

**CITY OF CASTROVILLE CITY COUNCIL
REGULAR CALLED COUNCIL MEETING
1209 Fiorella
City Council Chambers
April 28, 2026
Tuesday
5:00 P.M.
MINUTES**

I. CALL TO ORDER

Mayor Alexander called the meeting to order at 5:00 p.m.

Mayor Alexander announced a quorum was present. (Councilmember King not present)

Mayor Alexander recessed the meeting 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:

Texas Government Code Section 551.071 A governmental body may not conduct a private consultation with its attorney except:

1) when the governmental body seeks the advice of its attorney about:

(a) pending or contemplated litigation; or

(b) a settlement offer; or

(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 P3, NP Homes, Flat Creek, and any other matters which may arise.

Councilmember King arrived during the start of the Executive Session.

Opened: 5:03 p.m.

Closed: 5:59 p.m.

III. RECONVENE IN OPEN SESSION

Mayor Alexander reconvened in open session at 6:05 p.m.

IV. ROLL CALL

Present:

Mayor Bruce Alexander

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

Ricky Carrasco, Assistant Public Works Director

Others in Attendance:

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

V. PLEDGE OF ALLEIGENCE

VI. INVOCATION

Pastor Terry Ballard of the Discovery Church 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.

Karen Brunair, 112 River Forrest, spoke on the agenda item requesting an Airport Forensic Investigation. Ms. Brunair wanted an additional forensic investigation on correspondence and discussions between past and present city council members, staff, and developers.

Karen Fifield, 805 Washington, spoke on wanting documentation on contracts with the developers. Ms. Fifield also wanted documentation on TxDOT asking to synchronize the traffic lights on Hwy 90 and she wanted to have turning arrows painted on the shoulder of the road to allow for legal turn off of Hwy 90. Mayor Alexander said all of the development agreements were on the City website and if she needed help to contact the City Secretary.

VIII. CONSENT AGENDA

a. Minutes for April 14, 2026 Regular Called Meeting

b. Adoption of an Ordinance amending Chapter 2, Section 1 Council Policy, Rules and Procedures C. Council Meetings (Times and Postings) and G. Agenda Item Submission (Deadlines), Ordinance 2009-006 of the Code of Ordinances.

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

IX. MAYOR'S REPORT

a. Alsatian Visitors to Castroville

b. National Rural Water Policy Forum

c. 2026-2027 Budget Discussions

d. City Council Elections

Mayor Alexander reported on the film students and teachers from Alsace spending the last week with host families. They attended a dinner hosted by Councilmember King plus they attended the Alsatian Festive held on Saturday. Mayor Alexander said they were able to interview several members of the community and County

for the upcoming film on the ties between Castroville and Alsace. Mayor Alexander said he and his wife would be visiting Alsace in September and would have a follow up interview. Mayor Alexander briefed the City Council on his recent trip to Washington DC and his participation on a National Rural Water Policy Forum. Mayor Alexander said he had been invited along with the Executive Director of the Texas Rural Water Association to sit on a panel along with representatives from Utah and South Carolina representing small water systems. Mayor Alexander said the larger investor-owned water systems were trying to say the small rural water systems were inadequate and could not serve the customers and should be merged into the larger systems. Mayor Alexander said he spoke from experience as a Mayor of a City which owned and operated a successful small water system and as a former manager of a successful small rural water system. Mayor Alexander said after the presentation he had several positive meetings with leaders of the EPA and USDA Rural Water Development on meetings in the future on potential future projects. Mayor Alexander spoke on attending preliminary budget meetings with City Administrator Dixon, Finance Director Vidales, and each of the department heads on the 2026-2027 Budget discussions. Mayor Alexander said future discussions with the City Council would include review and a discussion on capital improvement plans for each fund to help develop a priority list of projects for the coming fiscal year. Mayor Alexander thanked all who participated in early voting for Districts 4 and 5 with Early Voting ending that day. Mayor Alexander encouraged everyone who had not voted to do so on Saturday, May 2nd.

X. CITY ADMINISTRATOR'S REPORT

The following report topics may be discussed and acted upon:

- a. Drainage Projects: Geneva Channel, Garza Creek, Athens Area Drainage, Country Channel
- b. BMA Trail Access
- c. Streets, Maintenance, and Paving Plan
- d. WWTP Ponds
- e. Multimodal Planning Effort
- f. Community Center Construction
- g. Lion's Park Splash Pad
- h. Hwy 90 TxDOT Construction Project
- i. County Streets Plan
- j. Staff Reports: Police, Public Works, Airport, Library, Community Development, Parks, Finance, Municipal Court, City Secretary

City Administrator Dixon briefed the City Council on his report highlighting the Geneva Drainage Project being almost complete. Councilmember Lee said the Gerloff property at the corner of Geneva and Gentilz and was still taking on water during the last rain and allowing a considerable amount of water coming down Geneva to flow right onto Gentilz St and not go into the drainage channel and wanted the City to look at taking action to redirect that water. Mr. Lee said Mr. King had also noted there needed to be additional work on that corner to stop the water from going down Gentilz St. Mayor Alexander said a swell may be a good option there as it could push the water to other areas. Mr. Dixon said the Garza/Garcia Creek had a pre-bid meeting with potential bidders to outline the project. Mr. Dixon said they all went out to the site and met along with Mayor Alexander and Councilmember King. Mr. Dixon said this would come back for City Council action in May. Mayor Alexander said bidders were made aware of the budget for this project. Mr. Dixon said they were still working with the County on building a plan around the City Council's

recommendation to work with Commissioner Sittre for an interlocal agreement. Mr. Dixon said there was nothing new on the pond closures. Mr. Dixon said the City Council were emailed a proposed plan last week taken from public input at the Multimodal Planning sessions. Mr. Dixon said Splash Pad was a work in progress; Community Center Building was still on target for end of May; Steinbach Haus window and doors were being looked at by a different contractor for a price; and City Hall/Library would bring back a rough timeline for remodel of Library. Councilmember Marchman spoke on the leaking roof at the City Hall. Mr. Marchman said he had been in the finance department and saw the leaking roof and wanted to know when it would be fixed. Mr. Dixon said he had gone back to the minutes and found where the City Council had not approved the roof repairs originally but he would be going back and revisit the bids. Mayor Alexander said the roof and exterior of the building they should not wait. Mayor Alexander spoke on the Hwy 90 TxDOT Construction saying he had attended the GoMedina Meeting that morning with TxDOT speaking on this. Mayor Alexander said they would be putting out for bid a project from FM 1343 to 471 for rehab and two new turning lanes at the intersection. Councilmember Lee asked if TxDOT would be addressing the drainage on Hwy 90. Mayor Alexander said TxDOT was only responsible for the pavement. Mr. Dixon said in speaking with TxDOT representative Clayton Ripps he said drainage and a pedestrian crossing would be addressed in the future. Councilmember Lee asked that an Airport/FAA Compliance Inspection update be added to the City Administrator Report in the future.

XI. CITY COUNCIL LIAISON REPORTS:

Airport - April 7th - Martinez

Planning and Zoning - March 25th & April 8th - Marchman

Historic Landmark Commission - April 21st - King

Parks and Recreation - April 1st - Merz

Library - April 9th - Lee

Councilmember Martinz reported on the Airport meeting held on April 7th. Ms. Martinez said the Airport Manager reported 2553 takeoffs; 29,502 gallons of AV gas and 1342 Jet Fuel was sold. Ms. Martinez said Airport Manager Mike Haley was retiring May 13th. Ms. Martinez said a company had approached the Board on building a hangar and leasing out. Ms. Martinez said possibly a new hangar could be used for the Stem Program. Arnie Dollase was still working on federal backing. Ms. Martinez said Brask LLC had a survey of the property completed and had submitted to the FAA for approval and the Board had completed the updates to Chapter 18 and would be preparing a submission to the City Council for approval.

Councilmember Marchman reported on the Planning and Zoning Commission meeting held on March 25th. Mr. Marchman said they did not have the April 8th meeting due to lack of quorum. Mr. Marchman said the board was tasked with clarifying and removing conflicting language in the sign ordinance. Mr. Marchman said they had got through the first three chapters and were continuing their review. Mayor Alexander said the Commission had been tasked with reviewing the CZO, Subdivision, and Sign Ordinances with the Commission reviewing the Sign Ordinance first and would bring back updates to the City Administrator and legal counsel before coming before the City Council for approval.

Councilmember King reported on the Historic Landmark Commission meeting held on April 21st. Mr. King said the Commission approved one Certificate of Appropriateness and would have a report from the HPO on the recent work session at the next meeting.

Councilmember Merz reported on the Parks and Recreation Board meeting held on April 1st. Mr. Merz said the board met on the new day, first Wednesday of the month, approved at the previous meeting and started to revise the identified projects. Mr. Merz said they discussed the Community Center Project and were looking for future grants.

Councilmember Lee reported on the Library Board meeting held on April 9th. Mr. Lee said the board was working on their mission statement and had reviewed the Library remodel plan for recommendations.

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

No action was taken was taken.

XIII. DISCUSSION AND ACTION ITEMS

- a. Discussion and appropriate action to adopt a resolution approving the Second Amendment to the Development Agreement between the City of Castroville, Texas and KF Flat Creek, LP, and authorizing the Mayor to execute same

A motion was made by Councilmember King and duly seconded by Councilmember Merz to open for discussion on adopting a resolution approving the Second Amendment to the Development Agreement between the City of Castroville, Texas and KF Flat Creek, LP, and authorizing the Mayor to execute same.

Councilmember Lee questioned the amount of water rights shown in the agreement and explained the amount required seemed to only cover living units and nothing else requiring city water. City Administrator Dixon said Flat Creek was paying the Impact Fees and had already brought the amount of water rights that they were required by ordinance to bring. Mr. Dixon said the LUE's were calculated but they did not include irrigation needs. Mr. Dixon said they were calculated at .612 acre foot per dwelling. Mr. Dixon said they could bring back a policy for commercial and landscaping. Mayor Alexander said the water rights were required for residential and all surrounding cities were the same. Councilmember Lee said the City needed to look at the existing developments and their consumptions now and in the future and make sure the amount of water rights required beyond just the housing were significant enough for the City's needs. Councilmember Merz said the .612-acre foot was only required for single-family lots currently in the developments and the City should look at all requirements for the future. Councilmember King asked if this was ready as the development was on a timeline. Mayor Alexander explained the first amendment was approved by the City Council but he was not in favor so he did not sign. Mayor Alexander said this one was requesting to go from \$20,000,000 to \$25,000,000 and was discussed in executive session. Mayor Alexander asked what would the City get for the change in the Development Agreement and the suggestions would be passed on by legal counsel. Councilmember King withdrew his motion and Councilmember Merz withdrew his second. There were no new motions made. Legal representative Rob Killian asked that the item be brought back at the next council meeting as they were on a strict timeline.

- b. Discussion and appropriate action on updated drainage plan

Assistant Public Works Director Ricky Carrasco briefed the City Council on updated drainage plan with a map. Mr. Carrasco said all departments in the Public Works Department were helping the Streets

(Cont.)

Superintendent Daniel Silva with maintenance projects. Mr. Carrasco provided a mowing schedule and details on several streets; the electric department was helping fill potholes and the gas department would be helping with tree trimming. Mr. Carrasco said all employees in the Public Works Department had volunteered and would continue to help each other. Mr. Carrasco said the drainage improvements would be worked in-house with plans to work up from the Geneva area once the Geneva/Gentilz channel was completed. City Administrator Dixon said staff had heard the City Council and would be reestablishing the bar ditches as they go and Mr. Carrasco said they had a strategic plan to work on the identified streets shown on the map. Mayor Alexander thanked the department and was glad they were all working together. Mayor Alexander said it was long overdue speaking on previous discussions in 2021 by former Mayor Schroeder, 2022 by former Councilmember Carey, and his request in 2025 when he became Mayor. Mayor Alexander said on Houston Street and others with concrete structures they should go clean those structures out first. Councilmember Lee asked about streets such as Hwy 90 and those streets intersecting Hwy 90 and the curb areas that are filled with dirt and grass could they run the machine down Hwy 90 and clean up these curb areas. Councilmember Marchman asked about cleaning out the street grate next to McDonalds due to the debris washing down and causing a clog. Mr. Carrasco said they always clean before and during the rains to prevent water build up. Mayor Alexander said he was supportive of Public Works when they clean out the culverts and ditches and it will be a drastic change when done right. Councilmember Martinez said River Meadow needed to be added to the list. City Administrator Dixon said that was a street issue and would be addressed. Councilmember Merz said at the last meeting he had seen information on hiring new people and more equipment and asked if that had changed. Mayor Alexander said that would be discussed at the budget work sessions. Karen Fifield was recognized and asked if the drainage grate beside McDonalds was TxDOT's responsibility. Mayor Alexander said it had been part of a City drainage project and the City was responsibility.

c. Discussion and appropriate action to authorize HA5 street conditioning project

Assistant Public Works Director Rick Carrasco briefed the City Council on a list of streets for rehab in Westheim Village, Country Village Estates, and Alsatian Oaks Subdivisions. City Administrator Dixon said the streets listed for maintenance would be paid out of the \$200,000 shown in the current Street Maintenance budget. Mr. Dixon said they would be bringing back additional streets to be paid out of the additional \$400,000 the City Council had allotted. Mayor Alexander said the streets shown were newer streets and they needed very little maintenance unlike the main blocks within the City they needed seal coat/ resurfacing. He wanted to see those streets. Mr. Dixon said those streets would be brought back at the May 12th meeting. Mr. Dixon said there was also bond funds and some fund balances that could be used. Councilmember King said this was his field of expertise and said the newer streets needed to be maintenance early on to save millions in later years or they would end up like a lot of the current streets in town that had failed. Councilmember Lee said the City only received 20% of taxes from Alsatian Oaks and the City had to already pay for maintenance in the subdivision. Mr. Lee said he was not against doing this to extend the life of the streets but he did not think it was fair to the rest of the citizens having to fund street work in the newest subdivisions while their old streets needed extensive work. Councilmember Merz said no street lasted forever and if not maintained they would have to be rebuilt. Mr. Merz said he would like to see 5-10% of the streets

rebuilt each year and he was pleased that the next City Council would continue to increase the street maintenance. Mr. Merz said he would like to see a tax rate increase and use for street improvements. Councilmember Marchman asked if the plan they were given was with or without utilities. Mayor Alexander said that would be brought back. Mr. Dixon said staff were waiting on the agreement with Boerne to be completed and he would bring back a Plan A, B, and C with timeframes. Councilmember Martinez said her neighbor also had street issues to be looked at.

A motion was made by Councilmember Merz and duly seconded by Councilmember King to authorize a contract for the HA5 street conditioning project contingent on Boerne Interlocal Agreement. A vote was taken (3 ayes: 2 nays (Marinez, Marchman) the motion carried by a majority vote.

d. Discussion and appropriate action on results of condition survey of Steinbach Haus, Wagon Accessory Building, and City Hall

Councilmember Lee spoke on this item having been discussed at a previous meeting with a committee having been formed to evaluate the conditions of the Steinbach Haus, Wagon Accessory Building, and City Hall. Mr. Lee said the committee's information had been sent by email the day of the council meeting and he had not seen it. A verbal report had been given on repairs for the Steinbach Haus but no written provided on the windows and doors of the Steinbach Haus or the condition of the Wagon Accessory Building or City Hall window and doors. Mr. Lee said the windows and doors at the City Hall were a maintenance item and wanted to move forward with it. Mr. Lee said they would need to be scraped and repainted. Mayor Alexander said the City Secretary was getting a contract for the Steinbach Haus and asked should the City Council do the City Hall as a maintenance item along with the roof repairs or wait and do with the design build contract. Councilmember King felt the windows would need more than just scraping and painting. Mr. King said they would need resealing and replace the rotten wood. Mr. King felt the stabilization of the building should come first before spending a large amount of money. The Wagon/Pole Barn was weathering as it should and have a maintenance program in the future. Councilmember Marchman said the roof at City Hall needed to be repaired as soon as possible. Mr. Marchman saw leaks in the Finance Director's office and said they should use new pine wood on the windows to replace the rotting wood. Councilmember Merz said it looked like Steinbach Haus maintenance was going to be completed and the City Hall roof repairs were part of the design build plan. Mr. Dixon said yes the maintenance would be completed on Steinbach Haus but after recent rains the City Hall roof needed to be repaired now. Mr. Dixon said the roof repairs would be brought back to the next meeting for approval. Mr. Dixon said he had spoken to the design build team and let them know of the million-dollar budget and they would be preparing an ala carte type project. Mr. Dixon said they had been trying to attend a meeting to discuss and would be coming before City Council soon. Mr. Dixon summarized saying it was recommended they needed to stabilize the outside of the building first and not take any action tonight as it was a part of the larger project. Mr. Dixon said the City did not have the staff to take on this project. Councilmember Lee said he was told by Carole Romano the windows were not original and had been possibly replaced in the 1990's. The City, through grants, had rebuilt the upper and lower windows and doors in the last 15 years and maintenance was needed.

A motion was made by Councilmember Merz and duly seconded by Councilmember Marchman to include the Doors and Windows maintenance, excluding the roof repairs, in the Design Build Project.

A vote was taken (4 ayes:1 nay(Lee)) the motion carried by a majority vote.

e. Discussion and appropriate on directing a Forensic Audit of Airport Finances

Karen Fifield, 805 Washington, requested to speak on this item. Mayor Alexander explained that a forensic audit was usually requested when there were claims of fraud or misuse of funds. Mayor Alexander said the City had an annual audit completed each year on all funds. Ms. Fifield wished to include a forensic audit on all finances from past council members. Mayor Alexander said this was only done when there was criminal activity detected and he did not know of any.

A motion was made by Councilmember King and duly seconded by Councilmember Merz to take no action on this item and may be readdressed during budget discussions.

Further discussion followed.

Councilmember Lee said when he requested this, he did not assume there was anything improper going on but there had been numerous transactions over the years including ones between departments and airport leases and he believed a financial inspection with more detail than the regular City Audit was needed to make sure everything was clear and proper. Mr. Lee said it would also give a clean look to council and the FAA on all airport financial dealings. Mr. Lee said there were open questions on the FAA Compliance Inspection requirements the City had not answered and having gotten the appraisal of the baseball fields helped in responding to those open issues. He said Mr. Loftus, FAA Airports Compliance Program Manager, had just sent an email saying compliance with grant assurances is constant and they would send a letter when all open items were completed. He also said that federal funding for the airport could be negatively impacted as long as the city remained out of compliance. Mr. Lee had questions on the transfers shown in the audit.

Councilmember Marchman felt they had spent a large amount of time discussing the Airport and he was not in favor of having a forensic audit completed. Councilmember Martinez felt they should wait and discuss during budget meetings. Ms. Martinez requested Finance Director Vidales to provide a line by line explanation. Mayor Alexander said it was important that the City Council understood all of the accounts and how they worked. Councilmember Merz said there was a lot of confusion over the airport and said they may need to do an audit. Mayor Alexander questioned whether they wanted an audit of all accounts.

Councilmember Merz understood a forensic audit could be expensive and asked who would pay for the audit, Airport or General Fund. Mr. Dixon said the Airport would pay the cost. Mr. Dixon said Mr. Vidales had sent out an email to the City Council on cashflow from 2021-2025 and cash balance for the Airport. Mr. Lee said he had not seen the email yet. Mayor Alexander said the Auditor worked for the City Council and they could request a more in-depth audit. Councilmember Merz requested to withdraw his second on taking no action on the audit.

Councilmember Martinez said she would second the motion. A vote was taken (3 ayes: 2 nays (Merz, Lee)) the motion carried by a majority vote.

f. Consider and take appropriate action on adopting an Ordinance canceling the election for Council position for District 3 and declaring unopposed candidate Nicol Schriener as District 3 Councilmember

A motion was made by Councilmember King and duly seconded by Councilmember Merz to adopt an

Ordinance canceling the election for Council position for District 3 and declaring unopposed candidate Nicol Schriner as District 3 Councilmember. A vote was taken (5:0 all ayes) the motion carried by all present.

XIV. DISCUSSION ON FUTURE AGENDA ITEMS

City Administrator Dixon recapped the items for future agendas. They were to provide a Drainage Plan; Street Plan after the May 12th meeting; and City Hall remodel.

XV. ADJOURN

Mayor Alexander adjourned the meeting at 8:30 p.m.

Bruce Alexander
Mayor

ATTEST:

Debra Howe
City Secretary