



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

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

April 20, 2023

5:30 PM

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## 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 by 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. Approve Minutes from the October 27th, 2022 MDD Meeting
5. **Discussion**
  - A. Discussion/ update the board on 4th of July 2023 Red White and Boom plans
6. **Discussion/Action**
  - A. Discuss and consider action on a Façade Grant Application - R and Z Collision Repair
  - B. Discuss and consider action on the possibility of hosting Senior Social Events at City Hall
  - C. Discuss and consider action on updating Christmas decorations for the 2023 season
  - D. Discuss and consider action on contributing funds to the ongoing electric repair work at the City Park
7. **Future Agenda Items**
8. **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 **April 17th, 2023 at 5:00 PM** and remained so posted continuously for at least 72 Hours proceeding the scheduled time of the said meeting.

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Yvonne Griffin, Executive Director



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

October 27th, 2022  
5:30 P.M.

**Minutes**

1. Call to Order and Declare a Quorum.

Dianell Recker called the meeting to order at 5:32 pm and declared a quorum. Members absent: Jay Hennette, and Sarah Dodson.

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)*

Dianell Recker led the invocation.

3. Public Comments.

No public comments

4. Consent Agenda

A. Minutes from the August 11<sup>th</sup> 2021 Regular Meeting

**MOTION:** Gary Gilbert made a motion to approve the consent agenda, seconded by Cynthia Farmer. **Motion passed: 3-0.**

5. **Discussion/Presentation**

A. Discussion considering 2022 Small Business Saturday Plans

MDD Director Yvonne Griffin presented the staff's 2022 Small Business Saturday Plans.

B. Discussion on 1<sup>st</sup> quarterly meeting with Boutique owners.



MDD Director Yvonne Griffin presented the staff's takeaways from the 1<sup>st</sup> quarterly meeting with Boutique owners.

C. Presentation of new Business Directory Program

MDD Director Yvonne Griffin presented on the progress of the new Business Directory Program.

**6. Discussion and possible action**

A. Façade grant request upgrading the Exterior of La Vernia Square

A representative from La Vernia Square presented on signage they are requesting under the Façade Grant program. \$5,000.00 was the request.

**MOTION:** Cynthia Farmer made a motion to approve the Façade grant request upgrading the Exterior of La Vernia Square, seconded by Gary Gilbert. **Motion passed: 3-0.**

B. Façade grant request upgrading the Exterior of La Vernia Auto Center

At this time Dianell Recker abstained from deliberations as she is a direct family member of the representatives from La Vernia Auto Center who are requesting this Façade Grant.

A representative from La Vernia Auto Center presented on exterior upgrades they are requesting under the Façade Grant program. \$5,000.00 was the request.

**MOTION:** Gary Gilbert made a motion to approve the Façade grant request upgrading the Exterior of La Vernia Auto Center, seconded by Cynthia Farmer **Motion passed: 2-0.**

**7. Future Agenda Items.**

No future line items are requested at this time.

**8. Adjourn.**

Cynthia Farmer made a motion to adjourn the meeting, seconded by Gary Gilbert. The meeting was adjourned at 5:46 pm and all members were in favor.



\_\_\_\_\_  
Dianell Recker, Vice President

\_\_\_\_\_  
Lindsey Boyd, City Secretary



# **FAÇADE GRANT PROGRAM**

## **APPLICATION AND INSTRUCTIONS**

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

## **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. 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.
3. 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.
4. To receive a grant, the applicant must not begin work on the façade improvements until the grant is approved by the LVMDD.
5. 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.
6. 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.
7. The owner of the property must be current on all property taxes.
8. All contractors working on the façade improvements are required to be registered with the City of La Vernia.
9. The following items are not eligible for reimbursement: roofing, landscaping, parking lot paving, fencing or interior building improvements.
10. 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: RICHARD ORRENDER CORPORATION DBA R + Z

Phone and email address 210-912-8266 randzcustom@gmail.com

Address and Legal Description of Property (applicant may attach maps and other illustrations)  
13748 U.S Hwy 87W. La Vernia Tx 78121

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.

Reface (Hardiplank) Exterior  
paint (white) (Black Trim)

Desired Start Date \_\_\_\_\_ Completion Date \_\_\_\_\_

Total Projected Cost 23,400 Projected Grant \_\_\_\_\_

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

Rich  
Signature of Applicant

\_\_\_\_\_  
Date



For LVMDD Office Use

Application Received \_\_\_\_\_

Meeting Date and presentation made: \_\_\_\_\_

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

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

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

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILSON

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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

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Amended January 12, 2017

amount of \_\_\_\_\_ (the "funds") for façade improvements as provided for in its application and that said funds shall be distributed to GRANTEE under the following terms and conditions:

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

\_\_\_\_\_  
\_\_\_\_\_

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

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

(d) Upon completion of the Project, GRANTEE shall submit a final financial accounting (the "report") to the LVMDD showing a line item accounting of all expenditures made during 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 \_\_\_\_ day of \_\_\_\_\_ 2020.

LA VERNIA MUNICIPAL DEVELOPMENT DISTRICT, TEXAS

BY: \_\_\_\_\_

[Grantee]

BY: \_\_\_\_\_



**Prepared For**

Richard Orender  
13748 us hwy 87 w  
La Vernia, TX 78121  
(210) 912-8266

**Chris Matthews Custom Homes**

Estimate # 655  
Date 03/30/2023

Po Box 872  
La Vernia, Tx 78121  
Phone: (210) 287-4220  
Email: chrismatthewscustomhomes@yahoo.com  
Web: chrismatthewscustomhomes.com

**Description**

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Siding replacement

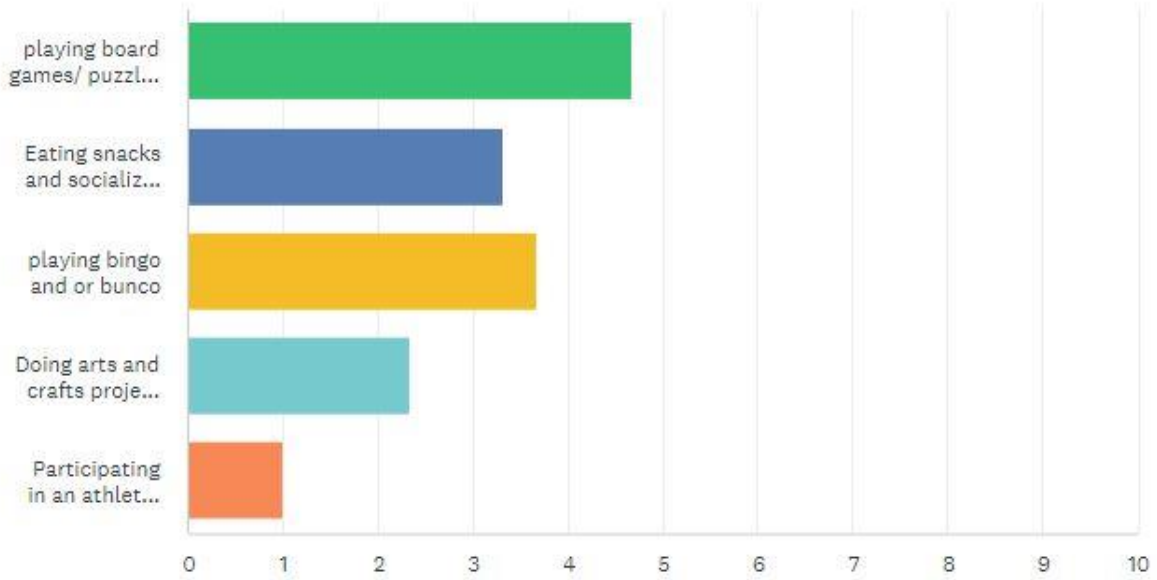
Remove all old siding and replace with hardi siding. Remove and replace all soffit and fascia with hardi. All trash will be removed. All siding fascia and soffit will be painted.

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<b>Subtotal</b>	\$23,400.00
<b>Total</b>	<b>\$23,400.00</b>

### What types of activities would you be interested in participating in if y...

Answered: 3 Skipped: 0

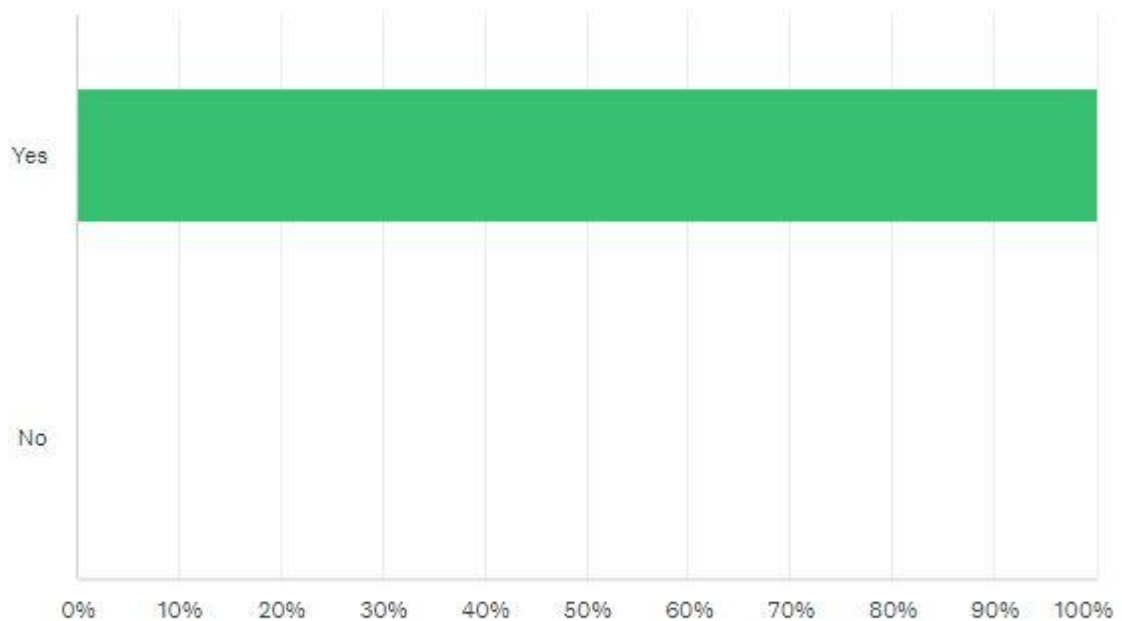


senior social

Filter (0)

### This one is for you senior citizens! If the City of La Vernia were to host ...

Answered: 3 Skipped: 0



senior social

Filter (0)



McFadden Electric, LLC

TECL#36605

# Estimate

## Project: CoLV Park - Volleyball Lighting

**Project Address**

City of La Vernia Park

**DATE**

2/24/23

**Scope of Work:**

Restoration of volley ball lighting. Upgrading lighting to 400W LED fixtures.

**ESTIMATE VALID TO**

3/24/23

ITEMS	DESCRIPTION	AMOUNT
Volleyball Light Fixture Replacement	Installation of (12) 400W LED light fixtures replacing existing pole mounted light fixtures above volleyball courts.	\$6,500.00
Adjacent Playground Light Fixture Replacement	Installation of (6) 400W LED light fixtures replacing existing pole mounted light fixtures above volleyball courts. <i>Priced as an alt addition to SOW.</i>	\$2,700.00
Volleyball Lighting Timed Controls	Consolidation of all volleyball lighting to existing timed lighting control panel. Contingent on field conditions.	\$500.00
<i>Boom Lift Rental Volleyball Lighting ONLY</i>	<i>Delivery, rental and removal of 40' boom lift.</i>	<i>\$1,500.00</i>
Boom Lift Rental Volleyball Lighting & Adjacent Park	<i>Delivery, rental and removal of 40' boom lift.</i>	<i>\$2,000.00</i>

**NOTES:**

Estimate valid for 30 days. Estimate includes/is limited to the work described within. Additional work outside of that described, or outside of reasonable expectations will result in a change order.

McFadden Electric, LLC

TECL#36605

# Estimate

## Project: CoLV Park - Carnival Power

**Project Address**

City of La Vernia Park

**DATE**

2/24/23

**Scope of Work:**

Installation of 200A new meterloop, 200A underground service, power rack and receptacles as seen listed in the description below.

**ESTIMATE VALID TO**

3/24/23

ITEMS	DESCRIPTION	AMOUNT
200A Meterloop with Disconnect	Installation of 200A over head meterloop mounted to GVEC provided pole.	\$2,600.00
200A UG Service	Installation of 200A UG service. ( <i>Service length below 125'</i> )	\$2,400.00
200A Power Rack	Installation of 200A power rack with 200A panel.	\$1,750.00
Receptacles	Installation of the following receptacles as listed; (2) Nema14-50P, (2) Nema L14-30P & (1) 120V GFCI.	\$1,200.00

**NOTES:**

Estimate valid for 30 days. Estimate includes/is limited to the work described within. Additional work outside of that described, or outside of reasonable expectations will result in a change order.

**TOTAL**

**\$7,950.00**