

Mr. Dyer said an example was on Lafayette, the street was widen 4 feet. He said with this example of the streets could change and citizens could have issues with landscaping or structures placed in the city right of ways and not what they thought was their property. Mr. Dyer said the fund could be used for incidents the City Administrator felt should be taken care of by the city. Mr. Dixon wanted to clarify that the street projects were contingent on funding, and he was not recommending issuing any debt this year on General Fund. Councilmember King felt this could cause problems if the city paid for damages related to things placed in the city right of ways. He felt it was the property owner's responsibility. Mr. Dixon said public funds were not used for individuals. Councilmember Carey said Castroville was unique in that before easement were granted, the city unlike a lot of towns, owned all of the streets. Councilmember Martinez said placing things in the right of way did cause drainage issues and some citizens thought the right of way areas were part of their yards. Mayor Schroeder said there were a few private issues in public areas but wanted to have this discussion for clarification.

Mayor Schroeder moved to Item 21 discussion on Solar buyback rates.

**XXI. Public comments and discussion on Solar buyback rates**

City Administrator Scott Dixon briefed the city council on the solar rates and provided the letter sent to the solar customers on rate changes. Mr. Dixon said originally the customers were receiving buyback rates that were incorrectly calculated. Customers received full credit, the adopted electric rate instead of the avoid cost which was much less. Mr. Dixon said with the new metering system staff found the mistake and solar rate buyback would be calculated correctly. Mr. Dixon said the letter sent out explained the change in rates and calculations. Two citizens who were solar customers were in attendance. Michelle Estrada, 2111 Geneva Court and David Brown, 109 River Trail, asked questions on the new billing and the reductions in reimbursement shown on the bills. Mayor Schroeder said the solar rates would be different and the customers should be paying as the regular customers for line maintenance. Mr. Brown was in agreement but felt the rate shown was incorrect. Mr. Brown said he just wanted everything to be fair. Mr. Dixon said he would reach out to city staff for clarification on the billing rates.

Mayor Schroeder moved back to Item 13. Contract for development of a UDO.

**XIII. Consider and take appropriate action on approving a contract for professional services with Simple City for the development of a Unified Development Ordinance**

City Administrator Scott Dixon briefed the city council on the contract for professional services with Simple City. Mr. Dixon said included in the contract was the Downtown Master Plan and updating the Comprehensive Plan as required by law. Mr. Dixon said Zach Lewis, with Simple City was in attendance for questions. Mayor Schroeder said the committee had looked for cost savings. Councilmember Martinez asked about the steering committee shown in Phase I. Mr. Lewis said it would consist of citizens and staff members and it will be to the city council. Councilmember Carey was in favor of the additional services and felt they should have had this done 7 years ago to keep up with development. Councilmember King was in favor. Mayor Schroeder felt this firm was the right team to work with the city.

Councilmember Merz said he thought the city would also do the throughfare plan but was told there was TxDOT Grant. Mr. Dixon said the city was working with the county on the plan, but they were not moving forward at this time. Mr. Dixon said they were looking at grant funding for the Hwy 90 project but might add funding to include. Mr. Lewis was asked if they would be looking at the two subdivisions, River Bluff and Country Village this time. Mr. Lewis said they would be, the last time was focused on the historic areas. Councilmember Merz asked if this would be a form based ordinance to help regulate development. Mr. Lewis said their product was a form based code, but development agreements would be under comprehensive plan most likely. Mr. Merz asked about architectural guidelines and sample plans. Mr. Lewis said they could do a pattern book but not in the scope of work and too large. Mr. Lewis said this could be part of the Comprehensive Plan and/or an option in the Downtown Master Plan. Councilmember Dyer clarified the total cost of \$500,000 and if this was phase 1 only. He had thought this undertaking would cost closer to \$1.2 million once completed. Mr. Dixon said this was the complete package, including the updates of Comprehensive and Downtown Master Plans. Mr. Dixon said there was \$475,000 set aside in the budget and bond monies would be used for the difference.

**A motion was made by Councilmember Carey and duly seconded by Councilmember Merz to approve the contract for professional services with Simple City for the development of a Unified Development Ordinance (including Downtown Master Plan and Comprehensive Plan updates) not to exceed \$500,000. A vote was taken (5:0 all ayes)**

## **XX. STAFF REPORTS**

- a. Airport – Activity Report.
- b. Community Development – Activity Reports.
- c. Community Services – including Streets, Parks, Animal Services and Code Compliance Activity Reports.
- d. Finance – Sales Tax and Financial Activity Report.
- e. Library – Activity Report.
- f. Police Department – Activity Report.
- g. Public Works – Activity Report.
- h. Tourism/Business Development – Activity Report.
- i. ESD #1 Fire Report

City Administrator Scott Dixon reported on upcoming events: National Night Out – October 4<sup>th</sup> at Municipal Airport, Solar Eclipse – October 14<sup>th</sup>, Trunk or Treats – October 28<sup>th</sup> at Regional Park, Employee Conference in December, and TCMA meeting hosted by Castroville on September 29<sup>th</sup>. Councilmember King said the Castroville documentary showing at the Rainbow Theatre was very good and urged everyone to go see.

Mayor Schroeder spoke on a French Production Company coming into the city that week to film areas in town for part of a documentary on towns in the United States with French history.

Councilmember Martinez asked for update on street projects. Mr. Dixon said street work was still ongoing and staff was working on sealing issues with the company. Mr. Dixon said they had not been accepted any streets as complete yet. Ms. Martinez asked about bridge area on Geneva and Washington not being part of the project. Mr. Dixon said he would check on that section of the project. Ms. Martinez reminded everyone the Veterans Day Ceremony provided by the American Legion was on Saturday November 11<sup>th</sup>.