

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

1209 Fiorella

City Council Chambers

October 28, 2025

Tuesday

5:00 P.M.

MINUTES

I. CALL TO ORDER

Mayor Pro Tem Martinez called the meeting to order at 5:00 p.m.

Mayor Pro Tem Martinez acknowledged there was a quorum with all Council members and Legal Counsel present.

Mayor Pro Tem Martinez recessed the meeting to go into executive session at 5:01 p.m.

II. EXECUTIVE SESSION

The City Council will convene in closed session pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code for one or more of the following authorized reasons

- a. Closed session pursuant to Sec. 551.072, Tex. Gov't Code, to consider the purchase of approximately 6.65 acres of real property for public right-of-way

Opened: 5:05 p.m.

Closed: 5:40 p.m.

III. RECONVENE IN OPEN SESSION

Mayor Pro Tem Martinez reconvened in open session at 6:00 p.m.

IV. ROLL CALL

Present:

Mayor Pro Tem Sheena Martinez

Councilmember Houston Marchman

Councilmember Phil King

Councilmember David Merz

Councilmember Robert Lee

Scott Dixon, City Administrator

Debra Howe, City Secretary

Breana Soto, Community Development Director

Jim Kohler, Police Chief

Mike Haley, Airport Manager

Jonah Chang, Parks and Recreation Director

Absent:

Mayor Bruce Alexander

Others in attendance:

Daniel Jones, City Attorney, Denton, Navarro, Rodrigues, Santee, Benal & Zech

V. PLEDGE OF ALLEIGENCE

VI. INVOCATION

Councilmember Phil King gave the invocation.

VII. 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.

Samantha Merz, 148 Village Path, spoke in favor of the city property located at 134 Village Path becoming an area for children in the neighborhood to play and enjoy.

Mayor Pro Tem Martinez stated she had received and read an email from Dan and Cindy Maloney, 204 River Bluff. The Maloney's had served on the Historic Landmark Commission from 2019 to September 2025 and wanted to respond to the changing to the Commission. Mr. and Mrs. Maloney said they thought the change of term expiration dates to be more in line with the other boards was reasonable but reducing the number on the board was not and the board should keep the same number for a balanced board. The Maloney's said the members represented all areas of the town and worked well together.

VIII. CONSENT AGENDA

- a. Minutes for October 14, 2025 Regular Called Meeting
- b. Authorize a professional services contract with Brinkley Sargent to conduct a needs assessment for the construction of a new police department facility.
- c. Approve an Ordinance rescinding Ordinance 2021-009 Amending the Subdivision Ordinance for Platting Procedures
- d. Approve a professional services agreement with Lochner Engineering formerly KFrieze and Associates.
- e. Approval of Quarterly Financial Report #4.
- f. Approval of Quarterly Investment Report #4.

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

IX. PUBLIC HEARING

- a. Public Hearing for Zone Change Request – 702 Paris (Moye Center)

It was noted this public hearing was a preliminary due to posting requirements and the official hearing would be held at the November 19th meeting.

Opened: 6:07 p.m.

Lance Roth, member of the Steering Committee, spoke on the request to change the zoning to allow for a private Catholic Middle/High School. Mr. Roth said they wish to return the property to a learning center and had submitted the application for either a CH-C (Central Commercial District) or CG (Historic

Commercial District). Mr. Roth said they hoped to open the school by next August 2026. Mr. Roth said they had a website available www.moye.com for the public to see the renderings with their vision of matching the current buildings on the property.

Samantha Merz, 148 Village Path, spoke in favor of the zoning change for the property. Ms. Merz said the change for the property use will benefit the children of Castroville for years to come.

Closed: 6:11 p.m.

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

No action was taken.

XI. DISCUSSION AND ACTION ITEMS

- a. Discussion and possible action to authorize a professional services contract with P3 & Associates to manage the City's Public Improvement Districts and Tax Reinvestment Zones**

City Administrator Dixon briefed the City Council on P3 and Associates and entering into a contract with them to manage the City's PID's and TIRZ. Mr. Dixon said the City Council had approved the pending PID amendments several meetings back with the stipulation the Mayor would get his concerns addressed. Mr. Dixon said the City Attorney's Office had recommended this firm. Dan Jones, City Attorney, had worked with the firm during his time with the City of Odessa. Mr. Jones said he recommended the firm. Councilmember Lee asked about the fees shown as \$10,000 for review of past PID's and TIRZ documents and why didn't the City go out for Qualifications for this service. Mr. Lee was also not in favor of automatic renewals. He felt the contract should come back to the City Council for renewal. Mr. Dixon said this was considered a professional service and did not have to go out and the review fee was a one-time fee for reviewing documents already in existence and other fees shown would be paid as part of development agreements.

A motion was made by Councilmember King and duly seconded by Councilmember Marchman to approve a professional services contract with P3 & Associates to manage the City's Public Improvement Districts and Tax Reinvestment Zones with the automatic renewal clause removed. A vote was taken (5:0 all ayes) the motion carried by all present.

- b. Discussion and possible action on the Country Village Phase II - Final Plat**

Community Development Director Breana Soto briefed the City Council on the final plat for Country Village Phase II. Ms. Soto said owner Jack Uptmore and Engineer Aaron Newman were present for any questions. Ms. Soto said the City Council had reviewed the preliminary plat earlier and the parkland dedication fee of 5% for smaller developments as per the ordinance had been paid. The amount paid was \$12,115.50 back in September. City Administrator Dixon said staff had spoken on park fees in lieu of for small plats and they were based on undeveloped land values. Mr. Dixon recommended when reviewing the ordinances the City look at requiring the fees be based on developed land values. Councilmember Lee asked where the values came from. Mr. Dixon said the County Legal Appraisals were what the City used. Councilmember Martinez asked where the fees went. Mr. Dixon said there was a Parks Fund was set up to benefit the parks. Mr. Dixon said included with the plat was a letter

confirming water rights to be delivered prior to plat recording and a letter of credit from bank, and detailed cost estimates for public improvements. Ms. Soto said the P & Z recommendation for approval was included in the backup material.

A motion was made by Councilmember King and duly seconded by Councilmember Marchman to approve the Country Village Phase II - Final Plat.

Further discussion followed.

Councilmember Lee asked if the plat complied with the Subdivision Ordinances for connectivity and walkability that others wanted. Ms. Soto said there was one area that was but the current ordinances do not have a requirement for connectivity. Ms. Soto said the plat met all of the ordinances.

A vote was taken (5:0 all ayes) the motion carried by all present.

c. Discussion and possible action to adopt a Development Agreement Policy as recommended by the Planning & Zoning Commission of Castroville

Community Development Director Breana Soto briefed the City Council on the proposed Development Agreement Policy from the Planning and Zoning Commission (P&Z). Ms. Soto said the P & Z had been tasked to review and provide a new document as the previous policy had been a stop gap to be used while the UDO was being developed. There was language in the old document that referred to the now denied ordinance. Ms. Soto said P & Z added public engagement to the policy and felt it was a good tool for the City Council to use in negotiations with developers.

A motion was made by Councilmember King and duly seconded by Councilmember Marchman to adopt a Development Agreement Policy as recommended by the Planning and Zoning Commission.

Further discussion followed.

Councilmember Lee asked that all language of incentives from the City be removed from the document. Mr. Lee felt the document should be reviewed further for more content and the City Council not approve at this time.

Councilmember King withdrew his motion to approve and Councilmember Marchman withdrew his second to that motion.

Councilmember Merz said he felt the document was too vague and provided an example of how he would interpret design and build standards differently from someone else. Mr. Merz said they needed to flush out more. City Administrator Dixon suggested a joint workshop to work with the P & Z on the document after the first of the year. Council agreed. No other action was taken.

d. Discussion and possible action on Garcia Creek Drainage Project

Abe Salinas, Lochner(KFrieese), briefed the City Council on the three options previously provided to the City Council at a council meeting. The City Council had chosen in July Option 1 to stabilize culvert and channel banks with wall system at a cost of \$1.1 to \$1.5 million for the final design. Mr. Salinas said he, Councilmember King, and City Staff had walked the area before this meeting to look at a long term plan. Mr. Salinas said the headwall option would not address ongoing erosion and could under mind the repairs. Photos were provided to the City Council showing the continuous erosion without significant rains. City Administrator Dixon said the City had borrowed \$1.5 million for drainage projects and could

do the whole project shown at \$1.2 million or could do in phases and look for State Funding or do with city funds if they wished to do more. Councilmember Marchman asked if approved now what the timeline would be. Mr. Salinas said six to eight months for design, with easement acquisitions, executing contracts for a possible twelve month start date. Councilmember King felt they should correct the 20ft bank erosion that was causing the degradation and correct under the bridge. Mr. King said if the City was lining all of the channel on this project, then the City may have to take on all of the other area as it needed to be lined. Mr. Salinas was asked if there would still be future erosion and he responded yes and this area was an old city dumping site and unstable. Mr. Dixon said Mayor Alexander was concerned with adding liability on the City and the City had not acquired easements in the past for the area. Councilmember King said the City had built themselves and he felt rock riprap was also needed.

A motion was made by Councilmember Marchman and duly seconded by Councilmember Martinez to move forward with Option #1 in the amount of \$1.1 to \$1.5 million for the Garcia Creek Project.

Further discussion followed.

Councilmember Lee clarified Councilmember King felt they should take care of the bridge and area around the bridge as shown in Option #2. There was a concern with the photo showing concrete broken, dropped down, the northern wall having to have water turn 45degree which the release to the rock riprap could still cause continued cutting into the headwall. Mr. Dixon said at one time the City was trying to fix by installing culverts, but this did not alleviate the problems. Mr. Dixon said this was not flood control and identified failures and looking to fix and save. Mr. Dixon said Athens Street would not be a rebuild, not repair. Councilmember Merz said he did not have a clear picture of this project and looked like the bridge was endanger and they needed to fix the waterway. Mr. Merz was not so much in favor of doing anything down stream that was not showing immediate changes, this could be later. Councilmember Lee said this projected needed more discussion before moving forward. Councilmember Marchman said they had already chosen Option #1 and now talking about Option #2 shown at \$600,000 that would collapse in a heavy rain. Councilmember King questioned Mr. Salinas on turning the water downstream and it could cause the loss of the \$600,000 the City would spend. Councilmember Marchman asked if they should do all at once or in phases. Mr. Salinas said they needed to start with acquiring the easements.

A vote was taken (2 ayes: 3 nays(Lee, Merz, King)) motion failed to approve moving forward.

Councilmember King said he had more questions on the cost shown for the short distance shown on the map. Mr. Dixon clarified Councilmember Merz said he was in favor of minimum repairs at the bridge and around the immediate area. Councilmember Lee requested bringing back with better visuals and details. Mr. Dixon clarified the City Council wished to modify Option #1 with a limit set and shown on the map to the repair area and possibly including Option #2. No further action was taken.

- e. Discussion and appropriate action authorizing staff to issue a Request for Qualifications for engineering and professional services for aviation-related projects

City Administrator Dixon briefed the City Council on authorizing staff to go out for RFQ's for engineering services for future aviation- related projects. Mr. Dixon said currently the City did not have an Aviation Engineering Firm on contract and the engineering firm would not be on retainer so there was no cost to the City and they did not have to go out for qualifications as this was a professional service if the City Council did not wish to.

A motion was made by Councilmember Martinez and duly seconded by Councilmember King to authorize staff to issue a Request for Qualifications for engineering and professional services for aviation-related projects.

Further discussion followed.

Councilmember Lee asked who wrote the RFQ provided and said in the past the City had not retained an engineer but had worked with TxDOT on projects and had been satisfactory. Mr. Lee did not wish to pay anyone to be retained or be identified as only engineer. Councilmember King asked if this proposal had been sent to the Airport Advisory Board for a recommendation as they did for other boards. Mr. Dixon said it had not.

A motion was made by Councilmember Martinez and was duly seconded by Councilmember King to amended the motion to submit the request to issue a Request for Qualifications for engineering and professional services for aviation-related projects to the Airport Advisory Board for a recommendation. A vote was taken (4 aye: 1 nay(Lee)) the motion carried by a majority vote.

- f. Discussion and appropriate action to adopt an Ordinance amending Ordinance 2003-019 to have terms of the Historic Landmark Commission members, and alternates, to follow the same terms as the other boards and commissions

This item had been discussed at the last city council meeting.

A motion was made by Councilmember King and duly seconded by Councilmember Marchman to adopt an Ordinance amending Ordinance 2003-019 to have terms of the Historic Landmark Commission members, and alternates, to follow the same terms as the other boards and commissions. A vote was taken (5:0 all ayes) the motion carried by all present.

- g. Discussion and appropriate action to prohibit a person from serving on more than one advisory board

Councilmember Lee felt there were more changes needing to be made to the membership for the Board and Commissions Policy. Mr. Lee said he felt board members should not serve if they did business with the City and with the change of limiting citizens on serving it could gut some of the boards. Mayor Pro Tem Martinez said this was not being discussed only the prohibiting of persons serving on more than one advisory board.

A motion was made by King and duly seconded by Councilmember Marchman to prohibit a person from serving on the Planning and Zoning Commission and the Historic Landmark Commission at the same time. A vote was taken (5:0 ayes) the motion carried by all present.

***This motion was for the two boards noted only, not all Boards and Commissions as presented.**

- h. Discussion and appropriate action on the purchase of a 2026 Tahoe with equipment for an amount not to exceed \$90,000

Police Chief Kohler briefed the City Council on his request for the purchase of a new vehicle. Chief Kohler said after receiving feedback from Councilmember Lee on possible issues with the Tahoes he had researched and found the Ford Explorers were more reliable. Chief Kohler said the Explorers were cheaper in price at \$80,000 fully loaded and the Buy Board did have a 2025 available.

Chief Kohler said the department would still be receiving a Tahoe through the Stonegarden Grant and unfortunately they could not change the make.

A motion was made by Councilmember King and duly seconded by Councilmember Marchman to authorize the purchase of a police vehicle not to exceed \$80,000. A vote was taken (5:0 all ayes) the motion carried by all present.

Councilmember Lee asked if the Unit(#309) shown could have the engine replaced to keep in the fleet. Chief Kohler said it was not a good option after speaking with others. Chief Kohler said the car had 63,000 miles but idle time was equal to 367,000 miles. Mr. Dixon told the City Council the purchase would be taken from General Fund Reserves.

i. Discussion and possible action on Parks & Recreation Master Plan Revisions

City Administrator briefed the City Council on the amendments to the Parks Master Plan to include the drainage property the City purchased at 134 Village Path. Mr. Dixon said he did not feel this parcel should be included and had been told by past legal counsel to not designate the drainage lot as a park. Jonah Chang, Parks and Recreation Director, briefed the City Council on Parks Board working on updates to the plan. Parks and Recreation Board Chairman Adriena Calk, was also in attendance. Mr. Chang said the masterplan was a guideline/road map for the future and included changes to Lions Park Complex. Councilmember King said the discussion was coming up and the City Council could look at get more information on the pocket park, if they could designate, and where funding would come from. Mr. Dixon said they could adopt the amendments and leave out 134 Village Path property. Councilmember Lee requested this be brought back and for an easier review provide a red-lined copy to see what the changes were.

A motion was made by Councilmember King and duly seconded by Councilmember Marchman to approve amendments to the Parks Master Plan and updates to the Lions Sports Complex Master Plan. The motion was withdrawn after further discussion.

A motion was made by Councilmember Merz and duly seconded by Councilmember Marchman to adopt updates to the Parks Master Plan as presented and removing the 134 Village Path property. Councilmember Marchman withdrew his second to the motion.

The motion died from a lack of a second. No further action was taken. The Parks Master Plan would be brought back at a future meeting.

j. Discussion and possible action on creating an Ordinance establishing the Capital Improvements Advisory Committee (CIAC) as required by Chapter 395 of the Texas Local Government Code, providing for membership, duties, and procedures

City Administrator Dixon said the City had originally had an Impact Fee Committee established, but the State had changed the criteria and the committee did not meet the requirements now. Mr. Dixon said this action would establish the committee, membership, duties and procedures as per Chapter 395. Mr. Dixon said the City Council would need to fill the positions at a future meeting.

A motion was made by Councilmember King and duly seconded by Councilmember Marchman to create an Ordinance establishing the Capital Improvements Advisory Committee (CIAC) as

required by Chapter 395 of the Texas Local Government Code, providing for membership, duties, and procedures.

It was determined there was a draft ordinance already created and included with the backup. The motion was withdrawn.

A motion was made by Councilmember King and duly seconded by Councilmember Merz to adopt an Ordinance establishing the Capital Improvements Advisory Committee (CIAC) as required by Chapter 395 of the Texas Local Government Code, providing for membership, duties, and procedures. A vote was taken (5:0 all ayes) the motion carried by all present.

Councilmember King requested staff define “developer” for the membership qualifications on the board. Mayor Pro Tem Martinez moved to the City Administrator Report.

XIII. CITY ADMINISTRATOR REPORT

The following report topics may be discussed and acted upon:

- a. Drainage Projects
- b. Highway 90 TxDot Construction
- c. Streets, Maintenance and Paving Plan
- d. WWT Plant Ponds
- e. CPS Energy Dispute
- f. Community Center Construction
- g. Lions Park Splash Pad
- h. Nueces River Authority Desalination Project
- i. Council Workshop
- j. Water Rights Purchase / Drought
- j. Tourism & Economic Development
- j. CIP Planning
- h. Community Development
- j. Airport Operations
- k. Library
- l. Code Compliance
- m. Animal Control
- n. Police Department

City Administrator Dixon briefed the City Council on his report saying the Community Center was on hold due to the government shut down. Mr. Dixon said there were city funds available to use to restart but was unsure if the City would get paid back by the government if they did. Councilmember Lee said they had to complete the project and the City may not be reimbursed and the City had to make up the \$400,000 difference anyway. Councilmember Merz asked if there could be issues, if the contractor went on to another project due to the shut down. Mr. Dixon said that was a possibility but probably not an issue. Mr. Dixon said the purchase of water rights was moving forward and he was looking at bringing a recommendation to the City Council to require commercial businesses to bring water rights in the future. Mr. Dixon said for now he was working with the Chamber of Commerce and Arnie Dollase, CAEDC and others for upcoming tourism events and had asked Mayor Alexander to provide a facilitator to set up a facilitation meeting after the first of the year. Mr. Dixon gave Kudos to Stephen Ayars, Building Maintenance providing before and after photos of the second

floor cleaning and preparation for records management services. Mr. Dixon said he would be speaking on the drainage at Steinbach Haus at a future meeting.

XII. DISCUSSION ON FUTURE AGENDA ITEMS

Mr. Dixon said there would be an executive session at next meeting for a Desalination presentation.

XIV. ADJORN

Mayor Pro Tem Martinez adjourned the meeting at 8:52 p.m.

Mayor

ATTEST:

City Secretary