



City Council Regular Called Meeting Agenda

COUNCIL CHAMBERS - 1209 FIORELLA STREET

Tuesday, July 22, 2025

6:00 PM

The City Council of the City of Castroville will meet in the Regular Called Meeting beginning at 6:00 p.m. in the Council Chambers at City Hall on the following items listed on the agenda.

- I. Call to Order**
- II. Roll Call**
- III. Pledge of Allegiance**
- IV. 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 residential address before speaking. Speakers will be allowed a maximum of 3 minutes for testimony. 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.

VI. Consent Agenda:

- a.** Minutes for July 8, 2025 Special Called Meeting Budget Work Session
- b.** Minutes for July 8, 2025 Regular Called Meeting
- c.** Approve of the 2nd Quarter Investment Report.
- d.** Approve 3rd Quarter Investment Report ending June 30, 2025.
- e.** Consider and appropriate action on setting the date, time and place for the public hearing(s) for the proposed tax rate for FY 2026 on August 12 and August 26, 2025 beginning at 6:00 p.m. during the regular scheduled meeting at City Hall, 1209 Fiorella Street, Castroville.
- f.** Consider and take appropriate action on setting the date, time, and place for the public hearings on the FY 2026 Annual Operating Budget for August 26 and September 9, 2025 beginning at 6:00 p.m. during the regular scheduled meeting at the City Hall, 1209 Fiorella Street, Castroville.

VII. Discussion and Action Items

- a. Discussion and appropriate action on an ordinance repealing and replacing the City's 2011 Comprehensive Plan, adopted by ordinance no. 2011-008 and amended by ordinance 2017-007 with the Castroville Back to our Future Comprehensive Plan.
- b. Discussion and appropriate action on an ordinance adopting a Unified Development Ordinance that unifies the zoning, subdivision, and sign ordinances and repealing the Comprehensive Zoning Ordinance, Chapter 100 - Subdivision, and Chapter 24 - Signage of the Castroville Code of Ordinances.
- c. Discussion and appropriate action to modify or discontinue the City of Castroville Development Agreement Policy.
- d. Development Agreement Workshop Discussion and Direction**

The City Council and Staff will hold a workshop discussion on the status of current and proposed development agreements. The discussion will include when and how the development agreement was negotiated and approved, the size of the development, the benefits of the development to the city, any cost to the city for the development, any entitlements for the developer not set out in current ordinances and the cost for same, and obligations of the developer under the agreement and status of same. The City Council will also discuss the current review and approval process for development agreements, the applicable city codes for development agreements, and any recommendations for changes to the process to be brought back for consideration and adoption. There will be an opportunity for the public to ask questions when deemed appropriate by the Mayor. Specific Development Agreements that may be discussed include:

- a. Alsatian Oaks
- b. Flat Creek
- c. Heights of Castroville
- d. Wild Ridge
- e. Victory Lane
- e. Discussion and appropriate action to award a contract for service for the design, and construction of the city hall remodel and potential future library expansion.
- f. Discussion and appropriate action to award a contract for TPO roof replacement at City Hall.

VIII. City Administrator Report

- a. WWTP Dam and ponds, Drainage Project Progress, RRC Gas Audit, Council A/V, CPSE Dispute, Community Center Project, Emergency Alert Systems

IX. Staff Reports

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

- a. Public Works Gas Distribution System Update: Railroad Audit, Cathodic Protection Survey and Capacity Study Overview
- b. Airport Monthly Report
- c. Animal Control / Code Enforcement June 2025 Monthly Report.
- d. Community Development Monthly Report

- e. Finance Monthly Report - General, Enterprise, Airport Funds and Municipal Court Report (June 2025).
- f. Parks & Recreation, Facilities Monthly Report
- g. Public Works Monthly Report
- h. Tourism/Business Monthly Report

X. Discussion on Future Agenda Items

XI. Adjourn

Accessibility Statement

The City Hall is wheelchair accessible. The exit and parking ramps are located at the rear of the building.

Non-Discrimination Statement

The City of Castroville does not discriminate on the basis of race, color, national origin, sex, religion, or disability in the employment or the provision of services.

The City Council of the City of Castroville reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act.

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, Castroville, Texas on July 18, 2025 before 6:00 p.m.

/s/ Debra Howe

City Secretary