

**CITY OF CASTROVILLE CITY COUNCIL
REGULAR CALLED COUNCIL MEETING
1209 Fiorella
City Council Chambers
February 10, 2026
Tuesday
5:00 P.M.
MINUTES**

I. CALL TO ORDER

Mayor Alexander called the meeting to order at 5:02 p.m.
Mayor Alexander acknowledged a quorum was present.

Mayor Alexander recessed into executive session at 5:03 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. 551.072(2) Consultation with attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter, pertaining to West Texas Gas, its' franchise agreement within the city limits and ETJ, and any other matters which may arise.

Opened: 5:03 p.m.

Closed: 5:32 p.m.

III. RECONVENE IN OPEN SESSION

Mayor Alexander reconvened in open session at 6:00 p.m.

IV. ROLL CALL

Present:

Mayor Bruce Alexander

Mayor Pro Tem Sheena Martinez

Councilmember Houston Marchman

Councilmember Phil King

Councilmember Robert Lee

Scott Dixon, City Administrator

Debra Howe, City Secretary

James, Kohler, Police Chief

John Gomez, Public Works Director

Breana Soto, Community Development Director

Jonah Chang, Parks and Recreation Director

Absent:

Councilmember David Merz

Others in Attendance:

Daniel Jones, Denton, Navarro, Rodrigues, Santee, Benal & Zach

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.

No one requested to speak.

VIII. **CONSENT AGENDA**

- a. Minutes for January 27, 2026 Regular Called Meeting
- b. Approve the purchase of a vehicle for the Gas Utility Department.
- c. Approve a Resolution for Operation Lone Star Grant: 2 Police Performance Vehicles and Police Officer overtime.

Mayor Alexander requested 8b. be removed for further discussion.

A motion was made by Councilmember King and duly seconded by Councilmember Marchman to approve consent agenda items a. and c. A vote was taken (4:0 all ayes) the motion carried by all present.

Mayor Alexander had questions on the quotes shown for the pickup with the lowest bid being \$84,279.92. Mayor Alexander asked if this was retail pricing and was a one-ton necessary for what the department needed. Aaron Garcia, Natural Gas Superintendent, said a one ton would be able to pull the equipment/trailer. Mayor Alexander felt a ¾ ton with a one-ton suspension would do the same and cost less. Mayor Alexander asked why a gas engine and not a diesel. Mr. Garcia said a diesel engine was an additional \$10,000. Mayor Alexander requested more information to be brought back to the next meeting for the City Council to consider this purchase. No action.

IX. **PRESENTATIONS**

- a. Updates on the budget and timeline for the Regional Park Community Center by Parks Recreation Director, Jonah Chang

Mayor Alexander briefed the City Council on his request to have an update on the Community Center to help the public to better understand and alleviate some of the concerns on the cost and timeline of completion for the project. Mayor Alexander said the public wanted to know the true cost to the citizens. Parks and Recreation Director Jonah Chang provided a history on when the project was started dating back to 2021 when the pool building had been identified as a project by the Parks Board and the submittal

of a grant application; in December 2022 the City was awarded a congressional grant for \$1,705.340 million with the project identified at a cost of \$2,170,192. Mr. Chang said the City's commitment was \$464,852 and had to be spent before the City received any government funds. Mr. Chang said in June 2024 the City Council approved the base proposal for the construction package and awarded a contract to Frontera Construction. Mr. Chang said the City's funds had been spent on initial soft costs such as design, geo-testing, demolition of the old building, and a portion of the construction costs. Mr. Chang provided information on the project saying the construction began March 17, 2025 with construction currently at 52% complete; site work was currently 76% complete; and the main building was 47% complete with a completion date of May 15, 2026 and move-in scheduled for May 29, 2026. Mr. Chang said last week there had been a structural inspection and the contractor had some corrections to be made having not built to specifications. Mr. Chang said there had been some talk that the City had received a total of \$4 million but that was incorrect, the City received \$1.7 million with other cities in the county receiving the remaining share. City Administrator Dixon explained the payment process starting with the City receiving an invoice for approval, send to USDA for their approval, then funds were released back to the City for payments. Mr. Chang spoke on delays to the project due to weather delays (26 calendar days), Government Shutdown (63 days), and an additional 21-day recovery impact due to subcontractors reassigning labor and equipment with remobilization plus the December holidays. Mr. Chang said there was a remaining balance of \$722,294.60 with the City being responsible for an additional \$164,466.00. Councilmember King asked about the change order for \$28,865.58 for general conditions and \$1,298.95 for Project insurance and bonds coming off the balance owed. Mr. King questioned the number of shutdown days shown and said he had not seen any activity recently. Mr. Chang said he would investigate. Mayor Alexander questioned why the City was charged when the City did not have any control of the federal government. City Attorney Dan Jones said legally the City was still responsible. Councilmember Marchman said the government had only been closed 47 days. Mr. Chang said the difference could be the difference in when they received their pay and would confirm. Mayor Alexander recognized Terry Beck to speak on this item.

Terry Beck, 104 Harvest Moon, spoke on wanting clarification on who first looked at and the purpose of the project. City Administrator Dixon explained the Parks Board along with former councilmember Herb Dyer had identified the pool building would be a qualifying project. Mr. Dixon said former Grant Consultants EMC had come to the City with the opportunity to submit a grant application. Mr. Dixon said it was decided to put the building in the pool area and this became the Community Center Project. Mr. Beck said he had read several meeting minutes and was confused on how it would be paid for. Mayor Alexander said the difference in the project would be paid for out of the General Fund. A question of why the building was demolition so quickly was raised. Mr. Dixon said the City went by the direction of the USDA and was told to demolish the building to be ready to start the project and then the government stopped the process which left the project in limbo. Mr. Beck said he did not see any showers or changing areas in Phase I and they were needed. Mayor Alexander said the City had reserve funds and was looking at projects.

X. MAYOR'S REPORT

- a. Capital Improvements Planning
- b. Washington D.C. Congressional visits
- c. Community Input

Mayor Alexander said the City Council had met on January 29th for a Capital Improvement Planning update on current and future identified projects. Mayor Alexander said there would be a prioritized CIP project list brought back with funding options for City Council to consider. Mayor Alexander briefed the City Council on his recent trip to Washington D.C. as an advocate for the Texas Rural Water Association. Mayor Alexander said he was able to meet with Senator John Cornyn, visited Senator Ted Cruz's office, meet with Congressman Tony Gonzales, and Congressman Joaquin Castro. Mayor Alexander announced Castroville had been selected to have a congressional office located in the city. Mayor Alexander said he had received a letter that day on available funding for the City to look at. Mayor Alexander thanked all the volunteers for their time and efforts working for the good of the community. Mayor Alexander noted the deadline for submitting applications for open seats in District 3,4, and 5 were coming up on February 13th by 5p.m. Mayor Alexander continued to encouraged citizens to share their thoughts and have a discussion on what they thought was best for Castroville.

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

No action was taken.

XII. DISCUSSION AND ACTION ITEMS

a. Historic Design Guidelines Update Scope and Cost Estimate

Community Development Director Breana Soto and Historic Preservation Officer Selina Angel briefed the City Council on a cost estimate for updating the Historic Design Guidelines to provide guidance on the responsibilities other than the 96 structures. Ms. Soto provided the scope of the project as: a series of four workshops, with optional fifth; preparation of background materials for each workshop; Facilitation of each workshop with the HLC, City Council, and possibly P & Z; prepare summary after each workshop and draft proposed code amendments for review and adoption. Ms. Soto provided topics for the workshops, and a cost breakdown for each of the workshops and code writing. Those costs shown: Workshop 1 - Timelines, Deadlines & Monitoring \$9,100, Workshop 2 – Non-Contributing Properties \$15,000, Workshop 3 – Design Guidelines \$15,400, Workshop 4 – Finalization \$17,400, and Code writing and amendment adoption \$14,300 for a lump sum of \$71,200. The additional workshop if authorized was shown as \$10,300. This item would require a budget amendment. Mayor Alexander was not in support of this proposal as he felt the commission should only have purview over the 96 structures and the original guidelines were done by volunteers. Councilmember Lee was supportive of the end-product but in the past the Historic Landmark Commission (HLC) had only been responsible for the 96 structures then some years ago the scope was changed to include more responsibilities. Mr. Lee agreed with Councilmember Marchman from past discussions that there needed to be a buffer around the historic structures but not encompass too large of an area. Mr. Lee felt the commission should look at and reach out to other towns with historical districts for guidance. Councilmember King said most neighbors of the historic structures liked the historic oversight to keep the character of the area. Mr. King was in favor of the update proposal presented. Mayor Alexander asked about the February 25th workshop shown in the amount of \$9,300. Ms. Angel said the costs included approximate 45 hours of time preparing for the workshop, holding a workshop, and providing a follow-up recommendation to the City Council at later date. Councilmember Marchman felt the City needed this update and reiterated the need for a buffer are the historic structures. HLC member Priscilla Garrett said the commission needed expertise help

on providing a buffer zone around the historic structures. Mr. Marchman said maybe staff could do some of the research and reach out to Boerne and other cities with historic districts. City Administrator Dixon read off Councilmember Merz's comments he had submitted via email. Mr. Merz felt non-contributing structures should have an option to opt out of a historic district, provide a book for others with buildings, architectural details for others, and refocus guidelines on older non-historic homes. Councilmember Lee felt the scope needed to be to look at non-contributing structures, what to do with them, and look at denoting the distance around the historical structure. Mr. Lee felt staff and the commission had the capability to do this in-house. City Administrator Dixon said there did need to be legal guidance with this process.

A motion was made by Councilmember King and duly seconded by Councilmember Marchman to approve the February 25, 2026 workshop cost in the amount of \$9,300. A vote was taken (3ayes: 1nay(Lee)) the motion carried by a majority vote.

There were further comments after the vote.

Councilmember Marchman said he was gifted with a Spanish deed dating back to 1826 of land in the city. Mr. Marchman was in support of updating the guidelines and after this first step look at during budget workshop to find more funding. Councilmember Martinez felt the Planning and Zoning Commission should be in the discussion as some of the decisions effected the CZO. Councilmember King said this was the first step and the HLC wanted to get their ideas prepared then come to City Council for next steps.

b. Active Transportation Plan Update by Community Development Director Breana Soto

Community Development Director Breana Soto briefed the City Council on the Active Transportation Plan for the City. Ms. Soto said in working with Tool Design they had held community participation meetings with the most recent held on February 2nd. Ms. Soto said they had engaged the public at several events including: National Night Out, Boo Bash, with stakeholder group walk and online and paper surveys. Ms. Soto said the goals were to improve safety, connectivity, and accessibility for people walking, biking, and using other non-motorized transportation without the city. Ms. Soto said the takeaway from the last meeting were concerns with Hwy 90 congestion. Ms. Soto said the next step was to prepare a draft policy for community feedback.

c. Discussion and possible action to adopt an ordinance to create the Medina County Public Utility Agency (MCPUA)

Public Works Director John Gomez briefed the City Council on the ordinance to create the County Public Utility Agency. Mr. Gomez said the agency would help the City plan for future water needs. The ordinance provided listed participants from Medina County, City of Hondo, Castroville, Devine, LaCoste, Yancey Water Supply Corporation, East Medina County Special Utility District, West Medina Water Supply Corporation and Medina County Water Control and Improvement District No. 2. Mr. Gomez said he and Mr. Dixon were currently serving as representatives for the City on the Medina County Regional Water Alliance. Mayor Alexander said he was chairman of the board and to get grant funding this needed to be done as a group, thus this creation of an agency. Once the ordinance was signed by all participating entities the ordinance would go into effect.

A motion was made by Councilmember King and duly seconded by Councilmember Marchman to adopt an ordinance creating the Medina County Public Utility Agency (MCPUA). A vote was taken (4:0 all ayes) the motion carried by all present.

Councilmember Lee said in the past the City had been a participant in the Southwest Water Alliance and questioned if this was for potable water only. Mr. Lee asked what the costs to the City would be once the agency was formed. At this time there was no information on this.

d. Discussion and possible action on a Franchise Agreement with West Texas Gas (WTG Energy)

Mayor Alexander said this had been discussed in executive session with no action to be taken.

XIII. DISCUSSION ON FUTURE AGENDA ITEMS

City Administrator Dixon reminded council there was a joint meeting with the P & Z the following day and a CIP workshop on February 24th at 3 p.m.

Councilmember Lee provided a list of items for future meetings including addressing maintenance issues at the Steinbach Hau and City Hall.

An executive session would be on the next meeting to complete the annual evaluation of the City Administrator.

XIV. ADJOURN

Mayor Alexander adjourned the meeting at 8:14 p.m.

Bruce Alexander
Mayor

ATTEST:

Debra Howe
City Secretary