



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

102 E. Chihuahua St., La Vernia, Texas 78121
May 14, 2026
5:30 PM

MINUTES

1. Call to Order and Declare a Quorum

The meeting was called to order @5:30PM

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

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

Recker lead the prayer, as well as the pledge.

3. Citizens To Be Heard

There were no citizens to be heard.

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 04/09/26 MDD meeting
Motion made by Oates, seconded by Gilbert to approve as listed, all in favor.

5. Presentations

- A. Best of La Vernia 2026 Awards
Executive Director Felicia Carvajal presented the Best of La Vernia 2026 Awards
- Rabel's Roadhaus won best restaurant
 - Shay Symm Fitness Facility won best gym
 - Dumpster Picking Divas won best retail
 - Texas Roots Hair Studio won best beauty service
 - Connally Memorial won best health and wellness
 - Twin Creek Insurance Agency won best professional service
 - Murry Air Conditioning won best home service
 - La Vernia Auto service won best auto service
 - Heather Murray won best best realtor
 - La Vernia's Den won best entertainment
 - La Vernia's Den won best food and drinks
 - The Shed won best customer service
 - The Shed won best family owned business
 - La Vernia market days won best community event

6. Discussion/Action

- A. Discuss and consider action on 377 agreement with Tractor Supply
Representatives from Tractor Supply gave a PowerPoint presentation, they state they have been looking for land in La Vernia for around 3 years now. This would be their largest prototype, they plan to employ 5 full time employees, as well as 10-15 parttime employees.
Recker asked about the store's projected annual revenue. They stated it will make 5-9 million annually.
Gilbert expressed concern about providing incentives to a business that would directly compete with existing local small businesses.
City Engineer Morgen Gore noted that the City may request approximately \$100,000 from the MDD in the future to assist with water line upgrades related to the project. She also clarified that the development has been permitted to utilize a septic system.
Motion made by Oates, seconded by Gilbert to deny the 377 agreement with Tractor Supply, all in favor.

7. Discussion Only

- A. Discussion regarding MDD Funding Rules and Restrictions
MDD President Recker tabled this item for a later workshop with the City's Attorney.
- B. Provide an update on the street signs
Executive Director Felicia Carvajal spoke she stated we had 42 sets of street signs and there are currently 8 sets that still need to be put up.
- C. Provide an update on the sidewalk mile markers
Executive Director Felicia Carvajal spoke she stated all of the sidewalk mile markers have been installed.
- D. Provide an update on little libraries
Executive Director Felicia Carvajal spoke about the little libraries.
The Board agreed on the locations for the two Little Libraries. One will be installed at the gazebo in the park, and the other will be placed in front of City Hall.
- E. Discuss MDD and library partnership for summer events
Executive Director Felicia Carvajal spoke she states every Tuesday of June and July the library will host a park event, this will be funded by the FELPS summer youth program.
- F. Discuss and provide an update on the 4th of July
Executive Director Felicia Carvajal spoke she reviewed the song list for the DJ and reported that the highway event banner will be displayed from June 10 through July 10. She also announced that Mayor Gilbert will serve as the Grand Marshal for the parade.

8. Future Agenda Items

- Update on street signs
- Update on 4th of July
- Update on Hometown Hoedown
- Update on Christmas event

- MDD Funding Rules and Restrictions workshop with City Attorney

9. Adjourn

Motion made by Oates to adjourn at 6:14PM, seconded by Gilbert, all in favor.

10. 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 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 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 Board of the La Vernia Municipal Development District 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 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 **May 08, 2026 at 5:00 PM** and remained so posted continuously for at least 3 business days proceeding the scheduled time of said meeting.

Felicia Carvajal, Executive Director