City of La Vernia

CITY COUNCIL, MDD, AND PLANNING & ZONING WORKSHOP AND NOTICE OF POSSIBLE QUORUM

102 E. Chihuahua St., La Vernia, Texas 78121
May 18, 2026
6:00 PM

MINUTES

1. Call to Order

The meeting was called to order at 6:00PM By Mayor Gilbert for the City Council.

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

The meeting was called to order at 6:01PM By Recker for the MDD board.

Recker, Gilbert, and Oates were present. Hyland, and Farmer were absent.

The meeting was called to order at 6:01PM By Jacobs for the Planning and Zoning Commission.

Jacobs, Tanneberger, and Real were present. Hyland was absent.

2. 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.

3. Discussion Only

A. Discussion regarding PID's

City Attorney Dan Santee presented information on Public Improvement Districts (PIDs). PIDs are created under Chapter 372 of the Texas Local Government Code. A city can initiate a PID, but more often a developer requests one. Roads, drainage, sidewalks, and similar infrastructure improvements can be funded through a PID. This shifts the financial burden of these improvements to the residents who live within the PID.

The City's financial advisor, Victor, stated that not all PIDs can issue bonds; some only provide M&O reimbursements. However, most developers prefer bonds. The bonds are secured only by the homes within the development, which results in higher interest rates. If a developer does not pursue this process, it could be assumed they have private equity or other funding available to support the project.

Oates asked what happens if development progresses slowly and how long developers have to complete the project? Victor stated that the money does not go directly to the developer. Instead, it is placed in a trust and disbursed as performance expectations are met.

Victor also stated that PID proceeds can be used to pay for a well located off-site. If residents outside the PID also use the well, costs can be prorated. He noted that this would be confirmed with the City's water attorney.

Gilbert asked what happens after the bond is paid off? Victor stated that PIDs often dissolve once the bonds are retired, typically after 20 to 25 years. Dan added that after that period, the City would be responsible for maintaining amenities such as pools, parks, and other associated facilities.

All boards expressed interest in holding a development standards workshop.

4. Items Specific to Future Line Items on the Agenda

- Development standards workshop

5. Adjourn

Motion made by Recker to adjourn the City Council at 7:11PM, seconded by Oates, all in favor.

Motion made by Gilbert to adjourn the MDD board at 7:11PM, seconded by Oates, all in favor.

Motion made by Jacobs to adjourn the Planning and Zoning Commission at 7:11PM, seconded by Real, all in favor.

DECORUM REQUIRED

Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

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

The City of La Vernia Council meetings are available to all persons regardless of disability. The facility is wheelchair accessible and parking spaces are available. Request for accommodations, should you require special assistance, must be made 48 hours prior to this meeting. Braille is not available. Please contact the City Secretary at (830) 779-4541 or email mfarrow@lavernia-tx.gov.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above named La Vernia City Council is a true and correct copy of said Notice and that I posted true and correct copy of said Notice on the bulletin boards of the City Hall of said La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on **May 08, 2026 at 5:00 PM** and remained so posted continuously for at least 3 business days preceding the scheduled time of said meeting.

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Madison Farrow, City Secretary