

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

**1209 Fiorella
City Council Chambers**

January 10, 2023

**Tuesday
5:30 P.M.
MINUTES**

I. CALL TO ORDER

Mayor Darrin Schroeder called the meeting to order at 5:31 p.m.

II. ROLL CALL

Present:

Mayor Darrin Schroeder

Scott Dixon, City Administrator

Mayor Pro Tem Phil King

Debra Howe, City Secretary

Councilmember Sheena Martinez

John Gomez, Public Works Director

Councilmember Paul Carey

Devin Fredrickson, Parks/Streets Director

Councilmember Harold Stein

Councilmember Herb Dyer

Others in attendance:

Cynthia Trevino, City Attorney

III. PLEDGE OF ALLEGIANCE

IV. INVOCATION

Pastor John Eaccarino, of the Vista Community Church gave the invocation.

V. CITIZEN 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.

Brian Griffin, 716 Lafayette, spoke on the Lafayette water line project being completed in front of his property. Mr. Griffin was appreciative of the hand delivered letter to the residents affected and the contractor's efforts to not inconvenience the homeowners. Mr. Griffin suggested for future projects the contractors use pipechases to not have road closures or possibly a more expensive boring process. Mr. Griffin also suggested the contractors use more signage and better control over traffic cutting through on private properties during the road closures. Mr. Griffin did say the city addressed the issues by putting up barricades.

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Patrick Connor, 811 Washington, spoke on a meeting held the previous night with the Friends of Regional Park. Mr. Connor read a letter of appreciation on the city council being proactive in looking for new parkland. Mr. Connor provided the Mayor information on acquiring property through land easements.

David Merz, 148 Village Path, spoke on his objections at a previous council meeting regarding the construction of a hotel on a neighboring property. Mr. Merz said there had been several considered citizens and the city was to work with the Hampton Inn franchise on higher standards for Castroville. Mr. Merz said the property was up for sale again and expressed his concern and asked the city council to look at closely what was coming to the area.

Dr. Kathy Ewoldt, tenant at the Castroville Airport, spoke to the city council on her appreciation of the airport and how it tied into her childhood happiness. Ms. Ewoldt said the airport was being managed very well, had a good reputation, and she was there to help continue moving the airport forward.

VI. CONSENT AGENDA

- a. Minutes for December 13, 2022 Regular Called City Council Meeting.
- b. Stone Garden Grant Resolution.
- c. Contract with Vortex for cleaning and televising of approximately 29,032 linear feet of sanitary lines throughout the city in the amount not to exceed of \$160,000 for the contracted service.
- d. Approve \$80,000 for Tree Trimming with Medina County Co-op for clearing and maintaining electrical lines.

A motion was made by Councilmember King and duly seconded by Councilmember Dyer to approve the consent agenda. A vote was taken (5:0 all ayes) the motion carried by all present.

VII. City Administrator's Report:

- a. Municipal Airport Master Plan
- b. CCTV and Tree Trimming Consent Items
- c. Update on IT Needs Assessment
- d. Kudos to Public Works Staff, Police Chief Kohler and Police Department
- e. Kiosk Payment Center Progress Report
- f. Light Up Castroville results
- g. Grants Update
- h. CIP Workshop
- i. County Village Project Final Report
- j. 2023 Streets Program
- k. Lion's Park Improvements
- l. Organizational Changes – Community Services Director

City Administrator Scott Dixon briefed the city council on his report. Mr. Dixon spoke on the Airport Master Plan progress with a development recommendation map. Mr. Dixon said there was a possible 90/10 Grant opportunity and this would come back at a later date. Mr. Dixon recognized the hard work of Airport Manager David Kirkpatrick on working to provide this master plan. Councilmember Martinez asked if the

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fencing project was included. Mr. Dixon said it was not and would be brought to council on the 24th for discussion. Mayor Schroeder gave high praise to Airport Manager David Kirkpatrick on his hard work to get the plan together. Mr. Dixon said Mr. Kirkpatrick had also been nominated for Airport Manager of the year and his recognition was well deserved. Mr. Dixon said the city was continuing with tree trimming and as a side note for CIP approved projects they would not need a budget amendment as per the City Auditor. Councilmember Martinez asked who was responsible for maintaining the trees on Hwy 90. Mr. Dixon said most of the time a city had a local agreement with TxDot, and he would need to verify. Mr. Dixon said as the tree trimming continued he would like the citizens to speak with staff or council on their concerns, not the contractor. The contractor was hourly and this slowed down the job. Mr. Dixon said staff was moving forward with using an IT consultant to provide an assessment of the city's system and would bring back a policy. Mr. Dixon thanked Councilmember Dyer for his input on this process. Mr. Dixon gave Kudo's to the public works department, staff and Public Works Director John Gomez on the recent freeze preparations with the city having minimum issues. Police Chief Kohler and the police department was also recognized for their excellent police work in working with the citizens and other agencies in the arrest of persons involved in the recent crime spree during December. Mayor Schroeder agreed and said it was good teamwork with the citizens and the San Antonio Police Department. Mr. Dixon provided the contest winners of Lightup Castroville, held in December. Mr. Dixon said the winners received credits on their utility bills and was appreciative of the businesses and residents participation. Mr. Dixon said he had received reports that day on grants and the fire department stats and would pass along to council. The CIP discussion would be on the 24th meeting; the Country Village project was finishing up and the project was looking good. Mayor Schroeder said the communication on this project had been very good and this should be followed on future projects. Councilmember Martinez asked about River Bluff being shown as a project. Ms. Martinez said she thought it was going to be later after the electric was updated. Mr. Dixon said after review it might not be an interruption and would be brought back at a later date. Mr. Dixon said Lion's Park was getting much needed improvements with new restrooms and prepping for a parking lot. The Microsoft Grant for Trees, originally for trees along Hwy 90, was being diverted to Lion's Park for use there. Mr. Dixon said there was plans for an all-inclusive, handicap accessible playground. Mayor Schroeder gave kudo's to the Parks and Recreation Board on their vision and involvement for improvements. Mr. Dixon spoke on his re-organization of the Animal Control and Code Enforcement Officers combined duties and placed under Devin Fredrickson. Mr. Dixon said Mr. Fredrickson's title change was Community Services Director. Mr. Dixon said with the city's coming growth the cross training of Animal Control and Code Enforcement would cover the needs in a more economical way. Councilmember Martinez asked why they were not placed under the police department for any legal issues associated with ac or code enforcement. Mr. Dixon said that would not change if police enforcement was needed, they would be included in enforcement.

VIII. Discussion, update, and public comments on progress of Lafayette Street waterline replacement project

Public Works Director John Gomez briefed the city council on the Lafayette Street waterline replacement project. Mr. Gomez said he had already spoken to some of the residents on their concerns before the meeting and two of the representatives from Rangeline were also in attendance for questions. Mr. Gomez gave a brief history on this project starting back three years previously when staff could not isolate a main break in

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that area and had to shut the city down to repair. Mr. Gomez said fast forward to 2022/2023 and the project was almost complete. Mr. Gomez said on this project it was determined pipe bursting was the quickest and best way to address the replacement. Mr. Gomez said the project was 95% complete and ahead of schedule. Mayor Schroeder thanked the contractors for their respect when dealing with the residents. Councilmember Carey asked for an explanation of pipe bursting. Mr. Gomez said the new pipe was pushed through the old pipe. Mr. Gomez said once the project was complete the city would go back and repair yards with same materials, rebuild sidewalks and look at cleanup. Mr. Gomez said the first walk though was in the next few days. A Representative for Rangeline said they were in the process of sweeping and the goal was to be completed by end of January or first week of February. Mr. Gomez said some residents may have low water pressure due to valve issues and staff would do a better job on the next project by working closely with the postal service and waste management for mail and trash pick options. Mayor Schroeder said the city was not responsible to replace objects or vegetation in the city -right-of-way. Mayor Schroeder was pleased with the notifications but suggested putting signage out in advance in the area where the work would be conducted. Councilmember Martinez asked if the drainage issues were addressed during the project. Mr. Dixon said no - just water, drainage would be addressed this spring. Councilmember King said he had seen some bar ditches had been cleaned by city staff which helped. Councilmember Dyer said most the project was in his district and residents should contact him with any issues. Mayor Schroeder recognized several residents to comment on the project.

Domingo Perales, 1016 Algiers, spoke on issues with digging on his property (ditch) by the city. He had to open the barricades to get to his property and with the new lines he now had plumbing and now drainage issues. Mr. Perales said the barricades need to be placed better for safety reasons. Mr. Perales said the city was storing city materials on his property and wanted the area cleaned up. Mr. Dixon said he would come and look at the area in the morning.

Brian Griffin, 716 Lafayette, spoke further on the need to come back and repair and spoke for David Bippert who was present. Mr. Griffin said their sidewalk was cut on both sides and there was a large amount of sediment on Naples needing to be removed and half a block east of midsection swept. Mr. Griffin said Daniel Solis, 803 Lafayette, was unable to attend but asked the council to be aware of his yard having damage from a large truck leaving skid steer tracks. He wanted his property repaired. Mr. Griffin said after hearing the discussion the issues would be taken care of by the final walk through. Public Works Director John Gomez was the contact person with any issues and it was suggested to put on website. Mr. Griffin said in the construction area there were three driveways with humps that would need to be repaired.

Nancy Bippert, spoke on the politeness of the contractor and Public Works Director John Gomez.

IX. Presentation and possible action on Storm Water Master Plan. (KFriese Engineers)

Abe Salinas, KFriese Engineers, briefed the city council on the Storm Water Master Plan report. Mr. Salinas said the plan was a large document and he would be speaking on some of the identified projects. Mr. Salinas said the plan was to approach the drainage issues, identify, work with staff and council, look at funding, and have community input on the improvements. Mr. Salinas identified the flood gauges of the Medina River, Flat Creek and Kempf Creek.

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Mr. Salinas said there had been changes over the last 40 years to Flat Creek and Kempf Creek. Mr. Salinas said there was 10 projects identified with several others with smaller scopes. Councilmember Dyer said they now know why the problems exist but the city did not have the funding. He said maybe in the future but wanted to look at ways to improve now in the next two years. Mayor Schroeder said there was a few options to help and at the next meeting during the CIP discussion this would be addressed. Mayor Schroeder asked if the cost of an underpass for Lorenzo was included. It was not included in the costs. Mr. Salinas said a drainage policy was recommended, strategic planning, mandatory retention for all subdivision and business development, along with updates to the city codes and ordinances. Mr. Dixon pointed out there were only three designed drainage areas in the city but as the community grew it was not addressed and now caused the current issues. Pictures of flat grades were shown, causing flooding. It was noted the city was doing small improvements by grading the bar ditches. Mr. Salinas said there was several options on funding; use general funds, storm drainage fund, bonds/loans, grants and a new state flood plan program. Mr. Dixon said the city had just started the update and this would be very helpful when applying for grants with the plan being current. Mr. Dixon was hoping the city could partner with the state to offset costs. Mayor Schroeder asked for the process. Mr. Dixon said staff would bring recommendations to council with funding options. Mr. Dixon said the flooding issues had been compounded over the last 20 years with no improvements and the city still could not address fully due to high costs. Mr. Dixon was having a meeting with the Corps of Engineers in the coming week and hoped to get another funding option. Councilmember Martinez said the National Air Guard was an option for labor. Ms. Martinez said they would work for room and board. Councilmember Dyer asked if the ARRA funds could be used to dig/clear bar ditches. Mr. Dixon said the funds could be used for infrastructure including drainage. Mr. Dyer said he was focused on Athens Street area and the flooding caused by an 8-inch rain. He asked if a bar ditch would help that area. He was looking at small improvements for relief. Mr. Salinas said the plan did speak to bar ditches and listed by severity. Councilmember Martinez asked about the Garcia Creek Channel stabilization project and Valley Mobile Home flooding project. Mr. Salinas said the Garcia Creek was not showing replacing the bridge and the Valley Mobile Home project land cost was only an estimate. Council felt they had received good information with the updated study.

X. Discussion and possible action on Castroville-Medina County Joint Airport Zoning Board Ordinance

Mayor Schroeder briefed the city council on the actions taken by the Medina County recently. Mayor Schroeder said the commissioners had voted to withdraw their participation in the Joint Airport Zoning Board. Mayor Schroeder felt the current ordinance adopted in 1992 needed to be rescinded and a new ordinance put in place with the city, county and possibly City of LaCoste as participants. Mayor Schroeder recommended the City Attorney work with the FAA and TxDOT on what minimum requirements were required for the city to be able to enforce. Councilmember King asked if the county needed to participate. Mayor Schroeder said they did, most of the zoning restrictions were in their jurisdiction and the mayor wanted all entities close to the zone to have a representation on the board. City Attorney Trevino said only entities within the restrictions/enforcement area were appointed. This item was listed under executive session and action would be taken after.

XI. Discussion and possible action on Strategic Priorities

- a. Review of Strategic Priorities from 2022 Workshop.
- b. Connecting Castroville strategy, and progress.
- c. Identification and prioritization of planning efforts.

City Administrator Scott Dixon briefed the city council on the strategic planning retreat the city council through in May 2022 with Ron Cox. Mr. Dixon said the summary from Mr. Cox was provided for their review. Mayor Schroeder went through the report for any changes to what the council members had determined was important to them at the meeting. Councilmember Dyer felt he had different thoughts on some of the elements identified now, and the plan should have more room for discussion and to make changes as needed. Mr. Dyer said they as council members should accept that they would not always agree and accept it. Mr. Dixon said there would be another retreat planned for June to revisit the priorities.

Councilmember Stein left the meeting at 8:09 p.m.
Mayor Schroeder recessed the meeting for a break at 8:09 p.m.
Mayor Schroeder reconvened the meeting at 8:19 p.m.

Mayor Schroeder continued to review the summary including the Vision and Mission elements for any changes. Councilmember King suggested adding willingness to enhance others and Councilmember Carey to add “our vision is contagious”. Mr. Dixon wanted more feedback from council on their priorities.

Councilmember Stein returned to the meeting at 8:34 p.m.

Mayor Schroeder and council added several changes to the weakness portion and minor changes under opportunities. Mayor Schroeder spoke on the planning and infrastructure/development section.

Mayor Schroeder said he had received a proposal that afternoon from TxDOT on the Hwy 90 traffic control. Mayor Schroeder said it was showing a Super Street as their option and he would be meeting with TxDOT in February for discussions. Mayor Schroeder said in his opinion it was not a good option for traffic relief and felt the city should hire a consultant to help with a traffic relief plan. Mayor Schroeder said he would bring back at the next meeting for the council to consider. Mayor Schroeder also spoke on doing a transportation plan, UDO, and Downtown Master Plan. Mr. Dixon said he needed to know what the city council would support before staff moved forward.

Mayor Schroeder recessed into Executive Session at 9:53 p.m.

XII. EXECUTIVE SESSION

(1) Pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, Section 551.071 (entitled “Consultation with Attorney”) and the City Council may convene in executive to receive advice from the City Attorney regarding the following:

- a. Joint Airport Zoning Board.
- b. Airport Hazard Zoning issues and related matters

Open: 11:24 p.m.

Closed: 11:43 p.m.

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- (2) Texas Government Code Section 551.072 (entitled Deliberation regarding Real Property) to deliberate the purchase of real property, parkland acquisition opportunities.

Opened: 9:57 p.m.

Closed: 10:11 p.m.

- (3) Texas Government Code Section 551.085 (entitled “Deliberation regarding Economic Development Negotiations”).

a. NP Homes Development Agreement.

Opened: 10:11 p.m.

Closed: 10:26 p.m.

- (4) Texas Government Code Section 551.074 entitled “Personnel Matters” to deliberate the employment, evaluation, duties, of a Public Officer or employee:

a. City Administrator contract renewal.

Opened: 10:26 p.m.

Closed: 11:24 p.m.

XIII. Reconvene in open session

Mayor Schroeder reconvened in open session at 11:47 p.m.

XIV. Consider possible action(s) resulting from items posted and legally discussed in Executive Session

No action taken in executive session.

X. Discussion and possible action on Castroville-Medina County Joint Airport Zoning Board Ordinance

A motion was made by Councilmember Carey and duly seconded by Councilmember King to rescind the City’s participation in the Joint Airport Zoning Board and recall the city appointed members. A vote was taken (5:0 all ayes) the motion carried by all present.

Mayor Schroeder thanked the two appointees for their participation.

XV. Discussion on future agenda items

Proposals from the EDC for consideration.

XVI. ADJOURN

Mayor Schroeder adjourned the meeting at 11:49 p.m.

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Darrin Schroeder
Mayor

ATTEST:

Debra Howe
City Secretary