**AGENDA**
**ECONOMIC DEVELOPMENT CORPORATION REGULAR MEETING**
**COUNCIL CHAMBERS**
**5803 THUNDERBIRD**
**LAGO VISTA, TX**
**OCTOBER 13, 2026 AT 4:00 PM**

**JOIN MEETING VIA VIDEO CONFERENCE**
Please join my meeting from your computer, tablet or smartphone.
https://meet.goto.com/699679021
You can also dial in using your phone.
Access Code: 699-679-021
United States: +1 (872) 240-3412

## I. CALL TO ORDER, CALL OF ROLL

Justin Loucks - Chair
Don Johndrow - Vice Chair
David VonOhlerking - Secretary
Corey Wright
Russell Murphy

Jeff Flauding

Jonathan Awtry

Staff Liaison - Eric Zeno

## II. CITIZEN COMMENTS

To participate in the citizen comments portion of the meeting, you must submit a completed form. If you are attending the meeting in the City Council Chambers you must complete the form available at that location and provide it to the Economic Development Director prior to the start of the meeting. The form can also be found on the City's website at the link below.

CITIZEN PARTICIPATION REGISTRATION FORM

## III. STAFF, COUNCIL LIAISON, AND CHAMBER OF COMMERCE REPORTS

a. Routine reports from City Council Liaison.

b. Routine reports from City Staff.

c. Routine reports from Chamber of Commerce. - Executive Director, Allison Sargent

## IV. DISCUSSION AND POSSIBLE ACTION ITEMS

1. Discussion and possible action to fill the unexpired terms of Corey Wright and Jonathan Awtry.

2. Discussion and possible action regarding 501(c)(3) recommendations.

3. Discussion and possible action regarding the proposed installation of a deer mosaic artwork.

4. Discussion and possible action regarding proposed funding for the TBA Douglas proposal.

5. Discussion and possible action regarding the EDC 2026-2027 workplan.

6. Discussion and update regarding the Grant Writer report.

7. Discussion and update from Donald Tracy, Interim Dean for the Continuing Education Division at Austin Community College.

8. Approval of the corrected July 14, 2026, EDC regular meeting minutes.

9. Approval of the September 8, 2026, EDC regular meeting minutes.

## V. ADJOURNMENT

IT IS HEREBY CERTIFIED that the above Notice was posted on the Bulletin Board in accordance with Government Code section 551.041 located at all times in City Hall in said City by 5:00 pm on the 6th day of October, 2026.

_____

Robin Smith , City Secretary

THIS MEETING SHALL BE CONDUCTED PURSUANT TO THE TEXAS GOVERNMENT CODE SECTION 551.001 ET SEQ. AT ANY TIME DURING THE MEETING THE COUNCIL RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION ON ANY OF THE ABOVE POSTED AGENDA ITEMS IN ACCORDANCE WITH THE SECTIONS 551.071, 551.072, 551.073, 551.074, 551.075 OR 551.076. THE CITY OF LAGO VISTA IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. REASONABLE MODIFICATIONS AND EQUAL ACCESS TO COMMUNICATIONS WILL BE PROVIDED UPON REQUEST.

Notice is hereby given that a quorum of the City Council may be present at this meeting. This meeting is not a meeting of the City Council, and no deliberation or action will be taken by the City Council.

**AGENDA ITEM NO. IV.1**

# Item Cover Page

**ECONOMIC DEVELOPMENT CORPORATION AGENDA ITEM REPORT**

| | |
|---|---|
| **DATE:** | October 13, 2026 |
| **SUBMITTED BY:** | Eric Zeno, Economic Development Director |
| **SUBJECT:** | Discussion and possible action to fill the unexpired terms of Corey Wright and Jonathan Awtry. |

**AGENDA ITEM NO. IV.2**

# Item Cover Page

**ECONOMIC DEVELOPMENT CORPORATION AGENDA ITEM REPORT**

| | |
|---|---|
| **DATE:** | October 13, 2026 |
| **SUBMITTED BY:** | Eric Zeno, Economic Development Director |
| **SUBJECT:** | Discussion and possible action regarding 501(c)(3) recommendations. |

**AGENDA ITEM NO. IV.3**

# Item Cover Page

**ECONOMIC DEVELOPMENT CORPORATION AGENDA ITEM REPORT**

| | |
|---|---|
| **DATE:** | October 13, 2026 |
| **SUBMITTED BY:** | Eric Zeno, Economic Development Director |
| **SUBJECT:** | Discussion and possible action regarding the proposed installation of a deer mosaic artwork. |

**AGENDA ITEM NO. IV.4**

# Item Cover Page

**ECONOMIC DEVELOPMENT CORPORATION AGENDA ITEM REPORT**

**DATE:** October 13, 2026

**SUBMITTED BY:** Eric Zeno, Economic Development Director

**SUBJECT:** Discussion and possible action regarding proposed funding for the TBA Douglas proposal.

**ATTACHMENTS:**
TBA City of Lagao Vista Economic Dev. Corp.pdf

TBA | DOUGLAS

**City of Lago Vista Economic Development Corporation**
Proposal for Strategic Planning Professional Services

Phase 1 - Preliminary Development Analysis
7-8-26

**Prepared for:**
Justin Loucks
Lago Vista EDC Chair
20624 FM 1431 Suite 6
Lago Vista, TX
78645

TBA | DOUGLAS

**PROJECT OVERVIEW**

TBA Douglas is pleased to present this proposal to the City of Lago Vista Economic Development Corporation for Comprehensive Strategic Planning services for a multiblock infill catalytic development located in Lago Vista as identified in Exhibit B. In addition, Consideration will be given to "adjacent" properties for highest and best considerations.

The Phase 1 services will provide the city with a **preliminary development analysis** that illustrates the potential impact the development can have for the city of Lago Vista in terms of creation of a "town center", added amenities, placemaking and economic impact.

**SCOPE OF SERVICES**

TBA Douglas proposes the following scope of work:

**1.1 Existing Consideration (3 weeks)**

*The Initial scope will focus on a high-level preliminary assessment of existing conditions of each parcel as well as the surrounding/abutting public right of way (Street, curbs and edge of the property in the public easement). The surround streets will be looked at to determine opportunities for parking, enhanced street scape and pedestrian paths. In addition, a preliminary program of uses for the parcels will be evaluated based on mixed use assignments that align with and complement the downtown catchment area and are marketable uses based on area comps and trends.*

- Multiblock site plan
- Multiblock site plan preliminary analysis
- Multiblock public right of way preliminary analysis
  Review of existing surveys (if available)
- Review existing appraisal(s)
- Preliminary Market & City Program Consideration
- 1 Review Meeting

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**1.2 Preliminary Development Considerations (4 weeks)**

*Once we complete the preliminary assessment of existing conditions, we will use these finding to test program assignments for each parcel by generating "bubble diagram" plans for each floor level of the development. These diagrams will capture the area program assignments which will be listed in a program summary matrix. This base information will then be used to determine a range for projected development.*

- Multiblock plan diagrams w/ program assignments (2 Options)
- Program area summary matrix (2 Options)
- Preliminary development cost estimate (2 Options)
- 1 Review Meeting

**1.3 Development Cost Analysis (2 weeks)**

*From the based information of the two development options, the potential market viability and economic impact will be evaluated. Initial feasibility of the development plan will be determined as well as potential project challenges needing resolution.*

- Property valuation based on improvements and density (2 Options)
- Projected Economic Impact
- Market viability of development plan and preliminary economic challenges
- 1 Review Meeting

**1.4 Issued Report & Presentation (1 week)**

- Initial report of Findings
- Recommended next steps.

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**FEE PROPOSAL**

TBA Douglas proposes the following scope of work:

**Phase 1 - Preliminary Development Analysis** ( 2 months)

| | |
|---|---|
| Existing Consideration | $ 11,660 |
| Preliminary Development Considerations & Impact | $ 26,100 |
| Development Cost Analysis | $ 6,250 |
| Issued Report & Presentation | $ 5,350 |
| **TOTAL** | **$49,360** |

**PROPOSED FUTURE PHASES**

Phase 2- Real Estate Assemblage (MOU)
Phase 3 - Stakeholder Input
Phase 4 - Development Standards
Phase 5 - Marketing Plan
Phase 6 - Solicitation, Evaluation and Selection
Phase 7 – Contract Negotiations
Phase 8 – Implementation Oversight

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**Hourly Billing Rates**

TBA Douglas hourly rates will be the basis for calculating the cost of any additional services requested by the Client. TBA Douglas will not undertake any additional services without your written authorization. TBA Douglas project team hourly rates for the duration of the project are per attached "Exhibit A".

**Reimbursable Expenses**

Reimbursable expenses shall not exceed 3% of the total project fee. Any additional cost incurred beyond this amount will need prior approval from the client.

The following items shall be paid as a reimbursable expense:

- All transportation expenses related to the project.
- Travel expenses.
- Reproduction and plotting.
- Overnight or special shipping charges.
- Messenger services.
- Purchase or rental of specialized equipment specifically requested by the client.
- Fees and reimbursable expenses paid to consultants authorized by the client.
- All regulator fees required by project.

Reimbursable expenses will be billed at 1.10 except for certain in-house activities that will be billed according to the following schedule:

| | |
|---|---|
| Auto Mileage | IRS Standard Mileage Rate |
| Plan printing | $ .51 / square foot (one set) |
| | $ .19 / square foot (additional sets) |
| CADD Plots | $ 15.00 each |

Reproduction of additional sets of documents beyond those specifically identified as deliverables and only when specifically requested by the Client and supported with proper documentation in the form of itemized invoices, shall be paid as a reimbursable expense.

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**Payment**

The Client shall pay TBA Douglas monthly based on the progress of the work. Reimbursable expenses shall be invoiced monthly as the work progresses. Terms shall be net Thirty (30) days from the date of receipt of the invoice.

Your signature below will serve as acceptance of this proposal.

**TBA Douglas**

Name Tim Brandon, AIA

Title CEO, TBA Douglas



signature/date

**City of Lago Vista EDC**

Name Justin Loucks

Title Chairman signature/date

TBA | DOUGLAS

# EXHIBIT A

## BILLING RATE SCHEDULE

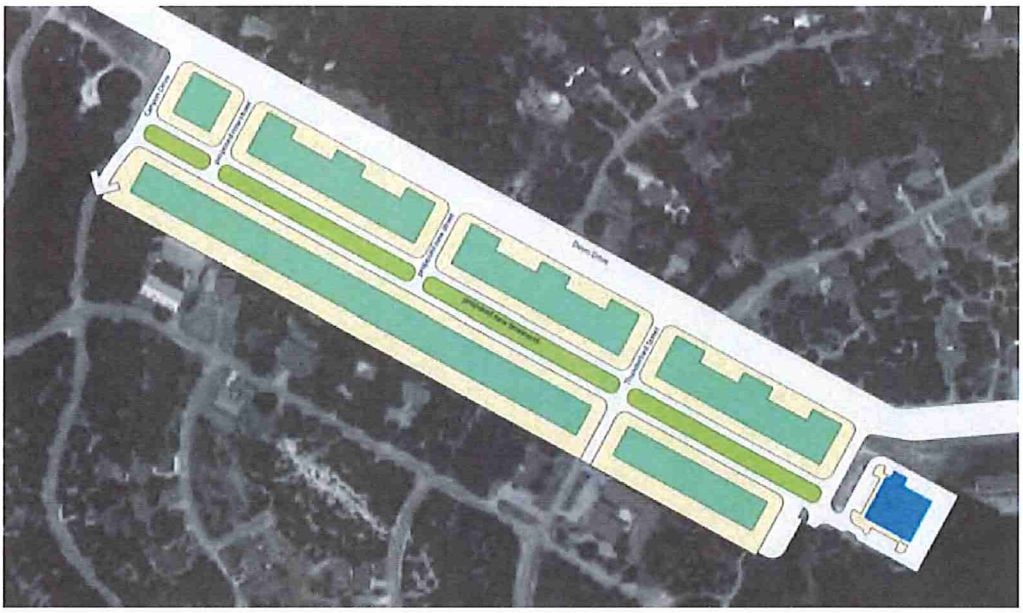
| CLASSIFICATION | 2026 BILLING RATES |
|---|---|
| Principal | $300 |
| Senior Project Manager | $228 |
| Project Manager | $196 |
| Project Staff / Draftsperson | $120 |
| Senior Interior Designer | $130 |
| Interior Design Staff | $120 |
| Construction Administrator | $196 |
| Specification Writer | $146 |
| Administrative | $110 |

**Billing Rates Subject to Change 1/1/27**

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# EXHIBIT B

**Figure 15. Generalized Concept for Dawn Drive**




Source for Base Image: Image © 2016 DigitalGlobe

**AGENDA ITEM NO. IV.5**

# Item Cover Page

**ECONOMIC DEVELOPMENT CORPORATION AGENDA ITEM REPORT**

| | |
|---|---|
| **DATE:** | October 13, 2026 |
| **SUBMITTED BY:** | Eric Zeno, Economic Development Director |
| **SUBJECT:** | Discussion and possible action regarding the EDC 2026-2027 workplan. |

**AGENDA ITEM NO. IV.6**

# Item Cover Page

**ECONOMIC DEVELOPMENT CORPORATION AGENDA ITEM REPORT**

**DATE:** October 13, 2026

**SUBMITTED BY:** Eric Zeno, Economic Development Director

**SUBJECT:** Discussion and update regarding the Grant Writer report.

**AGENDA ITEM NO. IV.7**

# Item Cover Page

**ECONOMIC DEVELOPMENT CORPORATION AGENDA ITEM REPORT**

| | |
|---|---|
| **DATE:** | October 13, 2026 |
| **SUBMITTED BY:** | Eric Zeno, Economic Development Director |
| **SUBJECT:** | Discussion and update from Donald Tracy, Interim Dean for the Continuing Education Division at Austin Community College. |

**AGENDA ITEM NO. IV.8**

# Item Cover Page

**ECONOMIC DEVELOPMENT CORPORATION AGENDA ITEM REPORT**

| | |
|---|---|
| **DATE:** | October 13, 2026 |
| **SUBMITTED BY:** | Eric Zeno, Economic Development Director |
| **SUBJECT:** | Approval of the corrected July 14, 2026, EDC regular meeting minutes. |
| **RECOMMENDATION:** | Approve the corrected July 14, 2026, EDC regular meeting minutes. |

**ATTACHMENTS:**
EDC_Minutes_July_14_2026_CORRECTED.pdf

**ECONOMIC DEVELOPMENT CORPORATION**
**REGULAR MEETING MINUTES**
**TUESDAY, JULY 14, 2026, 4:00 PM**
**COUNCIL CHAMBERS 5803 THUNDERBIRD**
**LAGO VISTA, TX**

## JOIN MEETING VIA VIDEO CONFERENCE

Please join my meeting from your computer, tablet or smartphone.
https://meet.goto.com/699679021

## CALL TO ORDER, CALL OF ROLL

Justin Loucks - Chair
Don Johndrow - Vice Chair
David vonOhlerking - Secretary
Jonathan Awtry
Corey Wright
Russell Murphy
Jeff Flauding

Staff Liaison - Eric Zeno
Council Liaison - Norma Owen
Chamber Liaison - Allison Sargent

Secretary David vonOhlerking presided in Chair Justin Loucks' absence.
Justin Loucks and Russell Murphy were absent.
Allison Sargent arrived at approximately 4:10 p.m.
Corey Wright arrived at 4:15 p.m.

## I. CITIZEN COMMENTS

To participate in the citizen comments portion of the meeting, you must submit a completed form. If you are attending the meeting in the City Council Chambers you must complete the form available at that location and provide it to the Economic Development Director prior to the start of the meeting. The form can also be found on the City's website at the link below.

No citizen comments were received.

## II. STAFF, COUNCIL LIAISON, AND CHAMBER OF COMMERCE REPORTS

a. Routine reports from City Council Liaison.

Norma Owen reported that City Council had no current assignments for the EDC and noted the upcoming budget deadline for potential EDC recommendations.

b. Routine reports from City Staff.

Eric Zeno reported that Lago Liberty Days and Friday Wings were successful and noted an upcoming City splash event.

c. Routine reports from Chamber of Commerce. - Executive Director, Allison Sargent

Allison Sargent reported on upcoming Chamber events, newspaper printing changes, teacher welcome bags, Visitor Center activity, new members, and planned artificial intelligence training.

## III. PRESENTATIONS

1. Presentation on July grant updates from McCoy Consulting.

Brittany McCoy presented five grant opportunities related to outdoor recreation, community development, conservation, rural design, and disaster repair. She also reported receipt of an AARP disaster-resilience grant. No action was taken.

2. Presentation from Covey on wayfinding sign for the City of Lago Vista, by Partner, Travis Crow, PLA.

Travis Crow of Covey presented options for a citywide wayfinding, signage, and branding plan, including design standards, public engagement, mapping, and phased implementation. No action was taken.

## IV. DISCUSSION AND POSSIBLE ACTION ITEMS

1. Consider, discuss, and take action on NSP wayfinding proposal.

The Board discussed the need to better define the project scope and coordinate with City Council before proceeding. David vonOhlerking made a motion to table the item. Corey Wright seconded the motion. The motion passed unanimously.

2. Consider, discuss, and take action on upcoming grants.

Jonathan Awtry made a motion to pursue the five presented grants that did not require matching funds. Corey Wright seconded the motion. The motion passed unanimously.

3. Discussion on updates and follow-up from EDC subcommittee.

David vonOhlerking and Don Johndrow reported on subcommittee discussions regarding balanced growth, a potential town center, commercial development, public-private partnerships, and future funding opportunities. No action was taken.

4. Consider, discuss, and take action on potential funding sources for the EDC.

The Board discussed possible City matching funds and other future funding sources for EDC-supported projects. No action was taken.

5. Consider, discuss, and take action on EDC 2026-2027 workplan.

The Board discussed development of the 2026-2027 workplan and increased use of the City discussion board to develop priorities between meetings. No action was taken.

6. Approval of the May 12, 2026, EDC regular meeting minutes.

David vonOhlerking made a motion to approve the May 12, 2026, EDC regular meeting minutes. Don Johndrow seconded the motion. The motion passed by a vote of 4-0-1, with Jonathan Awtry abstaining.

## V. ADJOURNMENT

The meeting was adjourned.

Lago Vista Economic Development Corporation:

_____
Justin Loucks, Chair

ATTEST:

_____
David vonOhlerking, Secretary

On a motion by _____, seconded by _____, the above and foregoing instrument was passed and approved on ____ day of _____, 2026.

**AGENDA ITEM NO. IV.9**

# Item Cover Page

**ECONOMIC DEVELOPMENT CORPORATION AGENDA ITEM REPORT**

**DATE:** October 13, 2026

**SUBMITTED BY:** Eric Zeno, Economic Development Director

**SUBJECT:** Approval of the September 8, 2026, EDC regular meeting minutes.

**RECOMMENDATION:** Approve the September 8, 2026, EDC regular meeting minutes.

**ATTACHMENTS:**
EDC_Minutes_September_8_2026_DRAFT_UPDATED_MOTIONS.pdf

**ECONOMIC DEVELOPMENT CORPORATION**
**REGULAR MEETING MINUTES**
**TUESDAY, SEPTEMBER 8, 2026, 4:00 PM**
**COUNCIL CHAMBERS 5803 THUNDERBIRD**
**LAGO VISTA, TX**

## JOIN MEETING VIA VIDEO CONFERENCE

Please join my meeting from your computer, tablet or smartphone.
https://meet.goto.com/699679021

## I. CALL TO ORDER, CALL OF ROLL

Justin Loucks - Chair
Don Johndrow - Vice Chair
David vonOhlerking - Secretary
Jonathan Awtry
Corey Wright
Russell Murphy
Jeff Flauding

Staff Liaison - Eric Zeno
Council Liaison - Norma Owen
Chamber Liaison - Allison Sargent

Chair Justin Loucks called the meeting to order at 4:01 p.m.
Justin Loucks, Don Johndrow, David vonOhlerking, and Jeff Flauding were present.
Corey Wright, Russell Murphy, and Jonathan Awtry were absent.
Interim City Manager Isaac Turner was introduced and addressed the Board.

## II. CITIZEN COMMENTS

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Lynda Arid addressed the Board during citizen comments. No other citizen comments were received.

## III. STAFF, COUNCIL LIAISON, AND CHAMBER OF COMMERCE REPORTS

a. Routine reports from City Council Liaison.

Norma Owen reported on City budget discussions, including one-time decision packages and a potential EDC recommendation related to planning and development assistance. She also noted Parks and Recreation Advisory Committee interest in future EDC collaboration.

b. Routine reports from City Staff.

Eric Zeno reported on recent economic development efforts, including attendance at Retail Live South Central, retailer follow-up, a future business roundtable, potential grant opportunities, the pending FY 2026-2027 budget, and staffing updates.

c. Routine reports from Chamber of Commerce. - Executive Director, Allison Sargent

Allison Sargent was unable to attend. Chamber updates were read regarding recent networking and ribbon-cutting events, LVISD support, new members, North Shore Navigator distribution, tourism and social media activity, upcoming classes and events, and Candidate Night.

## IV. DISCUSSION AND POSSIBLE ACTION ITEMS

1. Discussion and possible action regarding the EDC workplan.

The Board discussed short- and long-term workplan priorities, including use of the discussion board, possible strategic planning with City Council, communication of priorities through the liaison process, board vacancies and quorum concerns, grant coordination, parks collaboration, and continued focus on City Center and Dawn Drive concepts. No formal action was taken.

2. Approval of the July 14, 2026, EDC regular meeting minutes.

Don Johndrow made a motion to approve the July 14, 2026, EDC regular meeting minutes with formatting corrections. David vonOhlerking seconded the motion. The motion passed unanimously.

3. Discussion and possible action regarding a recommendation to the Planning & Zoning Commission concerning the zoning of Dawn Dr.

The Board discussed the Dawn Drive area, including current commercial zoning, mixed-use considerations, access and ownership issues, City map and zoning discrepancies, and the relationship between zoning, the Comprehensive Plan, and the Future Land Use Map. The Board discussed coordinating future recommendations through the Council liaison and City planning process. No formal action was taken.

4. Discussion and possible action regarding the proposed installation of a deer mosaic artwork.

The Board discussed a potential deer mosaic artwork and broader placemaking and public art opportunities, including possible collaboration with a developer or property

owner, KLVB-related art efforts, community input, and the need for a unified theme or plan. No formal action was taken.

5. Discussion and possible action regarding proposed funding for the TBA Douglas proposal.

The Board discussed proposed funding for the TBA Douglas planning proposal, including potential use of a City budget decision package, possible grant funding, public-private partnerships, procurement considerations, and how the proposal could support future development planning and developer engagement.

Don Johndrow made a motion to put the proposal forward for City Council consideration with the backing of the EDC. Justin Loucks seconded the motion. The motion passed unanimously.

6. Discussion and update on Grant Writer.

The Board took this item before Item IV.5.

Brittany McCoy presented a grant pipeline report for potential EDC-related priorities including Dawn Drive, Bronco Lane/Parks and Recreation, department-wide Parks and Recreation needs, and Sunset Park. Discussion included grant eligibility, reimbursement structures, IRS/nonprofit status, use of the City as applicant when necessary, potential Walmart, outdoor access, recreational trail, USDA, and EDA opportunities, and upcoming AARP emergency-preparedness workshops. No formal action was taken.

## V. ADJOURNMENT

The meeting was adjourned.

Lago Vista Economic Development Corporation:

_____
Justin Loucks, Chair

ATTEST:

_____
David vonOhlerking, Secretary

On a motion by _____, seconded by _____, the above and foregoing instrument was passed and approved on ____ day of _____, 2026.