

**CITY OF CASTROVILLE CITY COUNCIL  
REGULAR CALLED COUNCIL MEETING  
1209 Fiorella  
City Council Chambers  
April 14, 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 there was a quorum present and that Executive Session Item A. related to the City Administrator would be moved to a Special Called Meeting, Monday, April 20, 2026 at 5p.m. due to large agenda.

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:

1. The City Council will meet in closed session pursuant to the Texas Open Meetings Act, Chapter 551.074, Personnel Matters, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the following public officers or employees:

a. City Administrator R. Scott Dixon

Moved to April 20, 2026 meeting.

2. Texas Government Code Section 551.071 A governmental body may not conduct a private consultation with its attorney except: when the governmental body seeks the advice of its attorney about: pending or contemplated litigation; or a settlement offer; or 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, nursing home bill, and any other matters which may arise.

**NP Homes**

Open: 5:04 p.m.

Closed: 5:49 p.m.

**Nursing Home billing**

Open: 5:50 p.m.

Closed: 5:57 p.m.

**III. RECONVENE IN OPEN SESSION**

Mayor Alexander reconvened in open session at 6:07 p.m.

**IV. ROLL CALL**

Present:

Mayor Bruce Alexander	Scott Dixon, City Administrator
Mayor Pro Tem Sheena Martinez	Debra Howe, City Secretary
Councilmember Houston Marchman	James Kohler, Police Chief
Councilmember Phil King	John Gomez, Public Works Director
Councilmember David Merz	Jonah Chang, Parks and Recreation Director
Councilmember Robert Lee	

Others in Attendance:

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

**V. PLEDGE OF ALLEIGENCE**

**VI. INVOCATION**

Mayor Alexander 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.*

\* For clarification most of comments related to the City and the Medina Valley Youth Baseball Association (MVYBA) were not addressing the agenda item regarding the City receiving the appraisal of the land set aside for the baseball fields as per FAA requirements and possible payment options to the Airport. Comments made on social media were indicating the City Council was looking to remove the baseball fields, which was not the intentions of the City Council.

Scott Stein, 206 Breiden, Medina Valley Youth Baseball Association (MVYBA), spoke to the history of the ball fields and the City. Mr. Stein spoke on the community involvement for the last 55 years and hoped the City and MVYBA would continue to work together for the good of the kids.

Marvin Dzuik, 8785 FM 471 South, LaCoste, spoke in support of the MVYBA and the financial impact to the City the ballfields patrons brought to the City. Mr. Dzuik said the City Council needed to do what was best for the community.

Allison (Ali) Welch, 704 Lisbon, spoke as one of the members associated with Kinetic Kids, Inc. and a member of the Regional Park Board. Ms. Welch said her group that worked with special needs children had been using

the fields for their events for several years now and hoped as a Parks Board member that the City Council would continue to support.

Ly Nguyen, 15157 Main Street, San Antonio, spoke to the City Council on his media company, BadVibeMulti-Media Company. Mr. Nguyen was a graduate of Medina Valley High School and provided a handout of his company and what his company could do to promote the City for tourism and bring more people to Castroville. Anna Wharton, 1762 CR 4713, Castroville and business owner at 808 London, spoke in support of the baseball association and said the City needed to listen to the citizens and find a better use of the Airport property, perhaps use the 400 acres for a Sports Complex.

Karen Brunair, 112 River Forrest, said if the City took away the baseball fields the kids would have nothing to do in the City and with the new developments there were more coming.

Jeffrey Fankel, 375, PR 4751, Castroville, MVYBA board member spoke on the association having the largest number of kids, 754, signed up this year and did not want the City to take away the baseball fields that benefited the youth in the area.

Matt Stein, 140 PR 4664, Castroville, spoke as a third generation of the MVYBA Board member and said the association was more than sports; it provided a positive environment for the kids and families. Mr. Stein said the interaction with others fostered good relations and promoted community involvement; had a positive financial impact on the City through hotel stays and patronizing restaurants when attending the games; and each child needed to have a safe place to grow. Mr. Stein wanted the City Council to continue their support and look at a future complex.

Samantha Ribisl, CR 6710, Natalia, said she was a mom of T-ball Players and had been involved for the last 10 years. Ms. Ribisl said there had been over 7,000 kids come through the association and it took approximately 300 volunteer hours to keep up the fields and help with tournament play.

Mayor Alexander asked if there were anymore members in the audience to speak during citizen comments. Having none there were two emails sent and requested to be read by Council.

Councilmember Marchman said he had received an email from Josh Hart, 200 Houston Street, to be read. Mr. Hart said he hoped the City Council was in support of the MVYBA. and he having been in Castroville since 2003 was writing on behalf of his daughter being part of the association. Mr. Hart felt the baseball association was a great benefit to the City tourism due to participants came from around Texas.

Mayor Alexander read an email from Weston Heiligman, Head MV Baseball Coach, was unable to attend the meeting due to a baseball game but wanted to lend his support for the association. Mr. Heiligman was opposed to any removal of the ball fields and said generations of children had grown up playing on those fields. Mr. Heiligman said thousands of parent donated hours had gone into the fields over the years and did not want to see future progress in the area to limit the youth programs. Mr. Heiligman hoped the City/Airport would look for an alternatives and work with the baseball association.

Mayor Alexander and City Council members all stated they were in support of the association and keeping the baseball fields.

## **VIII. CONSENT AGENDA**

- a. Minutes for March 24, 2026 Regular Called Meeting
- b. Minutes for March 16, 2026 Special Called Meeting

- c. Adopt an Ordinance amending Ordinance No. 2025-020, the City of Castroville Comprehensive Fee Schedule, to revise banner fees and utility reconnection fees
- d. Adopting a Resolution authorizing the Mayor to sign a contract for Tourism and Economic Development activities with the Castroville Area Chamber of Commerce

Councilmember Merz requested item d. related to a contract with Chamber of Commerce be removed for more discussion.

**A motion was made was made by Councilmember Martinez and duly seconded by Councilmember King to a approve Consent items a-c. A vote was taken (5:0 all ayes) the motion carried by all present.**

Mayor Alexander asked that the contract be tabled for a future meeting as he did not see the President of the Chamber present for questions. Councilmember King said he only had one small change. Councilmember Merz said the more they had discussed the less he was in favor of this partnership. Mr. Merz felt the Chamber of Commerce would not represent all of the businesses in town. Councilmember Lee said he felt they needed more discussion. Councilmember King clarified the contract would be a yearly review by City Council at a meeting, not an automatic renewal and if passed at this meeting the start date would be May 1<sup>st</sup>. Councilmember Lee there should be a council review process with a performance review. Mr. Lee recommended a twice a year review with metrics showing results of how the money was being spent. Mr. Lee said he thought there was still the issue of whether the Chamber would become the visitor center or if Steinbach Haus would stay the same. It was understood at the last meeting the Steinbach Haus would remain the visitor center. Mr. Lee read where in the contract the Chamber could not use for contracted services and felt this clause would not allow them to contract with a marketing firm. City Administrator Dixon said that was shown under financial records and an example would be they could not use for auditing or on attorney fees. City Attorney Jones was in agreement it only pertained to the financial records section and contracting with a marketing firm was allowed.

**A motion was made by Councilmember Merz and duly seconded by Councilmember Marchman to approve the contract with modifications of a yearly review by the City Council on May 1<sup>st</sup> of each year; provide a metrics shown of expenditures every six months beginning with the first meeting in November. A vote was taken (4 ayes: 1 nay(Merz)) the motion carried by a majority vote.**

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

No action was taken was taken.

**X. DISCUSSION AND ACTION ITEMS**

Mayor Alexander moved item G. up in the list to accommodate the members attending for the discussion related to the Airport Appraisal results on the baseball field property.

- g. Discussion and appropriate action regarding an appraisal of airport property including the area currently leased by the Medina Valley Youth Baseball Association and other matters related thereto

Mayor Alexander stated he had always supported the MVYBA and when he was working for the City he helped set the lights and put in the poles. Mayor Alexander said this item was not to take away the little league fields, the City Council supported the use and association. Mayor Alexander recognized Wayne Rodgers, 1410 CR 4516 Castroville to speak. Mr. Rodgers spoke on his support of the association and hoped the City Council continued with their support.

Councilmember Lee provided a brief presentation and history of the financials between the City and the MVYBA. He stated the reason the City had conducted an appraisal for the property used by the baseball association and said if the City did not stay in compliance with the FAA the City would have to pay back millions of grant funds provided by the government and face possible loss of future grants. Mr. Lee said the ball fields had been at that location for years and in the previous Airport Layout Plan council had designated 60 acres in the southwestern corner for a possible future sports complex, which the FAA approved. Mr. Lee said the City had to have an appraisal completed to update the value of the land and provide the FAA a current value to correct a violation from the FAA inspection. Mr. Lee briefly spoke on the lease agreement with the baseball association. Mr. Lee said the association received up to 12-acre feet of water for use at the complex and until recently had not had to pay for the water. Mr. Lee said the water had a value as did the land and the City had started budgeting several years previously \$8,156 per year to pay the Airport for the leased land, instead of charging the baseball association. That loss of revenue and direct payments to the Airport over the recent 12-year period amounted to over \$600,000. He said that clearly demonstrated the City was supporting the MVYBA. Mr. Lee said the new value was shown at \$0.04 per sq. foot, which equaled \$31,363.20 and the City would need to look at how it would pay the new amount to the Airport. Mr. Lee gave a brief summary of the City Council requesting an appraisal by an appraiser with experience in airport properties back in August 2025. Mr. Lee said the current ball fields lease was reviewed by the FAA as part of the inspection and they did not feel the fields were open to the public, that the language in the lease indicated MVYBA had sole control of the use and charged a fee for membership. Mayor Alexander said he wanted the City Council to address and the previous City Council had leased the baseball fields with the Parks Department having oversight with the baseball association. City Administrator Dixon said this was a council policy decision on who would have oversight.

Justin Munoz, 136 CR 572 Castroville, asked how or where the City could move or fund a new site for the baseball fields. Councilmember Lee said the City could submit a request for the baseball fields property be classified for use as non-aeronautical use. Mr. Lee felt the FAA might approve this request since the baseball fields had been there since 1973. Mr. Lee said the City was not trying to remove the baseball fields. Councilmember Martinez said no one from the City Council or the Airport Advisory Board was trying to take away the baseball fields. Ms. Martinez explained the inspection was a requirement to receive grant funds and the City had received two violations. The first was related to the farmer storing equipment in an unauthorized area and the land appraisal. Ms. Martinez suggested the non-aeronautical use and to have the lease agreement between the Airport and the association. Ms. Martinez suggested having a Plan B, if the FAA did not approve and felt there should be a committee appointed to come up with other options.

**A motion was made by Councilmember Merz and duly seconded by Councilmember Martinez to suspend normal process and reopen Citizens Comments. A vote was taken (5:0 all ayes) the motion carried by all present.**

Justin Munoz, 136 CR 572 Castroville, spoke again on the assumption that the ball field gates were locked and others could not use the fields. Mr. Munoz said one gate was closed and locked to keep vehicles off the fields but others were welcome to use. Mr. Munoz said there was a flag football group that used the fields

along with the adult softball group from the Lions Park and the Kinetic Kids. Mr. Munoz pointed out the City parks, Lions and Regional, charged fees to the sports groups. Mr. Munoz asked why a letter was written to the FAA; why did the City Council have the appraisal done and in his opinion he felt the City Council did not want the fields

Brad Haby, 409 Lafayette, spoke on the community use and the locked gate did not stop anyone from using the fields.

Wayne Rodgers, 1410 CR 4516 Castroville, felt sure the City Administrator and the Mayor could clean the issues up with the FAA and submit the request for non-aeronautical use without cost.

Hillary Griggs 142 Village Court, said she felt the compliance letter wording may have been incorrect and with the proper wording this may not be an issue.

Samantha Ribisl, CR 6710, Natalia, asked for the Airport revenues and why it was underutilized. Mayor Alexander said the current FY25/26 Budget was on-line and the City had to work through the process with the FAA. Councilmember Lee said the FAA had only read the most current lease agreement and it did not state others could use the fields, just says the Medina Valley Youth Baseball Association was the sole users. Councilmember King said this agenda item was to determine what the City would pay the Airport for the land after it was appraised. Councilmember Merz said the appraisal amount was \$31,363.20 and currently the league did not pay anything for the lease. Mr. Merz was in favor of the baseball association paying the appraisal amount for the lease of the land as the other sports groups paid to use the areas at the City parks. Mr. Merz said it would average out to about \$40.00 per child who signed up or as it was currently all of the citizens were paying since the City paid the Airport out of the General Fund each year. Mr. Merz was in favor of applying for non-aeronautical use and to have the league pay fees to the Airport. Mayor Alexander said this item was to discuss the appraisal received for the property and how the City would need to budget the funds due to the Airport. Mayor Alexander suggested for clarity the association might want to include on their website when the fields were not in use they were open to the public. Mr. Munoz requested a 20-year lease agreement to make improvements to the fields. City Administrator Dixon said the FAA only allowed a three-year lease and if the land was released to the City to sub-lease may have longer terms.

**A motion was made by Councilmember Martinez and duly seconded by Councilmember Marchman to direct staff to submit to TxDOT Planner a request for non-aeronautical use and seek City Attorney to develop a lease agreement between the Airport and the City to allow for sub-leasing. A vote was taken (5:0 all ayes) the motion carried by all present.**

**A motion was made by Councilmember Martinez to approve the City to pay the Airport for the 2025 appraisal amount of \$31,363.00 with a budget amendment. This motion died from a lack of a second.**

**A motion was made by Councilmember Martinez to work with legal counsel and the MVYBA to declare public use and have City Administrator to explore other venues to reduce rent and report back to City Council. A vote was taken (3 ayes: 2 nays (Merz, Lee) the motion carried by a majority vote.**

More discussion followed the vote.

Councilmember Lee wanted to wait due to a lot more information would be coming back from the first motion voted on. Councilmember Merz asked who would be paying the current appraisal value. City Administrator Dixon was to bring back the payment options.

Matt Stein, 104 PR 4667, Castroville, commented on the options Councilmember Martinez talked about and felt they needed a longer lease agreement. Mayor Alexander said the terms were dictated by the FAA.

Airport Manager Mike Haley spoke to the letter he had submitted to the FAA and he clarified he was aware of the 1999 rule allowing property for the good of the community but now needed to clarify the structure of the baseball fields met the FAA requirements and then he would send off letter to address the appraisal and ballfields.

Clay Hamlet, 334 PR 4664, asked who paid for the appraisal and was it based on the improvements. Mayor Alexander said the City paid for the appraisal and it was based on a ground lease cost.

Mayor Alexander called a brief recess at 8:30 p.m.

Mayor Alexander reconvened in open session at 8:40 p.m.

- a. Discussion and appropriate action to adopt a resolution approving the First Amendment to the Development Agreement between the City of Castroville, Texas and NP Homes, LLC, and authorizing the Mayor to execute the same

Councilmember Merz spoke on the original development agreement saying there had been three block breaks and four entrance ways. Mr. Merz said the amendment had only one block break causing someone to walk well over the 1200 ft. allowed in the subdivision ordinance and only one entrance way. Mr. Merz was not in favor of the amendment and wanted three block breaks and three entrance ways on Provident. Mayor Alexander clarified the City Council had previously approved three entrance ways.

**A motion was made by Councilmember Merz and duly seconded by Councilmember Marchman to reestablish three block breaks and three entrance ways from Providence Street. A vote was taken (5:0 all ayes) the motion carried by all present.**

NP Homes legal counsel Rob Killen clarified the City Council had only had those two concerns. The City Council acknowledged there were only two. Mr. Killen thanked them for working with the development.

- b. Discussion and appropriate action regarding a billing dispute for the utility account associated with 913 US Hwy 90, Medina Valley Health & Rehabilitation Center

City Administrator Dixon spoke on the City having a process that staff followed and that the staff had been accused of acting punitively and that was not the case. Mr. Dixon said they were fair to all and as per the policy could only go back six months after identifying incorrect billing issues. No one was present from the Medina Valley Health & Rehabilitation Center to speak.

**A motion was made by Councilmember King and duly seconded by Councilmember Martinez to direct city staff to follow the current policy regarding the dispute for the utility account associated with 913 US Hwy 90, Medina Valley Health & Rehabilitation Center. A vote was taken (5:0 all ayes) the motion carried by all present.**

- c. Discussion and appropriate action to adopt a Resolution of the City Council of the City of Castroville, Texas, authorizing the submission of a grant application to the Motor Vehicle Crime Prevention Authority (MVCPA) – SB 22 Catalytic Converter Grant Program

**A motion was made by Councilmember Martinez and duly seconded by Councilmember Marchman to adopt a Resolution of the City Council of the City of Castroville, Texas, authorizing the submission of a grant application to the Motor Vehicle Crime Prevention Authority (MVCPA) – SB 22 Catalytic Converter Grant Program for a grant amount of \$66,000 for the purchase of one Skydio Drone for \$30,000 and the maintenance of the existing FLOCK cameras at \$36,000 with a City match of \$13,200.00.**

Discussion followed.

Councilmember Lee was in favor of the maintenance on the FLOCK cameras but was not in favor of purchasing a drone. Mr. Lee said he had owned several and they were prone to crashing and would be costly to the City. Councilmember Merz was not in favor of the FLOCK Plate Reader cameras due to possible breach of security with information captured. Police Chief Kohler said he understood about the concerns about the drone crashing and he had taken a course on the cameras and there were security measures in the system. Chief Kohler said someone can't randomly go into the system, they had to have credentials, and there could be criminal liabilities. Councilmember King and Marchman were in favor of both.

**A vote was taken (3 ayes: 2 nays (Merz, Lee)) the motion carried by a majority vote.**

**d. Authorize an interlocal agreement with the City of Boerne for the purchase of materials and services**

Mayor Alexander was in favor but wondered why the Public Works wished to partner with the City of Boerne. City Administrator Dixon said the City of Boerne used the same contractor as the City for streets and this would save the City money.

**A motion was made by Councilmember Lee and duly seconded by Councilmember Martinez to authorize an interlocal agreement with the City of Boerne for the purchase of materials and services. A vote was taken (5:0 all ayes) the motion carried by all present.**

**e. Discussion and appropriate action on recommendations from the Library Board and Friends of the Library for the public library expansion project**

Mayor Alexander gave a summary on the City Council having already received a layout and two options for the Library expansion project and had approved a budget of \$600,000. Mayor Alexander said the Library Advisory Board and Friends of the Library were to review and make recommendations to the project before moving ahead. Mayor Alexander recognized Library Director Beth Farly to speak on the Board and Friends recommendations. Ms. Farly said the Library members was in favor of the design and would to see a dedicated staff restroom; Friends of the Library wanted appropriate/proper doors for ADA compliance in the new spaces; proper exit lighting for safety/code compliance and soundproofing Children's/Program space. Councilmembers King, Marchman, and Martinez felt the City staff would know what was best for the spaces. Councilmember Lee, Board Liaison, said this had been presented to the board due to those serving had not seen the design options. This was done at the recent meeting to allow their input on the remodel for this Council meeting. Ms. Farley said the members were all in favor but was unsure of the layout as the one they review was a draft and wished to be included in updates. City Administrator Dixon said this was just the first draft and would be meeting with the design-build team of Ford Powell & Carson group and will bring back information.

**A motion was made by Councilmember Lee and duly seconded by Councilmember Merz to direct staff and the design-build team regarding interior layout and utilization of the proposed library expansion,**

**including the north and west additions as follows: incorporating feasible items recommended by the Library Advisory Board and Friends of the Library. A vote was taken (3 ayes:2 nays (Marchman, King)) the motion carried by a majority vote.**

**f. Discussion and appropriate action authorizing a professional service agreement with Pape-Dawson for airport engineering services**

Mayor Alexander briefed the City Council on the hiring of Pape-Dawson for engineering services at a previous meeting with a contract to come back at a future meeting. Mayor Alexander reiterated that the firm was not paid a retainer fee and would be used on an as needed basis. City Administrator Dixon said Councilmember Lee had asked who had done the work previously. Mr. Dixon said KSA Aviation Engineers had been the engineers which was now part of Pape-Dawson. Mayor Alexander said there were controls in place and projects would be by task order or City Council approved depending on scope of work.

**A motion was made by Councilmember Martinez and duly seconded by Councilmember Marchman to authorize a professional service agreement with Pape-Dawson for airport engineering services.**

Discussion followed.

Councilmember Lee said he would vote against, as the City had always used a TxDOT Planner in the past and saw no reason to change. Mr. Lee said he did not want staff to stop doing things in-house or using local services and just going to the engineers for projects. Mr. Lee said he would be placing an item on the agenda to determine when to use, have a cost threshold, and put into place some safeguards for using the engineering services. Councilmember Merz said he would be voting against due to the Pape-Dawson Firm as they were working with area developers and may not have the City's best interest when planning. Councilmember King defended the firm saying any reputable professional firm would not work that way and was in favor of the contract and to address Councilmember Lee's spending threshold the City Administrator had a limit in place. Councilmember Marchman said he had read the document and it stated for professional services and was in favor.

**A vote was taken (3 ayes: 2 nays (Merz, Lee)) the motion carried by a majority vote.**

**h. Discussion and appropriate action regarding proposed capital improvements to the Castroville Municipal Airport**

City Administrator Dixon briefed the City Council on the request from Councilmember Lee to have a work session to identify projects for the Municipal Airport. Mr. Dixon said for the Airport Manager's input on projects/improvements they needed to set the date before Mike Haley's retirement date of May 15<sup>th</sup>.

**A motion was made by Councilmember Marchman and duly seconded by Councilmember Lee to set the date of April 27<sup>th</sup> at 3:30 p.m. for a Special Called Meeting for proposed capital improvements to the Castroville Municipal Airport. A vote was taken (5:0 all ayes) the motion carried by all present.**

**i. Discussion and appropriate action to establish and authorize a multi-year street paving plan**

This item was skipped and would be brought back at the next meeting.

**j. Discussion and appropriate action regarding sales and property tax collections at the Castroville Municipal Airport**

City Administrator Dixon stated Finance Director Leroy Vidales was unable to attend this meeting due to a family issue. Mr. Dixon said tax collections were not in the City's scope of business but when this item was brought up by Councilmember Lee related to the Airport collecting ad valorem and Sales Taxes on aircraft or businesses staff had spoken with the Medina County Tax Assessor. Mr. Dixon said the City was not collecting much taxes at this time but would be reaching out to the County and State to see what could be collected in the future. Councilmember Lee said he had brought up due to last 15 years there had been corporate jets and new hangars at the airport and the City should be the one who receives the ad valorem taxes if registered in Medina County. Mr. Lee said the long-range airport plan to attract taxable business jet was why the runway was lengthened, jet fuel put in and the layout plan favored placement of large aircraft hangars. Mr. Lee said the City in the future should when entering into a lease note stipulate where the aircrafts are registered, and if registered in Castroville the City should receive the taxes they were due. **No Action was taken.**

- k. Discussion and appropriate action on authorizing Mayor Alexander to sign a letter of community support for Texas Water Development Board (TWDB) grant-funded drainage studies of the Flat Creek and Kemp Creek watersheds

City Administrator Dixon briefed the City Council on the City working with HDR Engineering in coordination with the Texas Water Development Board Region 12 Regional Flood Plan on two proposed Flood Management Evaluation studies. Mr. Dixon said the two studies were the Flat Creek Study and the Kempf Creek Watershed Study. Mr. Dixon said the State was doing this the same time the City was looking to update the 2022 Drainage Plan and since the State was doing their own the City's engineer interfaced with the State. The State was allocating funds to Medina County for the two studies and there would be no cost the City.

**A motion was made by Councilmember Marchman and duly seconded by Councilmember Martinez to authorize the Mayor to execute the Community Interest Affirmation forms for the Texas Water Development Board Flood Management Evaluation studies for Flat Creek and Kempf Creek. A vote was taken (5:0 all ayes) the motion carried by all present.**

- l. Discussion and possible action to direct the Parks and recreation Advisory Board to develop a plan to establish a new sports complex or regional park

Councilmember Merz, Parks Board Liaison, spoke of the board taking action to recommend to the City Council to appoint a committee to actively look for land and or new location for a Youth Sports Complex. Mr. Merz read a short letter from the Parks Board.

**A motion was made Councilmember Lee and duly seconded by Councilmember King to create a committee of representatives from the County, City Council, MVYBA, Park Board, School district and other sports groups.**

Discussion followed.

Councilmember Merz wanted to make sure the City provided space for the committee to meet. Mr. Merz said they needed to set the number from each of the groups. He suggested the Parks Director to chair/oversee the group. City Administrator Dixon said the City Council could not require anyone from these groups to participate. Mr. Dixon suggested having a conversation first and flush out the mission and goal.

**Councilmember Lee withdrew his motion. Councilmember King withdrew his second. Motion was withdrawn.** Mayor Alexander suggested having a meeting with the County and bringing back at a later date.

**m. Discussion and possible action on the Development Agreement Policy**

Mayor Alexander said this item had been approved by the Planning and at the joint meeting. Councilmember Merz felt the document needed to go further.

**A motion was made by Councilmember Martinez and duly seconded by Councilmember Marchman to adopted the Development Agreement Policy. A vote was taken (5:0 all ayes) the motion carried by all present.**

**n. Discussion and appropriate action to direct staff to draft amendments to the Comprehensive Zoning Ordinance (CZO) to create an Institutional Zone and all other required actions to prepare these changes for review and adoption**

Mayor Alexander said the Planning and Zoning Commission had been tasked to review the CZO and Sign ordinances and was working thorough those now. Councilmember Merz said at the last meeting this was discussed and the City did not have an Institutional Zone for religious, educational, governmental or community uses. Mr. Merz felt the City needed one and in this zone it should limit private housing and permanent commercial uses. Mr. Merz said he was not recommending doing changes to a particular zone at this time and when they did it would only require publishing a public notice. Mr. Merz was not in favor of doing this by a Special Use Permit. Mayor Alexander was not in favor of an Institutional Zone as it could be considered spot zoning. Councilmember Lee liked the Specific Use Permits as it controlled the use of the property for that particular use. Mr. Lee had questions on the use table, the yard setbacks shown, and parking provisions. Mr. Lee did not want new businesses to use residential areas to park and felt the Planning and Zoning Commission should review. Councilmember King agreed the Planning and Zoning Commission should review and he said this zone would restrict the uses. Councilmembers Martinez and Marchman agreed with issuing Specific Use Permits for now. Mr. Merz asked the other members to review the draft he had provided and make suggestions to send over to the Planning and Zoning Commission for discussion.

**A motion was made by Councilmember Marchman and duly seconded by Councilmember Merz to direct staff to send to the Planning and Zoning Commission for review and recommendations. A vote was taken (5:0 all ayes) the motion carried by all present.**

**o. Discussion and appropriate action to direct staff to draft changes to the council's policies and ordinances regarding deadlines for submission of agenda items**

Mayor Alexander said in 2022 there had been some revisions to the council's policies and since that time the State legislature had changed the posting requirements. Mayor Alexander said there was a draft ordinance ready to amend Chapter 2 on postings and time of meetings and any additional changes from this meeting could be incorporated. Councilmember Merz said the current procedures were not in line with the new posting requirements. The current process allowed for agenda item submissions by 5 pm on fourth business day before a council meeting and with the new posting changes it would be on the day of posting. Mr. Merz recommended changing the deadline to submit items to five business days before a meeting (equaled 7 days except in the case of a holiday). Mr. Merz spoke on councilmembers placing items on an agenda and the

Mayor's choice of moving to a future agenda. Mr. Merz wanted to change a majority of Councilmembers to have an item placed on the next agenda to two councilmembers due to possible legalities he felt. Mr. Merz felt there should be notice from the Mayor on what was lacking from submissions at least one day before the posting of the agenda to allow for a response. The City Council discussed further the number of days for posting and submission of materials to make the agenda process better for staff.

**A motion was made by Councilmember King and duly seconded by Councilmember Martinez to approve the submission of agenda items with backup at least four business days before the posting of the agenda. A vote was taken (5:0 all ayes) the motion carried by all present.**

## **XI. City Administrator Report**

- a. 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. CIP Workshop Implementation
  - i. Hwy 90 TxDOT Construction Project
  - j. County Streets Plan
  - k. Coordinated Infrastructure Plan and Process
  - l. Gas Expansion Cost Evaluation
  - m. Steinbach Hus Repairs

City Administrator Dixon gave a briefing on his report included in the report were a Streets Plan discussion, Gas expansion costs and Steinbach Hus repairs for consideration. Mr. Dixon said hydro seeding was being completed on the Geneva drainage project; the BMA Trail Access would be coming back to April 28<sup>th</sup> meeting; Street maintenance on April 28<sup>th</sup> meeting; Mayor Alexander had met with City Engineer Michael Persyn, Councilmember King, and City staff on an option of turning the ponds at the WWTP into detention ponds and installing a pump and storage tank for irrigation. Mr. Dixon said they would be getting an estimate on costs. Mr. Dixon said they would need to lower the road and install culverts and Mr. Persyn would be coming back with cost estimates for that project. Mr. Dixon said there was a public engagement event on April 22<sup>nd</sup> at September Square on the multimodal Planning effort; the city would be moving utilities out of TxDOT right-of-way for their Hwy 90 construction project at an estimated cost of \$1.2 to \$1.5 million for an unfunded mandate. Mr. Dixon said the City would be acquiring easements as they went through the move. Mr. Dixon said staff were looking at infrastructure replacement with paving or chip sealing the streets after replacement. Jeff Tondre, RESPEC Engineers spoke on the staff identified downtown sewer lines for replacement with replacement through a slip line process; streets for maintenance, some being newer to help with preservation. Mayor Alexander said years ago the City would put in the lines and bury deep in the roads. Councilmember Merz asked about Haas Street needing improvements due to issues with high ground and only dirt with some gravel. Public Works Director Gomez said they could do those streets that did not need utility improvements first. Mr. Dixon said they would have a presentation on the April 28<sup>th</sup> meeting. Mayor Alexander said the City needed to be proactive and look at the cost of replacing the gas line out to the

school as it was 60 years old. Mr. Gomez said they had just received a cost to improve the gas system within the city limits at \$21,535.00 for current development and future development \$33,430.00 with a 6-8 week completion. Councilmember Lee asked if this would be a budget amendment. Staff said it would.

Mayor Alexander said they needed to find out what the City would get for the expenditure. Mr. Dixon said it gave the City a good idea on the cost and staff were doing what the City Council had asked for. Assistant Public Works Director Rick Carrasco said this help with master plan for future needs. Mr. Dixon spoke briefly on the Steinbach Haus quote for maintenance at \$13,000 and \$1,380 for roof repairs. Councilmember Lee said there was to be maintenance inspections on the City Hall windows for consideration.

**A motion was made by Councilmember Martinez and duly seconded by Councilmember Marchman to approve up to \$15,000 from the HOT Funds for maintenance on the Steinbach Haus Visitor Center. A vote was taken (5:0 all ayes) the motion carried by all present.**

**XII. DISCUSSION ON FUTURE AGENDA ITEMS**

City Council would provide their items for the next meeting to staff.

**XIII. ADJOURN**

Mayor Alexander adjourned the meeting at 11:05 p.m.

Bruce Alexander  
Mayor

ATTEST:

DebraHowe  
City Secretary