

**CITY OF CASTROVILLE CITY COUNCIL
REGULAR CALLED COUNCIL MEETING**

1209 Fiorella

City Council Chambers

January 28, 2025

Tuesday

5:30 P.M.

MINUTES

I. CALL TO ORDER

Mayor Darrin Schroeder called the meeting to order at 5:32 p.m.

II. ROLL CALL

Present:

Mayor Darrin Schroeder

Scott Dixon, City Administrator

Mayor Pro Tem Sheena Martinez

Debra Howe, City Secretary

Councilmember Paul Carey

Councilmember Phil King

Councilmember David Merz

Others in Attendance:

Police Detective Doug Knutson

*No District 5 representative

III. PLEDGE OF ALLEIGENCE

IV. INVOCATION

Pastor Max Mendiola of the Discover Church gave the invocation.

V. CITIZENS COMMENTS

The City Council will hear comments from any citizen or visitor. Speakers must address their comments to the presiding officer rather than individual council members or staff; stand at the podium, speak clearly into the microphone, and state your name and residential address before speaking. Speakers will be allowed a maximum of 3 minutes for testimony. Speakers making personal, impertinent, profane, or slanderous remarks will be given one warning before losing the privilege to speak or may be removed from the room. In accordance with the State Open Meetings Act, the City Council is restricted from discussing or taking action on items not listed on the agenda. Action can only be taken at a future meeting.

Karen Fifield, 805 Washington, provided a copy of HB2840 to the city council and stated the city council was not getting the correct information on citizens being able to speak and participate during council meetings. Ms. Fifield said the House Bill she had passed out allowed members of the meeting to speak on the subjects when discussed by council.

Bob Lee, 1314 Gentilz, spoke on information he had requested related to the historic districts the city referred to on the current maps. Mr. Lee said so far the information he had reviewed he did not see anything showing the approved changes to the zoning. Mr. Lee spoke on the recent appeal process on an HLC decision reviewed

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by the Planning and Zoning Commission. Mr. Lee said there were members serving on both boards and felt the ZBOA should be utilized for the appeals process in the future. Mr. Lee also asked if there was a process for properties to be removed from the historical restrictions.

Valarie Solis, 1216 Constantinople, spoke to the city council on her interest in filling the seat being vacated by Councilmember Dyer. Ms. Solis said she had submitted her application for appointment but due to being active military she was unable to be elected to the position. Ms. Solis thought her application for appointment was to be on the agenda for consideration. Ms. Solis was upset about the agenda item not being shown and said she wished to withdraw her application.

Mayor Schroeder asked that she say and this would be discussed later in the agenda.

City Administrator Scott Dixon addressed Ms. Fifield's item on HB2840 and allowing the citizens to speak throughout the meetings. Mr. Dixon said TML had given a legal opinion on the bill and that the Citizen Comments section on each agenda met the requirement of citizens speaking during the meeting on any agenda items.

VI. CONSENT AGENDA

- a. Minutes for January 14, 2025 Regular Called Meeting.
- b. Adoption of a Resolution formally supporting efforts to preserve night skies.
- c. Approve Interlocal Agreement between MVIDS and Castroville Police Department for expanded Jurisdiction.

Councilmember Merz requested 6C be removed for further discussion.

A motion was made by Councilmember King and duly seconded by Councilmember Martinez to approve 6A. and 6B. the consent agenda. A vote was taken (4:0 all ayes) the motion carried by all present.

Councilmember Merz asked about the agreement with MVIDS and there being no exhibit A fees in the document as it stated. City Administrator Dixon said he had asked the same question to the Police Chief on the information or lack of. Mr. Dixon said there were no fees associated with the agreement. Mr. Merz was concerned with pulling officers away from the city when they had to respond to a campus issue. Mr. Merz said some of the school district was miles away. Mr. Dixon agreed and said the goal for the school was to have their own police department and with the agreement with the Medina County Sheriff Department being dissolved in June, the city was willing to enter into an agreement and help the school. Mr. Dixon said the city will hire in three officers for a two-year period with the school reimbursing the city. Mr. Dixon said the end goal was to keep the kids safe. Councilmember Martinez suggested looking at LaCoste being responsible for that portion of the school district to help lighten the load.

A motion was made by Councilmember King and duly seconded by Councilmember Carey to approve the agreement between the MVIDS and Castroville Police Department for expanded jurisdiction. A vote was taken (4:0 all ayes) the motion carried by all present.

VII. MAYOR'S REPORT:

- a. Rotary update
- b. UDO history, progress, and anticipated work before completion
- c. Update on Hill Country/Medina Valley Mayor Coalition to unify around Texas Legislation
- d. Formation of the Hwy 90 Elected Official coalition to address US 90 from 211 to Del Rio

Mayor Schroeder briefed the city council on the ongoing UDO process providing a timeline from start to current. Mayor Schroeder spoke on the meetings, reasons for the proposed change to one document that does not conflict with others for future development. Mayor Schroeder said during the process they had identified from the citizens on keeping the 12,000 sized lots, architecture style, and historic district restrictions. Councilmember Martinez said the citizens she had spoken with felt they were not being heard when they made suggestions. Ms. Martinez also pointed out again, the historic overlay was not fixed and there was not a log on what was being changed for citizens to compare. Ms. Martinez said one version at a time was better and would not lead to confusion. Mayor Schroeder spoke on being a part of the Hill Country Coalition with members discussing common problems for small towns in the area. Mayor Schroeder said they had a meeting last week, held in Fredricksburg. Mayor Schroeder briefly spoke on Hwy 90 study dealing with growth and water issues. Mayor Schroeder said the group would be holding TxDOT accountable.

VIII. CITY ADMINISTRATOR'S REPORT:

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| a. Gas Operations | k. Airport Zoning |
| b. CPS Wholesale Negotiations | l. Financial Audit |
| c. Regional Park Community Center Project | m. Development/Growth |
| d. Wastewater Treatment Plant Dams and Ponds | n. Future Council Workshop |
| e. Agenda Management Program | o. Community Investment Plan |
| f. Regional Park Irrigation | p. Council Audio/Visual Upgrade |
| g. Waste Management Contract | q. IT Issues and Concerns |
| h. UDO Process | r. City Hall Remodel |
| i. Street Maintenance | s. Elevated Water Storage Project |
| j. Northern Route | t. CDBG Waterline Project |

City Administrator Scott Dixon briefed the city council on his report and asked for questions. Councilmember Martinez asked for a progress report on the Community Center project. Ms. Martinez was concerned with the recent freeze on grant funds. Mr. Dixon said the city had received a letter that afternoon from the Federal Government on the freezing of the funds. Mr. Dixon said they hoped to get everything lined out and start the project in the next 3-6 weeks. Ms. Martinez asked about the future workshop shown. Mr. Dixon said it would be after the election sometime around the third part of May or June and they would be working on updating their vision, mission, and values. Councilmember King asked about street maintenance and the stripping machine the city owned. Mr. King asked that staff stripe the roads coming up to Hwy 90 at stop signs and stripe a center line for safety. Mr. Dixon would pass along the request.

IX. Review application(s) submitted for open city board and commissions positions
(City Secretary Debra Howe)

City Secretary Debra Howe briefed the city council on the application received for the open alternate position on the Parks and Recreation Advisory Board. Ms. Howe introduced Benjamin Jean who was in attendance. Mr. Jean said he wanted to give back to the community and was active in the youth sports at Regional Park. City Council thanked Mr. Jean for his interest and this item would be on the next agenda for action.

X. Consider and take appropriate action on an amendment to the Flat Creek Development Agreement
(Community Development Director Breana Soto)

Community Development Director Breana Soto briefed the city council on the request from King Fish on an amendment to the Flat Creek Development Agreement on the 75% masonry requirement on the homes. Ms. Soto provided a presentation on the modern farmhouse style home with less than 75% with more board and batten. Jeff Czar representative for Flat Creek Development was in attendance to answer questions. Mr. Czar said the Toll Brothers were a custom builder and this style of home and would be less than required. It was determined the city council would be approving the elevations shown, not the material. Ms. Soto recommended approval on a case by case basis. Mr. Czar preferred a blanket approval. Councilmember King was in favor of the changes to the elevations on this model but not in favor of a blanket approval. Councilmember Carey suggested conferring with Clay Binford on the changes. Mayor Schroeder said this would be brought back for action at the next meeting.

XI. Consider and take appropriate action on adopting an Ordinance calling the General Municipal Election, the procedure for the purpose of electing the positions of Mayor at large, Councilmember District 1, and Councilmember District 2 for two-year terms; designating the location of the polling place, making provisions for the conduct of the election
(City Secretary Debra Howe)

City Secretary Debra Howe briefed the city council on the ordinance calling the general election. Ms. Howe said this is done yearly as part of the election process. This year was for District 1, 2 and Mayor seats. **A motion was made by Councilmember Carey and duly seconded by Councilmember King to adopt an Ordinance calling the General Municipal Election, the procedure for the purpose of electing the positions of Mayor at large, Councilmember District 1, and Councilmember District 2 for two-year terms; designating the location of the polling place, making provisions for the conduct of the election. A vote was taken (4:0 all ayes) the motion carried by all present.**

XII. Consider and take appropriate action on adopting an Ordinance calling a Special Municipal Election, establish the procedure for the purpose of electing the position of Councilmember District 5 for a one-year term; designating the location of the polling place, making provisions for the conduct of the election
(City Secretary Debra Howe)

City Secretary Debra Howe briefed the city council on calling a special municipal election to fill the unexpired term for district 5. Ms. Howe explained with the term being longer than a year and falling inside

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of the election code for conducting an election it was a requirement to hold a special election for the seat. Ms. Howe said in response to Ms. Solis and being appointed it was discussed if no one filed for the position someone could be appointed to fill the position but they still would call an election. It was noted the ordinance calling the special election had extra wording and would need to be omitted.

A motion was made by Councilmember Carey and duly seconded by Councilmember Merz to adopt an Ordinance with the noted changes calling a Special Municipal Election, establish the procedure for the purpose of electing the position of Councilmember District 5 for a one-year term; designating the location of the polling place, making provisions for the conduct of the election. A vote was taken (4:0 all ayes) the motion carried by all present.

XIII. STAFF REPORTS:

City Council members may request a separate discussion or action on items contained within the submitted reports.

- a. Airport – Gas sales and Operations including revenues.
- b. Community Development – UDO Timeline, December Permits, Board meetings, ongoing projects.
- c. Finance – No Report.
- d. Library – Programs, Outreach opportunities, Grants update, reports on accreditation.
- e. Parks & Rec – End of Year report on Community Center Project, Rec Programs, Grants, Miscellaneous Projects, Work Orders, and Reservations.
- f. Police Department – updates on department including hiring, training, and grants. Animal Control and Code Compliance Activity Reports including open and closed cases.
- g. Public Works – electric, water, wastewater and gas updates.
- h. Tourism/Business Development – Promotion of Events statistics, Recent Achievements.

City Administrator Dixon asked for questions related to the staff reports. Councilmember Martinez asked about the code violations on the property in her district. Mr. Dixon said he was unsure of what the bank was doing at this time on the property. Ms. Martinez asked about the pool motor being out of service. Mr. Dixon said the impeller had went out and they were waiting on parts. Ms. Martinez wanted to know when the drought contingency plan was coming back. Ms. Martinez said staff was directed to bring back the first meeting in January and council had yet to see the information on the document for car washes, fees collected and where they would be applied. Mayor Schroeder said this was to have been brought back but he had wanted more data before it was presented. Councilmember King asked about the pool heaters. Mr. Dixon said two were down and two were working. Mr. Dixon said the company doing the repairs would do so for use of pool for training but would have a warranty for the work. Councilmember Merz asked about the community development report on the airport zoning board and if they were to reappoint the board. Mr. Dixon said that was an option not required. Mr. Dixon said they were collecting more data and would bring back for discussion. Mayor Schroeder asked Councilmember Martinez to have a meeting and go over the data to make sure it addressed her request before bringing back for discussion.

XIV. Discussion on future agenda items

Councilmember Carey wanted an update on the Splash Pad and Mayor Schroeder wanted information on recycling the water. Mr. Dixon said they could look at recycling water during the capital planning and look for grants as it was an expensive project. Mr. Dixon said it could be between \$150,000-\$200,000 for capturing and using for irrigation. Councilmember King asked staff to verify the usage of the Splash Pad during Stage 3 and Stage 4 water restrictions. Councilmember Carey suggested installing a meter for data.

XV. Adjourn

Mayor Schroeder adjourned the meeting at 7:50 p.m.

Darrin Schroeder
Mayor

ATTEST:

Debra Howe
City Secretary