

**CITY OF CASTROVILLE CITY COUNCIL
SPECIAL CALLED COUNCIL MEETING
1209 Fiorella
City Council Chamber
October 14, 2025
Tuesday
2:30 P.M.
MINUTES**

I. CALL TO ORDER

Mayor Bruce Alexander called the meeting to order at 2:30 p.m.

II. ROLL CALL

Present:

Mayor Bruce Alexander

Scott Dixon, City Administrator

Mayor Pro Tem Sheena Martinez

Debra Howe, City Secretary

Councilmember Houston Marchman

Councilmember Phil King

Councilmember Robert Lee

Absent:

Councilmember David Merz

Others in attendance:

Daniel Jones, City Attorney

II. 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.

No one requested to speak.

III. DISCUSSION AND ACTION ITEMS

- a. Consider and take appropriate action on current project reports provided by Engineering Firms listed below:

Mayor Alexander announced there would be no action taken this was more of providing the City Council information on what each firm provided for the City.

a. **KSA**

Craig Phipps and David Kirkpatrick were present and provided a presentation to the City Council on working with the City on past Airport Projects. Mr. Phipps said KSA had changed since working with the city and was now part of Pape-Dawson Engineering. Mr. Phipps said at that time there were no projects with the City but had produced the Airport Master Plan. The City Council discussed with Mr. Phipps and Mr. Kirkpatrick the Airport Zoning, FAA Standards, the possibility of reinstating the joint City/County Airport Zoning Board. Mr. Kirkpatrick spoke on Airport Layout Plan being necessary to be in compliance with the FAA Grants. Councilmember Lee asked about having non-aviation businesses out at the Airport. Mr. Phipps said there were requirements to meet for those type of businesses and the City would have to get permission from the FAA. Councilmember Martinez said there could be upcoming paving projects **and restructuring on outside**. The City Council learned there were available grants and Texas Airport Tec Board was an outlet. Mr. Kirkpatrick was the chair. KSA hoped to work with the City on upcoming projects.

b. **SEnergy**

Glen Duke, Project Management provided history on SEnergy formerly known as Schneider Engineering. Mr. Duke said SEnergy had worked on the wholesale power supply contract procurement, competitive RFP solicitation and management for power supply contract, Electric, Water, Wastewater and Natural Gas cost of service, rate study, and financial forecast, power cost factor management and reconciliation, and distribution engineering line design and support. Mr. Duke said they had been part of the electrical upgrades to River Bluff. Councilmember Martinez asked if the 2023 Rate Study had included the Ercot charges to determine the rates. Mr. Duke said they were included. Mr. Duke said they did not have any new contracts with the City at that time.

c. **RESPEC**

Kevin Hunt, P.E. Project Lead, spoke on the projects RESPEC had completed and were currently working on. Projects shown were: Wastewater Treatment Plant Expansion - Owner's representative, Alsatian Oaks Phase 1 – oversaw developer-funded water and wastewater improvements integrated new development with city utilities, Alsatian Oaks Phase 2 & Flat Creek Plant – led feasibility efforts and plant upgrades, Medina Valley Hydro Tank relocation to the Airport for improvements to system, Master Planning development of comprehensive water and wastewater master plans for long-term infrastructure strategy, On-Call Utility Analysis – delivered data-driven recommendations to update impact fees, and CDBG Water Main improvements – upgrading water mains on Alsace and Berlin Streets through grant funded improvements and US 90 TxDOT Coordination to review TxDOT corridor plans and compile data on existing water and wastewater infrastructure for possible utility conflicts. Mr. Dixon said there could be some conflicts near Bill Millers and the First Baptist Church. Mr. Hunt said TxDOT had to rebuild the BMA Canal for storm drains. Mr. Dixon said they did not have a cost or timeline yet. Mr. Hunt said it was on hold until they received the 30% TxDOT Plans. Councilmember Lee asked about the eastside lift station force main and putting in a third pump and the possibility of being over capacity at the lift station. Mr. Hunt said this would be a backup. Mr. Lee asked if the city should look at reclaim water usage and what the cost could be. Mr. Hunt said there were quality measures needed for reclaim usage and problems with what to do with the waste and discharging at the plant. Mr. Hunt did not recommend discharging to the plant as it would create issues. Mr. Hunt was asked what other cities did for water reduction measures. Mr. Hunt did not know, but cities either leased more water rights or paid over pumping fines. Councilmember Marchman asked if RESPEC provided a monthly report on pumping vs. usage to the city. Mr. Hunt said they only provided when asked by the city. Mr. Dixon said

this was done in-house by public works. Mayor Alexander asked if they were involved in the Desalination project. Mr. Hunt said only high level and had helped coordinate with others. Mayor Alexander asked about the capacity of the wastewater treatment plant as of today. Mr. Hunt said it was at 250-260 flow or less than 30%. Mr. Hunt was asked the status on the main lift stations improvements. Mr. Hunt said they 90% Plans completed and had stopped due to cost, but did add a new pump. Mr. Dixon said this was an unfunded project in the CIP. Also being looked at were options for storing treated waste in the future. Mayor Alexander felt the engineers were not working together and needed to communicate better when working on projects.

Mayor Alexander felt they should look at what the City wanted not the developer. Mr. Dixon gave the City Council an outline of the process of getting plans approved for the projects.

d. **Schaumburg & Polk, Inc.**

John Schmeling, P.E., CFM, spoke on his company located out of Beaumont, Texas and working with small cities. Mr. Schmeling said he was out of the Kyle office and they had been in contract with the City since March 2025. SPI provided development reviews services and had completed the Alsatian Oaks Units 4-5 PUD Amendment, Alsatian Oaks Phase 1 Commercial Re-Plat, Country Village Estates Phase 2 Preliminary Plat, 175 Bank Avenue Building Permit, and Country Village Estates Phase 2 Final Plat. Mr. Schaumburg said he had been working with Tourism Director Darin Hamm to develop a plan that would showcase Houston Square and the Alsatian heritage while enhancing the useability of the downtown area. Mr. Schaumburg said this project was being provided at no cost to the city.

Councilmember Martinez asked if he was looking at the ordinances on the square. Mr. Schaumburg said no, it was only an overview of possible enhancements. Mayor Alexander saw where the task order was for commercial development plans. Mayor Alexander asked why the City had started using this company. Mr. Dixon said there had been issues with City Engineer KFrieese/Lochner with providing plan reviews in a timely manner and he chose to have an additional firm to do reviews. Councilmember Lee asked about the \$4 million, 400,000 gallon, elevated tank project. Mr. Schaumburg said it was in the design phase. Mr. Schaumburg said SPI hoped to be involved with more projects in the future.

Mayor Alexander recessed the meeting for a short break at 4:15 p.m.

Mayor Alexander reconvened in open session at 4:23 p.m.

e. **Lochner**

Michael Persyn, P.E., Vice President, formerly KFrieese, now Lochner spoke on the projects his firm had worked on in the past and present. Lochner was working on Country Village Lift Station upgrades – replacing pumps, piping, valves, concrete pads, electrical, natural gas generator with estimated completion by the end of the year, WWTP Permit renewal process – waiting on TCEQ review/approval, Bed and Banks Permit started in 2021 with submission in 2022 – waiting on TCEQ review, and Development reviews on various Developments. Mr. Persyn said on the permit renewal the ponds were being removed from the permit. Mayor Alexander asked if they did water improvements for the city. Mr. Persyn said they had a task order on hold for water lines and water modeling. Abe Salinas, P.E. Stormwater lead, spoke on providing a Stormwater Master Plan 2022-2023 and they were actively working on the Garcia Creek Channel Stabilization and Geneva Street Channel Improvements. Mr. Salinas said the 30% schematic design was prepared June 2025 and completed, the next phase was negotiation of the Final Design scope and fee for the drop structure, wall stabilization,

and side channel repair. Mr. Dixon said the Garcia Creek Project was coming back at the next meeting for discussion. Mr. Salinas said they were working on the Geneva Street Channel with the public works department and working on erosion control measures to improve durability and minimize maintenance. Mr. Salinas said the City needed to have a Stormwater Criteria and Ordinance reviews and updates to the City's drainage and floodplain management criteria to prepare for growth. Mr. Salinas said they were working to reduce localized flooding and erosion to protect the city's infrastructure, support the City Councils CIP Projects for drainage improvements, continue to assist in growth planning and work with the City on securing grant funding for priority projects. Councilmember Lee asked about the Geneva Street Channel Project status. Mr. Salinas said the project was complete and was waiting on the erosion control element. Mr. Dixon said the completion was delayed due to the Streets Department was short staffed due to employee being off for surgery. Councilmember Lee was still concerned with his neighbors' property taking on water. Councilmember King said he had spoken on this with Mr. Salinas out in the field. Mr. Salinas said building up the asphalt would help and was looking at doing this. Mayor Alexander asked the cost of the Garcia Creek Channel Project shown for option 1 as \$1.3 million and was the engineering fees included. Mr. Dixon said this project would be brought back with two options for discussion, and the City would need to acquire easements. Councilmember Martinez asked if tree removal upstream would be included in the project. Mr. Salinas said their removal was not in the scope. A question of the pros and cons of not to do the wall stabilization. Mr. Salinas said that would cause more erosion but could not give a timeline of when the increase of erosion would happen. The Stormwater Master Plan did include a maintenance plan on creeks. Mayor Alexander asked about the TCEQ violations at the wastewater treatment plant related to the ponds. Lochner was providing supporting correspondence on the ponds. The question was asked if Councilmember King providing his engineering services pro bono was that a conflict. It was recommended by the City Attorney to prepare a contract/agreement between the City and Councilmember King to provide his services. This would be brought back at a future meeting.

- b. Consider and take appropriate action on Capital Improvement Plan
This item was skipped.
- c. Consider and take appropriate action on prioritizing the use of the \$3.5 million Certificates of Obligation for projects identified by the City Council

Mayor Alexander said the City Council should have had a list of projects with estimates, before they approve the funding. Councilmember King said they did have a list as was shown in the public notice and the City Council approved the list. Councilmember Martinez read off the projects and City Administrator Dixon said the City Council could split up the funds for the projects as they wished. Councilmember Marchman asked if some of the funds could be used for the showers at the park. Councilmember Lee said he was not in favor of remodeling the City Hall as he felt there was not enough space for the staff and parking was a problem. Mr. Lee was in favor of maintaining building and putting money toward a new building. Councilmember King said they needed to get the estimate for the remodel first before considering a new build and he felt a new build would be much more. Councilmember Marchman agreed. Councilmember Martinez said there were plans in the past showing a City Complex with the Library located at the Public Works property. Mr. Dixon said he would contact Pugh

Constructors, Inc. to bring a scope of work with estimates for the City Hall and Library for the City Council to make an informed decision. Mr. Dixon said the showers project might be able to done with same contractor, he would have to look at further.

IV. ADJOURN

Mayor Alexander adjourned the meeting at 5:27 p.m.

Mayor

ATTEST:

City Secretary