nd</sup> 2021 Joint Budget Meeting
5. Discussion and possible action regarding the façade grant at 13693 US Hwy 87 W (Old Sue's Antiques)
6. Discussion and possible action on financial assistance updating the entrance (welcome) signs coming into La Vernia.
7. Update on Back-to-School Bash
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.*



Municipal Development District

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 August 9, 2021 at 4:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

A handwritten signature in blue ink that reads "Yvonne Griffin". The signature is fluid and cursive, with the first name being more prominent than the last.

Yvonne Griffin,

Executive Director



Municipal Development District

City of La Vernia  
Municipal Development District  
102 E. Chihuahua St.  
La Vernia, Texas 78121

## IN PERSON & VIRTUAL CONFERENCE

April 8, 2021

5:45 P.M.

### Minutes

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

Cynthia Farmer called the meeting to order and declared a quorum.

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

The Lord's Prayer was recited and all members in attendance said the Pledge of Allegiance and Texas Pledge.

**3. Public Comments.**

No public comments.

**4. Consent Agenda**

A. Minutes from the February 25, 2021 Meeting

**MOTION:** Dianell Recker made a motion to approve the consent agenda, seconded by Eloi Cormier. Motion passed: 5-0.

**5. Discuss and update on the MDD Strategic Plan.**

Yvonne Griffin provided an update to board members on Strategic Plan.

**6. Discuss on 4<sup>th</sup> of July celebration firework display.**

Recommendation were to reach out to Stoney LaRue to see if we can use him next year as he has a deposit or could we get it back. Economic Dir. had sent an email to manager but had not received any confirmation. Fireworks were lined up and would be good to go.

**7. The Board Members for the La Vernia Municipal Development District will adjourn into Executive Session as authorized by the Texas Open Meetings Act, Texas Governmental Code §551.086 (Economic Development), to discuss a matter in closed executive session. The topic of discussion is proposed businesses.**

Board members entered in to executive session at 5:57 PM and reconvened in to regular session at 6:24 PM. No further action.

**8. Adjourn.**

Dianell Recker made a motion to adjourn the meeting, seconded by Marilyn Womack. Meeting was adjourned at 6:25 PM and all were in favor.

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Dianell Recker, Vice President

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Brittani Porter, City Secretary



**City of La Vernia**  
102 E. Chihuahua St.  
La Vernia, Texas 78121  
(La Vernia City Hall Council Chambers)  
**JOINT CITY COUNCIL & MUNICIPAL DEVELOPMENT DISTRICT**

**IN PERSON & VIRTUAL CONFERENCE**

June 10, 2021  
6:00 PM

**Minutes**

**1. Call to Order** – Dianell Recker called the meeting to order at 6:01 PM. Members absent: Marilyn Womack.

**2. Executive Session**

**A. The City of La Vernia City Council and Board of Directors with the La Vernia Municipal Development District will adjourn into Executive Session as authorized by the Texas Open Meetings Act, Texas Governmental Code §551.072 (Deliberations about Real Property), to discuss a matter in closed executive session. The topic of discussion Property A, Property B and Property C .**

MDD Board entered into executive session at 6:02 PM.

**B. Reconvene into Regular Session and take action/or give direction, if necessary, on items discussed in Executive Session.**

MDD Board reconvened into regular session at 6:21 PM. Direction given was to pull numbers, clean up contract and set another meeting.

**3. Discussion Only**

**A. Discussion on 4<sup>th</sup> of July fireworks and activities.**

Staff advised a small event was being put together that would include food trucks, fundraising (Police Dept – water) that would go towards National Night Out and

**4. Adjourn** – Jay Hennette made a motion to adjourn the meeting, seconded by Eloi Cormier. Meeting was adjourned at 6:24 PM and all council members were in favor.

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Dianell Recker, Vice President

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Brittani Porter, City Secretary





**City of La Vernia**  
**CITY COUNCIL & MUNICIPAL DEVELOPMENT DISTRICT**  
**JOINT BUDGET WORKSHOP**  
City Council Chambers of La Vernia City Hall  
102 E. Chihuahua Street, La Vernia, Texas 78121

**IN PERSON & VIDEO CONFERENCE**

July 22, 2021  
6:30 p.m.  
(or immediately following the Special City Council Mtg)  
**Minutes**

**NO QUORUM**

1. **Call to Order** –There was not a quorum present for MDD. **Members Absent:** Cynthia Farmer – Marilyn Womack – Eloi Cormier
2. **Discussion/Action**
  - A. Discuss and consider action on the City of La Vernia and Municipal Development District 2021 - 2022 Fiscal Year budget.
  - B. Discussion on Capital Improvement Projects.
3. **Adjourn**



# **FAÇADE GRANT PROGRAM**

## **APPLICATION AND INSTRUCTIONS**

# 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.

- 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.
- Applicants are encouraged to add masonry, rock, stucco or other materials per Section 38-404 of the City of La Vernia's Code of Ordinances Exterior Construction and Architectural Standards when appropriate.
- The building owner will submit drawings to the LVMDD. The drawings will illustrate the planned façade improvements. The drawings will be accompanied with cost estimates, color choices and an estimated time line for completion. The LVMDD Executive Director along with the building owner will present the request to the LVMDD Board.
- To receive a grant, the applicant must not begin work on the façade improvements until the grant is approved by the LVMDD.
- If signage on the building is part of the façade improvement, the cost of signage must not exceed the owner's share of the total cost of the project.
- 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 expenditures, the date the project is completed, and must recommend payment before funds are disbursed by the LVMDD.
- The owner of the property must be current on all property taxes.
- All contractors working on the façade improvements are required to be

registered with the City of La Vernia.

- The following items are not eligible for reimbursement: roofing, landscaping, parking lot paving, fencing or interior building improvements.
- The LVMDD may not expend more than \$15,000 in this grant program from October 1<sup>st</sup> to September 30<sup>th</sup> each year.



Name: Monica Salinas

Phone and email address 210 373-9011 aj78121@yahoo.com

Address and Legal Description of Property (applicant may attach maps and other illustrations) 13693 US Hwy 87 W.  
La Vernia TX 78121

(lot 2 Miller-Richter Subdivision)

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

paint  
new front R panel



lighting

Desired Start Date July 7, 2021 Completion Date \_\_\_\_\_

Total Projected Cost \$ 13k- 15k Projected Grant 5,000.00

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

Monica Gutierrez

July 1, 2021

Signature of Applicant

Date

For LVMDD Office Use  
Application Received July 15, 2021

Meeting Date and presentation made: August 12, 2021

Decision of the LVMDD Board of Directors: \_\_\_\_\_

Date applicant is notified: \_\_\_\_\_

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

THE TEXAS

§

§

KNOW ALL MEN BY THESE PRESENTS:  
COUNTY  
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 Monica Salinas \_\_\_\_\_, 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 August 12, 21, the LVMDD determined that GRANTEE qualified for a grant in the amount of \_\_\_\_\_ (the "funds") for façade improvements as

provided for in its application and that said funds shall be distributed to GRANTEE under the following terms and conditions:

(a) For and in consideration of the distribution to GRANTEE by the LVMDD, the funds distributed shall be used by GRANTEE for the sole purpose of The Main (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 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 have 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. 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 requirements of law, the requirements of law will control and the parties shall revert to their respective positions which would otherwise be

enjoyed or occupied by the respective parties for the terms of this contract.

V.

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



IN WITNESS WHEREOF, the parties hereto execute this agreement in duplicate originals as of the date set forth above on this 12<sup>th</sup> day of August 2020.

LA VERNIA MUNICIPAL  
DEVELOPMENT DISTRICT, TEXAS

BY:

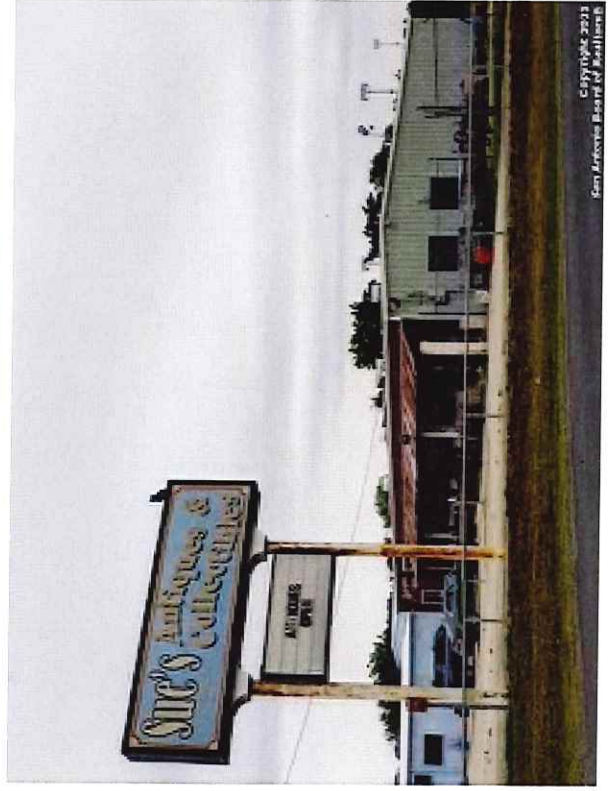
\_\_\_\_\_

[Grantee]

BY:

\_\_\_\_\_

CURRENT

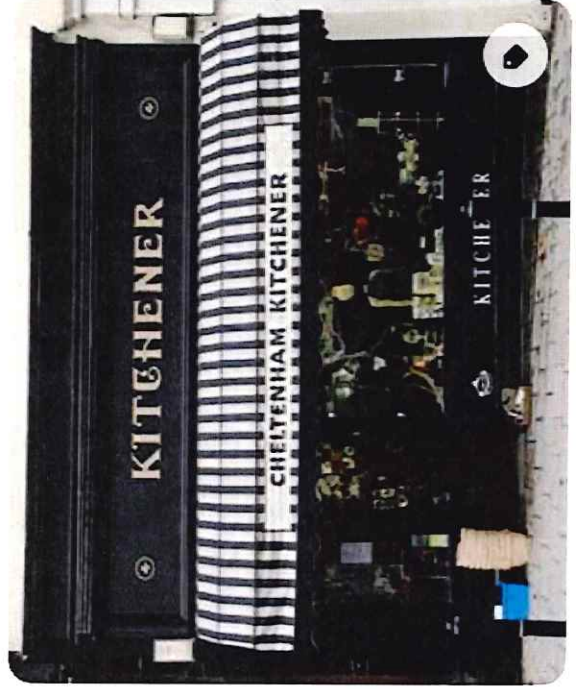
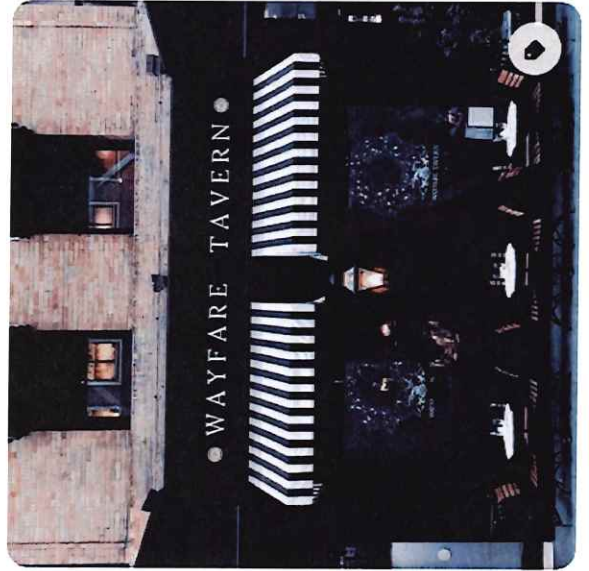


Exterior: Exterior make over will consist of old R panel completely coming down and replaced with black (Valspar – Tomcat) R panel. Entire tin awning coming off to include columns and being replaced with either a solid or striped colored canopy above entrances to each business. Commercial windows will be installed along the front to include two (2) additional doors and exterior lights fixtures.

Trim: trim will either be the Valspar – Woolly Lamb (white) or Mr. Kitty (grey).

Additionally, the parking will be re-stripped yellow to include one (1) handicap spot. The concrete ramp will be reduced in elevation to a smaller ramp. There will be a total of three (3) businesses within the shopping center: Love Story Boutique, Katie Lou’s Hair and Le Miel Citrine & Co.

PROPOSED

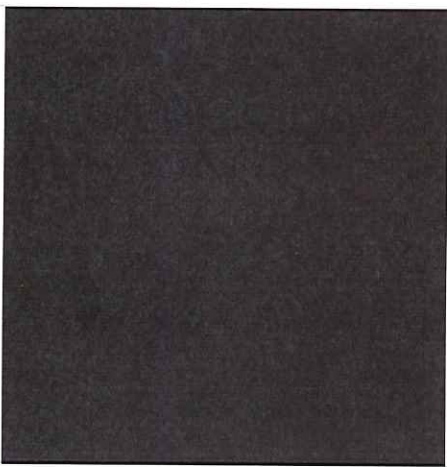




Paint Choices:

Exterior (R Panels): Tomcat

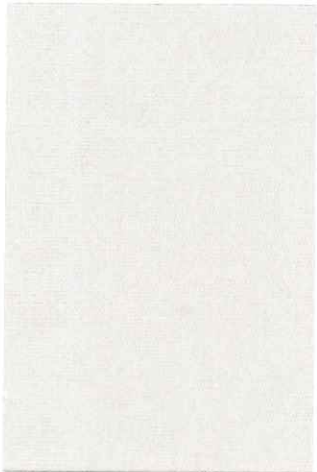
TOMCAT  
V114-3



valspar | INDEPENDENT  
RETAILER

Exterior Trim (will either be one of these two): Mr. Kitty & Woolly Lamb

Mr. Kitty  
V186-1 | Valspar  
Available at Independent Retailers



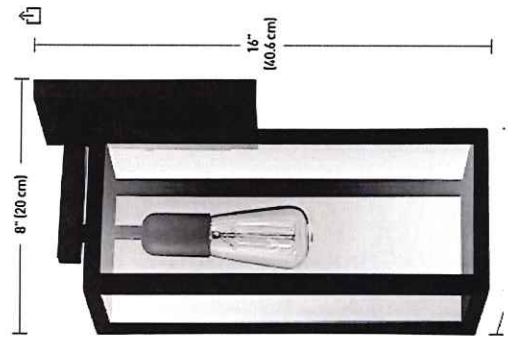
valspar

Woolly Lamb  
V152-1 | Valspar  
Available at Independent Retailers



valspar

Light Fixtures: will be similar to this





WEST END – (HEB)





EAST END – (BIG BEAR HARDWARE)

