

City of Bandera

Rural Economic Development Plan 2025-2035

Contract #CRP22-0178



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GrantWorks

4.1 Wastewater Treatment System Upgrades

Project Purpose & Need

The City of Bandera has one wastewater treatment facility, which lies along the western banks of the Medina River. Over the years, the facility has been flooded multiple times, sending untreated wastewater downstream. To meet current regulations, and to secure safe and reliable wastewater treatment in the future, Bandera must relocate the wastewater treatment facility outside of the 100-year floodplain.

A new wastewater treatment plant would assure business owners, residents, and visitors alike that their natural water sources are not at risk of contamination, and that their water utility services are not at risk during major flooding events.

Project Location

The existing facility at 548 Hwy 16 S falls within the 100-year floodplain and is not suitable for a new facility to be built on. Potential locations for the wastewater treatment plant will need to be near the existing site, but fully out of the 100-year floodplain.

Project Scope

The full Wastewater Treatment Plant project is to replace the existing facility with a new one at a new site. This endeavor is a multi-year project and began in 2022. While the funds provided through the RED grant will not cover the full cost of constructing a new facility, it can contribute through funding site selection, land acquisition, and start of process engineering fees. The construction costs of a facility of this scale are estimated to be nearly \$15 million.

CDBG Eligibility

Yes – this project benefits the economic stability of Bandera by maintaining a consistent level of service for wastewater treatment to all residents.

Timeframe

Since the timeline of completing a new wastewater treatment plant reaches beyond the planning period for this plan, important short-term milestones in the project can be completed. Land acquisition and initial engineering studies can be completed by 2028.

Funding and implementation

Due to the project's scale, multiple funding avenues will most likely be needed. Potential partners for this project could include the Bandera Economic Development Corporation (EDC), Texas Department of

Agriculture (TDA), Texas Water Development Board (TWDB), and the Texas General Land Office (GLO). Other avenues for grants and loans may be possible through other state funds and organizations. The City of Bandera would be responsible for the implementation of this project.

4.2 Bandera City Park Improvements

Project Purpose & Need

Currently, portions of Bandera City Park remain underdeveloped or underutilized by Bandera residents and visitors. Improvements to the usable public space provided through the park can increase usage of public goods and overall public health, while encouraging residents to take advantage of the natural resources and outdoor activities already provided by the park.

Project Location

Located south of the intersection of Maple St and Main St, Bandera City Park runs along the northwestern bank of the Medina River. A previously adopted park master plan (2014) noted potential improvements mostly focused along the portion of the park that fronts Maple Street. To keep in line with this plan and its recommendations, proposed improvements should be focused in this area (*see Figure 4A, next page*).

Project Scope

While there are many opportunities for additional facilities to be introduced to City Park, discussions during stakeholder meetings focused mostly on the development of an outdoor amphitheater or pavilion to be able to host small-scale events. Also considered were projects such as a splash pad, community pool, pickle ball courts, and improvements to the skate park. Cost of each of these projects vary, depending on the capacity desired for each project, materials, and labor cost associated with each project.

The development of a public amphitheater in Streetsboro, Ohio in 2021 projected costs for construction to be anywhere from \$1.75 to 3 million, specific for a venue that holds 1,200 to 1,800 patrons. Scaled down for the needs for Bandera and inflation, costs for construction could range from \$500,000 to \$1.2 Million depending on materials used and labor costs.

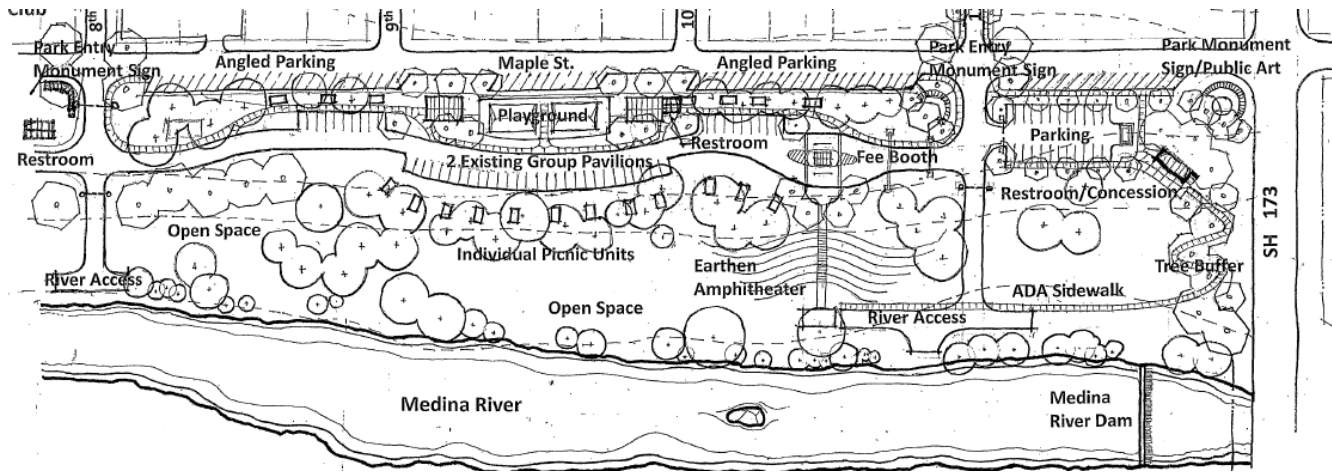


Figure 4A: 2014 Bandera Parks Plan, Phase 1 Rendering

CDBG Eligibility

By providing a beneficial and structured open space for residents of all means to use, providing a diverse array of job opportunities for the local workforce, and creating a venue that could bring an increase in tourism to the area, this project would meet grant requirements to serve low-to-moderate income residents, and has a high probability of being eligible for TxCDBG funding.

Timeframe

Projects of this scale – from planning to construction completion – have potential to take anywhere from two to five years depending on diligence, financing, and material availability for construction. Development of this project is projected to be completed around 2029.

Funding & Implementation

While it is possible to fully fund this project with CDBG funds provided through this grant, partnerships for any additional costs are possible for this project, with the potential to share costs between the EDC, city funds, and multiple state and federal grant funds.

4.3 Water Conservation and Reclamation Program

Project Purpose & Need

With increasing instances of long-term drought in the Texas Hill Country, Bandera will need to adjust avenues of water collection and consumption to preserve the area's natural water resources and aquifers. Creating a water conservation and reclamation program that incentivizes residents to build out on-site

rainwater collection and irrigation systems would reduce groundwater pulled and help maintain water supply during droughts.

Project Location

Mostly consisting of development for proper policy to build out the water conservation and reclamation program, a physical location for this project is non-specific and city-wide. If the city chooses to go the route of supplying rainwater collection supplies to participating residents, a location to store the supplies will need to be decided.

Project Scope

This project would include research and development of rainwater conservation and collection policies, which could be contracted out, or done by city staff and adopted as a city ordinance. This could include setting up financial systems for reimbursement, purchasing rainwater collection system supplies, and/or coordination with the local water utility to develop incentives. Rain barrels can be purchased for less than \$300/per barrel, and policy development would cost staff time and pay, or the cost of a consultant.

CDBG Eligibility

A water conservation and collection program has the potential to be eligible for CDBG funding. Incentivizing residents to contain rainwater on their own property takes stress off the existing water system, which could decrease bills for residents. On-site rainwater collection can also be used as a source of irrigation of productive gardens, which could increase accessibility to fresh produce for residents who may otherwise not have access.

Timeframe

This program can be developed and implemented in a relatively short time; program implementation can be completed by 2027.

Funding & Implementation

This program can be fully funded by TxCDBG funds provided through this grant and plan, and additional funds can potentially be applied to other projects approved by the city and TDA.

4.4 Mobility & Accessibility Improvements

Project Purpose & Need

To foster increased patronage to local businesses and attractions – both from residents and visitors – Bandera needs to increase accessibility for multiple modes of transportation near local activity centers. This will allow businesses to have more exposure and be more easily available to residents and visitors.

Project Location

While city wide mobility improvements would benefit all residents, focusing improvements in major activity centers that attract visitors daily would be ideal. Areas such as downtown commercial spaces, county government resource centers, and visitor centers are a few examples.

Project Scope

The mobility improvement projects would include ADA accessibility improvements, sidewalk construction, parking improvements, and equine trails and safety measures through the city. Specifically, the Cedar Street Horse Trail path would receive attention to build out pedestrian and equine trails and paths that are separated from vehicular traffic. Total costs will be dependent on the scale of the infrastructure improvements and the types of projects chosen.

CDBG Eligibility

Increasing accessibility for residents who have limited mobility or do not have dependable vehicular access provides more opportunities to engage in the local economy, reach necessary services and amenities, and removes barriers to accessing career opportunities.

Timeframe

Accounting for infrastructure improvement planning, potential land acquisition, and construction, building out these targeted mobility improvements have potential to be a short-term project completed mid-way through the planning period.

Funding & Implementation

Many outlets for funding exist for a project of this type and scale, including CDBG funding. There is also potential for public-private partnerships to expand on mobility support projects beyond the scope of this plan.

4.5 Historic Jailhouse & Courthouse Area Beautification

Project Purpose & Need

Bandera County has recently taken on the restoration and re-use of the historic Jail and County Courthouse located on 12th street, just south of TX 16. With the renovations beginning this summer/fall, the City of Bandera can improve city-owned property around the future visitor's center and complement the county's project once completed. With local interest in tourism as a major future economic driver, beautification projects on city own property and infrastructure can help draw more visitors to the city, and therefore increase traffic to local businesses.

Project Location

The Historic County Jail and Courthouse are located at 200 & 202 12th Street. Focused areas of improvement would be 12th street to Hwy 16 S and the adjacent Maple Street roadway and right-of-way.

Project Scope

This project would include the installation of pedestrian infrastructure, accessible ramps, parking improvements, and beautification items such as benches, landscaping, and public art installations. Special focus on the unbuilt Maple Street right-of-way to develop a pedestrian walkway to the jail & courthouse site should be considered. It is estimated to cost \$750,000 to \$1.5 million, depending on costs of labor and materials chosen.

CDBG Eligibility

Providing usable open space and public infrastructure complementary to ongoing projects may be able to provide jobs for residents, as well as increase the overall quality of life. While an overall benefit for the public, this project is less likely to receive funding through TxCDBG.

Timeframe

To keep pace with the ongoing rehabilitation of the county jail and courthouse, this project should be completed in 2028, mid-way through the planning period.

Funding & Implementation

Likely funding sources for this project are the Bandera EDC, city general funds, as well as local donations from individuals or local organizations/businesses.

4.6 Education Center

Project Purpose & Need

Bandera currently needs support in workforce development, job training, and career development. Providing accessible secondary and post-secondary education opportunities for residents can increase overall education, technical skills, and job stability and security.

Project Location

If located near Bandera High School, the education center can provide educational services during the day for students and continuing education to adult residents in the evening.

Project Scope

To complete this project, the construction of a facility with ample and flexible space for an array of educational activities and services would be needed. Multiple classrooms, a tech center, and a multi-purpose room would be common spaces provided.

Estimates for spaces needed are listed below. Depending on the costs related to property acquisition, design, and construction, the project could range from \$1.1 million to \$3.4 million.

Multi-Use Space: 1,000 square feet

Two (2) Classrooms: 1,500 square feet

Tech Center: 960 square feet

Figure 4B (next page) shows an example of a multi-use community center in the Circle C Ranch community.

Rooms are multi-functional, with support services like audio-visual technology and kitchen access. The space can hold large groups or small classes depending on need.



Figure 4B: Circle C Community Center

CDBG Eligibility

An education center can provide jobs for low-to-moderate income residents in Bandera, as well as an opportunity to host space for continued education, training and certification courses, and providing technical resources for those without access (computers, printing, internet access, etc.).

Timeframe

Due to the scale and potential costs, this project is scheduled to be a long-term project in the planning period. Assuming an average timeline for land acquisition, design, permitting, and construction, the project is projected to end in 2035.

Funding & Implementation

There is potential for partnering with organizations outside of the city for funding, including the Alamo Workforce Solutions, Bandera EDC, and TxCDBG funds.

4.7 Medical Center

Project Purpose & Need

Like many rural communities in recent years, Bandera has experienced a reduction in local access to medical professionals and services. Maintaining a healthy population and workforce is essential to a thriving and resilient community and helps support a healthy economy as well. Retaining access to medical facilities in the city ensures that residents are healthy and able to live and work in Bandera comfortably, without having to travel over 30 minutes by car for medical care. A Medical Center would also help keep healthcare professionals in town and has potential to foster further healthcare education and employment locally.

Project Location

A medical facility located off Buck Creek Dr would be ideal, which would provide easy access to the state highway system as well as plenty of space for facility development and potential future growth.

Project Scope

Because the cost of construction and ongoing maintenance of a medical facility can be cumbersome, the city would pursue an incentive program to draw medical specialists and practitioners to the city, with the potential of constructing a facility for healthcare professionals and labs to be housed in.

CDBG Eligibility

Accessible healthcare can be a major benefit for the well-being of low-income residents who may otherwise not have access to medical care. The introduction of a medical facility housing multiple specialties and practitioners has the potential to increase job opportunities for residents as well.

Timeframe

Due to the potential scale of a facility build out, this project would be considered a long-term development, likely reaching the end of the planning period in 2035.

Funding & Implementation

Portions of this project can be covered by TxCDBG funds through this plan; however, additional funding will need to be sought out. State entities and non-government organizations may be able to be active partners in the project or possible funding sources.