

December 9, 2025

Wednesday, 6:30 p.m.

I. Call to order TIME: 6:30p

II. Roll Call

Present:

Adriana Arrington- Calk, President

Nicol Schriener, Vice President

Alli Welch, Secretary

Kyle McVay- Member- absent

Stephen Dauphin- Member

Vacant- Alternate

Vacant- Alternate

Jonah Chang, Director of Parks and Recreation

David Merz, District 4 City Council Liaison

OTHERS PRESENT:

Patrick Connor- Friends of the Parks

Marques Fuentes

III. Citizen's comments

IV. Consent Agenda:

a. Minutes for November 11, 2025

b. Minutes from workshop on November 19, 2025

Motion: Accept minutes from both November meetings.

Motion By: Nicol **2nd By:** Stephen

Vote: Yes# 4 No# 0 Pass

V. Discussion and Action items

a. Discuss and take appropriate action on updating the parkland requirements for new developments

Discussion

Adrianna noted that in previous discussions, Councilman Lee recommended that changes be made to Ordinance 100-53. Councilman Merz stated that the board has the authority to make recommendations on any ordinance they believe is appropriate.

Concerns were raised about developers choosing to build outside the city

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limits and instead developing in the ETJ. Additional research on this issue is needed. Councilman Merz commented that building within the city limits offers important advantages—such as police and emergency services—that make development inside the city more desirable.

The board discussed consulting with Breana Soto and others with greater expertise in development processes and procedures to help inform future Parks Board recommendations.

Councilman Merz noted that as additional parkland is acquired and more homes are built, the number of Parks Department employees would naturally increase to meet maintenance needs.

Jonah commented that an expansion of approximately 11 acres—equivalent to the size of Lions Park—would be manageable for the current staff to maintain.

The Transportation Master Plan is currently in development. The board discussed potential trail types and their associated maintenance needs. It was noted that greenbelt-style trails require significantly more upkeep than standard sidewalk or asphalt paths.

The board also discussed pocket parks, ideally around a quarter of an acre in size. Members considered offering different amenities at each location—such as playscapes, swings, basketball courts, or pickleball—to create variety throughout the community.

Additionally, the board discussed having Jonah serve as the Parks Board spokesperson during development-related discussions at the city level. Nicol expressed a preference for the Parks Board to be directly involved in park-related negotiations with developers, noting that developers should present to the Parks Board in the same manner they do with the Planning & Zoning Commission and City Council. She commented that if a developer is not willing to attend a Parks Board meeting, they may decide not to move forward with a project in Castroville.

The board expressed interest in developing a Parkland Dedication Manual to guide future decisions and ensure consistency in the review process. It was noted that the City of New Braunfels has a similar manual that could serve as a useful reference.

The board discussed the role of fees in lieu of (FILO) within the parkland dedication process, including whether to leave FILO as an option or recommend eliminating it. Members also noted the importance of clearly

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defining how any FILO funds should be used.

Welch stated she was not in favor of adopting a policy so restrictive that discussions with developers would no longer be possible. Jonah commented that FILO should be considered a last resort, used only when there is no other feasible way to provide parkland.

Welch reiterated her request from the previous meeting for an example of a community where a no-FILO policy has been successfully implemented.

The board expressed that, regardless of the final structure of the ordinance, they would like to have a meaningful role in parkland dedication decisions during the development review process.

Merz noted that the Parks Board provides consultation based on its expertise in parks and recreation, just as zoning and other commissions offer expertise within their respective areas.

The board also discussed that FILO payments do not typically benefit the subdivision from which they originate and may instead be allocated to improvements in existing parks elsewhere in the city.

The board reviewed the dual threshold for Ordinance 100-53-f-2 of "less than 100 residential units or less than five total acres", and Merz recommended removing the "less than 100 residential units" portion. This makes the FILO applicable for subdivisions less than 5 acres.

The board discussed the possibility of requiring parkland dedication for commercial developments as well.

Patrick Connor presented a written handout containing comments from the Friends of Castroville Regional Park.

No action was taken. The board will hold a workshop to review the information provided by the Friends of the Park and continue discussions on these topics.

VI. General Updates

a. Friends of Castroville Regional Park General Update by FCRP Representative

Patrick provided an update on the TPWD grant application, which includes plans to rehabilitate existing hiking trails in the Regional Park and add new trail segments, as well as renovate the parking lot above the pool. It was

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also noted that recent volunteer workdays have been successful.

b. Parks Special Project Fund- Quarterly Report

The beginning balance as of January 2025 was \$63,870.87. The ending balance as of November 30, 2025 was \$37,021.37. Of this amount, \$31,341.37 is unrestricted. Restricted funds consist of \$5000 for Lions Park and \$5680 for Otters Swim Team.

A quote for the pool cover was received in the amount of \$3,409. It was noted that the board had previously approved an estimated cost of \$2,000. The board continues to support this initiative.

c. General Update by Parks & Recreation Director including: Community Center construction, Lions Park Splashpad, BMA Agreement for walking trails

Community center

Construction has resumed following the government shutdown. The most recent construction schedule, distributed on December 1, projects an owner move-in date of March 25, 2026. However, this timeline does not account for anticipated rain delays, estimated at 26 calendar days, which would shift the projected move-in date to April 30, 2026.

September Square

Arrow 127 Homeschool Co-op completed community service projects, including assisting with mulching at September Square.

Splash Pad

A camera was used to inspect the lines, revealing only minor debris and no obvious breaks. A break in the water supply line was identified; a section was saw-cut for repair. Once the section is fully exposed, further assessment will determine whether a complete line replacement is necessary. Additional camera inspection from the fixture side is still required.

BMA Update

Jonah requested to be on the BMA agenda for December but was not included. He spoke at the BMA meeting during public comment. He is hopeful that he will be able to present at the BMA meeting in January.

Riparian Restoration

Jonah walked the site with Texas A&M representative Mary Michael and reviewed a map showing proposed changes for riparian restoration.

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Community Center / Park Bathroom Addition:

A rough cost estimate for a bathroom addition ranges from \$90,000 to \$150,000.

- d. Next Regular Called Meeting: January 21, 2026 Council Chamber at 6:00 p.m.

VII. Future Agenda Items

- a. Community Center Usage Policy & Updating Ordinances
- b. Park Board/City policy for managing Castroville City Wide Yard Sale (CWYS) June event & associated funds
- c. Phase II of Pool additions including additional changing areas, showers, restrooms, accessibility, and additional programming
- d. Regional Park north restroom remodeling
- e. September Square brick refurbishment and brick installment policy

VIII. Adjourn TIME 8:04p

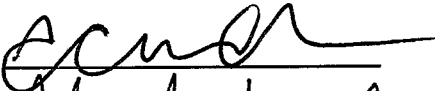
IX.

Motion: To Adjourn

Motion By: **Alli** **2nd By:** **Nicol**

Vote: Yes# 4 No# 0 Pass

Prepared By



Approved By

