Parks and Recreation Advisory Board Regular Called Meeting Agenda

COUNCIL CHAMBERS - 1209 FIORELLA STREET

Wednesday, December 02, 2026

6:30 PM

The Parks and Recreation Advisory Board of the City of Castroville will meet in the Regular Called Meeting beginning at 6:30 p.m. in the Council Chambers at City Hall on the following items listed on the agenda.

I. Call to Order

II. Roll Call

III. Citizen Comments

The Board will hear comments from any citizen or visitor. Speakers must address their comments to the presiding officer rather than individual board members or staff; stand at the podium, speak clearly into the microphone and state your name residential address before speaking. Speakers will be allowed a maximum of 3 minutes for testimony. In accordance with the State Open Meetings Act, the Board is restricted from discussing or taking action on items not listed on the agenda. Action can only be taken at a future meeting.

IV. Approval of Minutes

a. Approve Minutes for October 7, 2026

V. Presentations

a. Presentation on the Castroville Otters Swim Team by Parks Director Jonah Chang

VI. Discussion and Action Items

a. Discussion and possible action on recommendation to City Council to have an emergency siren placed by Regional Park

b. Discussion and possible action on funding solutions for lighting & fencing at Lions Park Softball Field

c. Discussion and possible action on an irrigation solution for Regional Park including soccer fields and Garden of Roots along with an update on the WWTP ponds and dams

VII. General Updates

a. Parkland dedication ordinance update by Parks Board President

b. Friends of Castroville Regional Park General Update

TPWD Hiking Trail Grant

Constructed Wetlands

c. Update from the Parks & Recreation Director. The following report topics may be discussed and acted upon:

Staff Report(work orders, reservations, operations)

Community Center Opening & Programming

Pool Shower/Restroom Building Construction

Lions Park playground grant

September Square entrance memorials

d. Next regular called meeting: January 6, 2027 at 6:30pm

VIII. Future Agenda Items

a. Water reclamation system specifications & estimate for Lions Park splashpad

IX. Adjourn

Accessibility Statement

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

Non-Discrimination Statement

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

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, Castroville, Texas on November 23, 2026 before 4:00 p.m.

/s/ Debra Howe

City Secretary

CITY OF CASTROVILLE
PARKS & RECREATION ADVISORY BOARD

OCTOBER 7, 2026 — MINUTES WORKING DOCUMENT

Special Called Meeting • 5:00 PM • Council Chambers, City Hall
1209 Fiorella Street

I. CALL TO ORDER

Call to Order	Adriana
Time	5:00

II. ROLL CALL

Board / Staff	Present	Absent
Adriana Arrington-Calk — President	X	
Kyle McVay — Vice President	X	
Alli Welch — Secretary	X	
Cody Price — Member	X	
Stephen Dauphin — Member	X	
Alternate		
Alternate		
Jonah Chang — Director of Parks & Recreation	X	
Houston Marchman — City Council Liaison	X	

Other attendees / guests:

III. CITIZEN COMMENTS

None

IV. Approval of minutes

Motion	Approve minutes of September meeting.
Vote	1st Kyle/ 2nd Stephen / Pass 4-0

V. PRESENTATIONS

a. Parks Special Project Fund and Parks & Recreation 2026–2027 Budget

The Board reviewed the proposed FY 2026–2027 Parks & Recreation budget, which includes $522,944 in General Fund expenditures.

Janitorial Services: Janitorial services for parks were removed from the budget with the expectation that cleaning could be handled in-house. A budget amendment could be requested if additional funding becomes necessary. Event cleaning costs may also be covered by cleaning deposits when events require additional cleanup.

Special Activities Funds: According to Jonah, some funding previously included in the Parks & Recreation budget may have been transferred to the City Administrator's budget for special consideration at the Director's discretion. Confirmation of this change is still pending.

Otters Swim Team: The Otters expense line item was reduced to zero in the Parks & Recreation Pool General Fund budget. Community concerns were noted regarding the potential impact on the continued success of the Otters program. Alli asked whether the team would be required to pay for pool usage or lifeguards moving forward. Jonah will follow up to clarify these costs.

Budget Approach: The proposed budget maintains the status quo and does not include significant project funding. Larger projects would require consideration through the Capital Improvement Plan (CIP).

Departmental Budgets: Parks & Recreation, the swimming pool, and the RV park each have separate budgets within the overall Parks & Recreation budget.

Soccer Program Funding: Cody asked how revenue generated by soccer programs is allocated and why soccer does not have a dedicated budget similar to the swimming pool. He questioned whether revenue could be reinvested into the soccer fields and program, particularly for watering and field maintenance. Further discussion was suggested for the November meeting.

Special Parks Project Fund

The Board also discussed the Special Parks Project Fund. Additional details regarding fund balances and allocations will be incorporated following review of the Parks & Recreation Director's notes.

An additional approximately $3,000 in Otters sponsorship revenue from summer 2026 was noted, making the total existing balance for Otters approximately $5,000.

VI. DISCUSSION AND ACTION ITEMS
a. Parks Board Project List, Priorities, and Funding

The Board discussed current and future park projects, project priorities, and available funding through the Special Parks Project Fund.

Previously Funded Projects: The Board reviewed projects that have funding in place but have not yet begun.

Trail Improvements: The Board discussed the need for additional crushed granite and possibly curbing in the future along park trails. These improvements are not currently included in the budget.

Regional Park Irrigation: Irrigation was identified as a high priority. Cody suggested exploring a combination of reclaimed water and fresh water, though additional information is needed regarding TCEQ requirements and allowable uses. Councilman Marchman indicated he will follow up with City Council regarding the anticipated completion timeline for the pond project. Board desires regular updates on progress. The Board discussed the need for additional cost estimates for irrigation improvements. Jonah recalled that Kfreeze may have provided preliminary estimates last year. Cody will contact irrigation contractors to obtain preliminary pricing.

Special Projects Funding: Jonah recommended retaining the current Special Parks Project Fund balance to use as matching funds for future grants, potentially in combination with General Fund dollars.

Splashpad Water Reuse: Jonah has contacted an irrigation company to explore using splashpad water to irrigate at Lion's Park. The Board noted that water availability could be inconsistent when the splashpad is not in use and storage tanks are not full.

Emergency Siren: Jonah has contacted OmniWarn regarding the potential installation of a siren at the Regional Park. The cost is expected to be minimal or potentially nonexistent, but confirmation is pending. Relocating an

existing City siren to the park was also discussed. The Board expressed a preference for a new siren at the Regional Park in addition to the existing siren at Lions Park remaining.

Follow-up: Additional information and cost estimates will be gathered for review at the November meeting. No formal action or motion was required.

VII. GENERAL UPDATES

a. Friends of Castroville Regional Park — General Update

Jonah shared that the Boo Bash is scheduled for October 31 at the park. He also reported that volunteers recently participated in a park work session and mulched the butterfly garden. No representative from Friends of Castroville Regional Park was present.

b. Parks & Recreation Director Update

Staff Report — Work Orders, Reservations, Operations

September totals: 112 work orders (90 Parks; 22 Facilities). Reservation report includes 46 RV Park bookings, 27 soccer field bookings, and 26 Regional Park table rentals.

Community Center Construction & Opening

Approximately 99% complete; final internet/low-voltage work noted in packet. Ribbon-cutting planning to follow turnover. Awaiting approval from city on policy for building rental and use.

Pool Shower / Restroom Building Construction

Substantial completion scheduled for 11/26/2026; owner move-in planned for December 2026.

Regional Park Irrigation

Capture current status, quotes/options, funding, and maintenance discussion.

Emergency Siren in Regional Park

Staff communicating with OmniWarn; possible relocation from Washington Street and consideration of Regional Park coverage/flooding.

Walking Trails along BMA Canal

Staff working on updated quotes from fencing installers.

Splashpad Water Collection System

Staff working on obtaining quotes.

Lions Park Playground Grant

Texas Parks & Wildlife funding award received; grant agreement expected within a few weeks.

September Square Entrance Memorials

Crushed granite and curbing installed; benches and plaques expected soon.

c. Next Regular Called Meeting

Scheduled Date	November 4, 2026 at 5:00 PM
Changes / Notes	

d. Workshop with Planning & Zoning Commission

Update on facilitating a workshop with the Planning & Zoning Commission.

VIII. FUTURE AGENDA ITEMS

Want monthly Updates on sirens, irrigation, ponds

VIII. ADJOURN

Adjournment Time	6:12p
Motion / Vote	Kyle/ Cody/ Pass 4

Prepared By _____

Approved By _____

Outdoor Warning Siren Options

City of Castroville, Texas

Three ways forward for Castroville's warning sirens, from relocating Siren #1002 at Washington & Athens to Castroville Regional Park, where the RV park along the Medina River has seen active flooding, to a new two-way Federal Signal siren at the park, to four new sirens covering the whole city.



OPTION 1
$26,552
relocate existing siren, new steel pole

OPTION 2
$45,990
new two-way 2001-130 at the park

OPTION 3
$159,087
four new two-way sirens citywide, existing sirens removed at no charge

- Sound coverage modeled on Castroville's terrain and city limits
- Options 2 and 3 run on Medina County's CommanderOne activation and monitoring platform
- Installed by OmniWarn's own crews and equipment

Prepared for

Agency	City of Castroville, Texas
Address	1209 Fiorella Street, Castroville, TX 78009
Attention	Jonah Chang, CPRP, CPO, Director of Parks & Recreation
Phone / email	(830) 931-0033 · Jonah.Chang@castrovilletx.gov
County	Medina County

Prepared by

Firm	OmniWarn LLC dba OmniWarn Public Safety
Address	916 Bridon Circle, Suite 110, Yukon, OK 73099
Contact	Ryan Dean, Founder & Chief Solutions Officer
Phone / email	1-833-360-WARN (9276) ext. 102 · ryan@omni-warn.com

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SUMMARY

Moving the siren to where it's needed

The Parks & Recreation Advisory Board asked how to better warn the RV park in Castroville Regional Park, which has seen active flooding along the Medina River. These three options support the board's recommendation to City Council.

Siren #1002 at Washington & Athens mainly covers Lion's Park and overlaps Siren 02, so the old town core is covered twice while the river neighborhoods to the south get less. Our sound study shows a siren at Regional Park fills in the south side while the remaining sirens keep the core covered (page 3).

OPTION 1

Relocate the existing Whelen siren

$26,552

one-time, turnkey, with 10% equipment and 5% labor discounts

WHAT'S NEW
50 ft steel pole and install material, solar power in place of the grid, antenna and coax

SIREN
Existing Whelen siren and controller, reused

COMMANDERONE
No. Stays on its current activation

STATUS REPORTING
No

ANNUAL COST
Current SirenGuard, $600 per year, siren parts not covered

OPTION 2

New two-way 2001-130 at the park

$45,990

one-time, turnkey, with 15% equipment and 5% labor discounts

WHAT'S NEW
Complete new siren site on a 50 ft steel pole

SIREN
Federal Signal 2001-130, 130 dB(C), two-way controller

COMMANDERONE
Yes. Activation and status monitoring

STATUS REPORTING
Yes

ANNUAL COST
Optional SirenGuard, $650 per year, parts included

OPTION 3 · RECOMMENDED

Four new two-way sirens citywide

$159,087

one-time, turnkey, with 20% equipment and 10% labor discounts

WHAT'S NEW
Four complete 2001-130 sites on steel poles; existing sirens removed at no charge

SIREN
Federal Signal 2001-130, 130 dB(C), two-way controllers

COMMANDERONE
Yes. Activation and status monitoring

STATUS REPORTING
Yes, every siren

ANNUAL COST
Optional SirenGuard, $650 per siren per year, parts included

Why we recommend a new pole, even for a relocation

The pole at Washington & Athens has been in the ground for more than 25 years and is already leaning, and the lean will only get worse. Poles that age often rot below grade where it can't be seen, and the damage usually shows up only when the pole is pulled. We won't reinstall a siren on a pole we can't stand behind, so every option in this proposal sets the siren on a new engineered steel pole that won't rot, crack or attract woodpeckers.

How the options compare

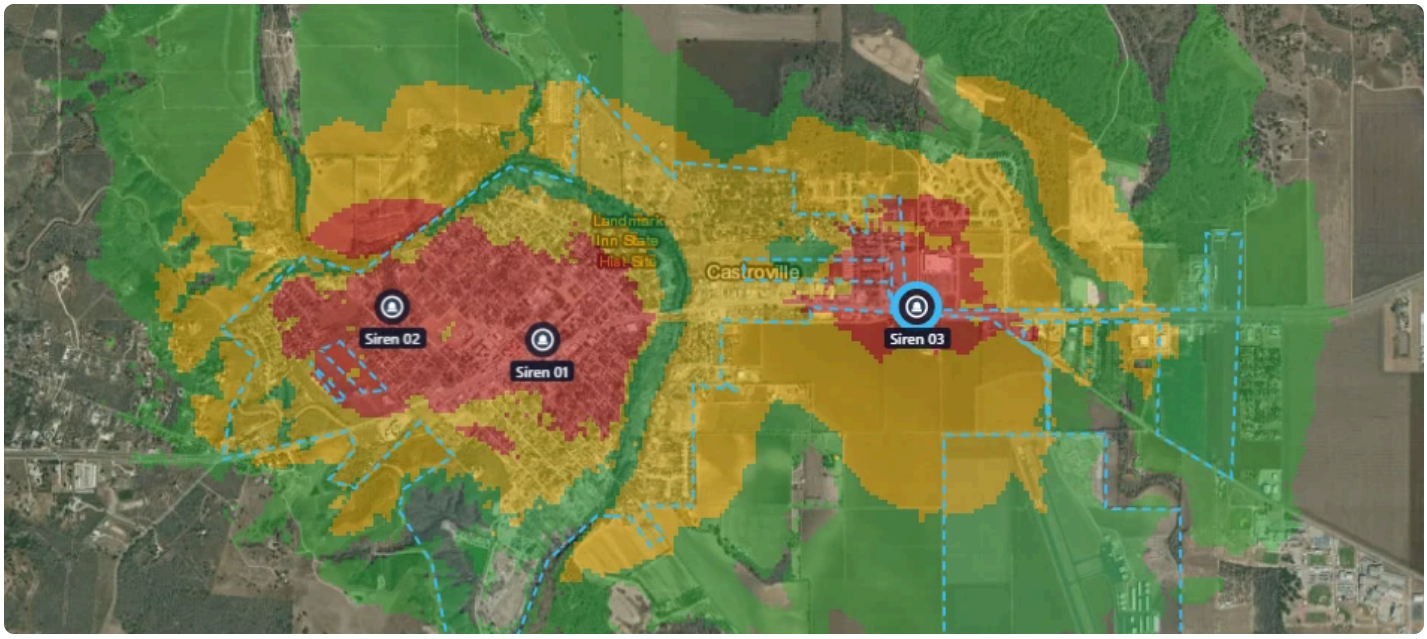
	OPTION 1	OPTION 2	OPTION 3
Siren moved off Washington & Athens	✓	✓	✓
Siren at Castroville Regional Park	✓	✓	Citywide layout
New engineered steel pole	1	1	4
New Federal Signal 2001-130 siren	–	1	4
Runs on Medina County's CommanderOne platform	–	Park siren	All sirens
Siren reports its status (two-way)	–	Park siren	All sirens
Federal Signal manufacturer warranty on the siren	–	✓	✓
SirenGuard, $650 per siren per year, parts included	–	Optional	Optional

SOUND COVERAGE

Today and after relocation

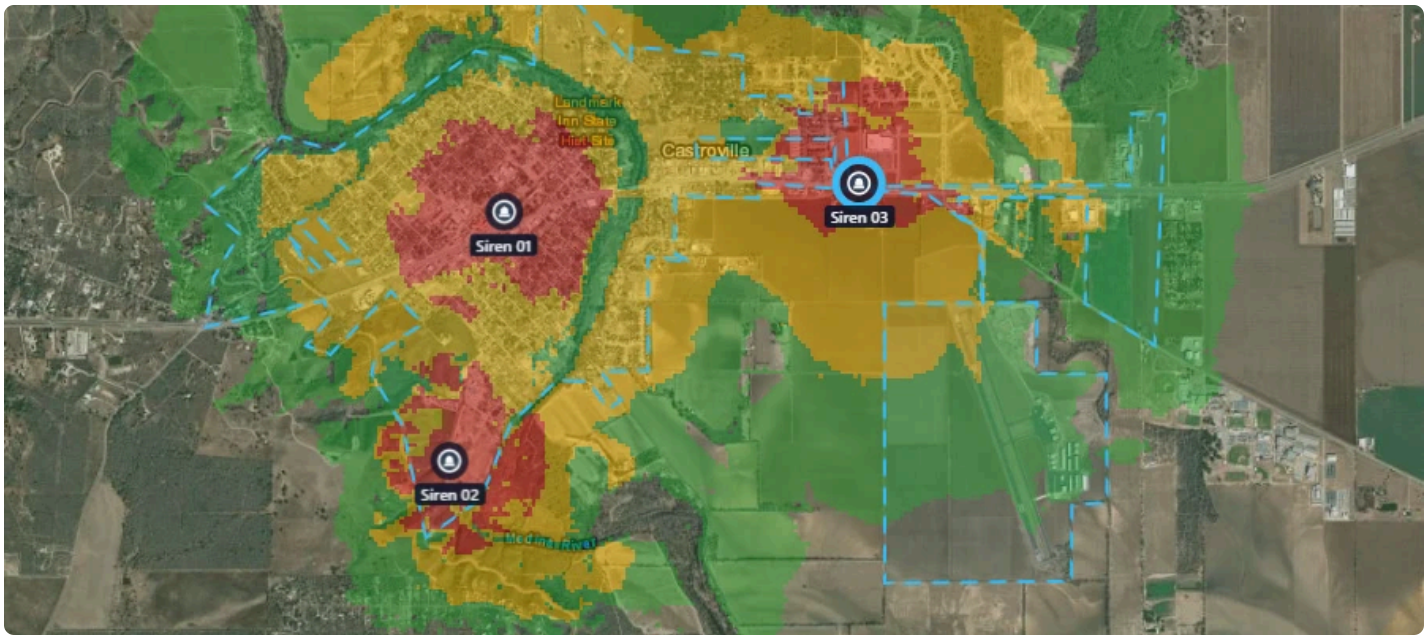
Our sound propagation study, calculated to the ISO 9613-2 outdoor sound propagation standard, models each siren's output across Castroville's actual terrain, ground cover and buildings, rather than drawing circles on a map.

Existing system: Siren 01 at Washington & Athens



Siren 01 and Siren 02 overlap across the old town core. Coverage thins along the Medina River and the south side of the city.

Options 1 and 2: siren moved to Castroville Regional Park (Siren 02)



With a siren at the park (Siren 02), the RV park, the south side and the river neighborhoods gain strong coverage while Siren 01 and Siren 03 continue to cover the core.

90+ dB(C) 80–90 dB(C) 70–80 dB(C) City limits

FEMA recommends at least 70 dB(C) for outdoor warning. Final siren locations are set with the city and may shift coverage. The model shows outdoor sound levels; sirens are an outdoor warning tool and are not designed to wake people indoors.

OPTION 1

Relocate the existing siren

OmniWarn removes the Whelen siren at Washington & Athens and reinstalls it at Castroville Regional Park on a new engineered steel pole. The siren runs on grid power today; at the park it runs on new solar power, so no utility service is needed there.

ITEM	QTY	PRICE
Remove existing siren. Disconnect the siren from grid power and take down the Whelen siren, controller and antenna at Washington & Athens; remove and dispose of the existing pole; backfill and restore the site	1	No charge
New engineered steel pole with install material. 50 ft (40 ft above grade, 10 ft below grade), with mounting hardware, conduit, grounding and structural foam backfill	1	$11,550
Solar power kit. 390-watt solar panel with pole mount and charge wiring, replacing the grid connection	1	$2,995
Antenna and coax. New antenna, low-loss coax and connectors	1	$525
Antenna mounting bracket. Federal Signal AMB-P pole bracket	1	$171
Equipment discount, 10%. Applied to the pole, solar, antenna and bracket above		−$1,524
Set pole, reinstall and commission. Auger a 24 in. hole and set the pole with digger derrick and crew; mount the siren, controller and antenna on the new pole; wire to solar; test sound, rotation and activation	1	$7,000
Crew lodging and meals. Four-person crew, one night of lodging and one day of meals	1	$960
Install crew deployment. Mobilize OmniWarn's install crew, trucks and equipment to Castroville	1	$5,500
Labor discount, 5%. Applied to install labor and crew deployment above		−$625
Option 1 total, turnkey		**$26,552**

What the city should know

- The siren keeps its current activation method. It does **not** connect to Medina County's CommanderOne platform and does not report its status.
- The existing Whelen siren and controller are reused as they are. Any repairs or parts found to be needed during the move will be quoted to the city before work is done.
- The siren is out of service for about one day while it is moved.
- New materials carry their manufacturers' warranties. OmniWarn offers **no warranty** on existing equipment moved to the new site, including the Whelen siren and controller.

WHY A NEW POLE

The existing pole is more than 25 years old and already leaning. Below-grade rot is common at that age and is often found only when the pole comes out. A new steel pole gives the siren a foundation rated for decades of wind load.

CONSIDER OPTION 2

For $19,438 more, Option 2 puts a new Federal Signal 2001-130 at the park instead, with a two-way controller that runs on the county's CommanderOne platform, reports its status and carries a Federal Signal warranty.

OPTION 2

New two-way siren at the park

OmniWarn installs a new Federal Signal 2001-130 solar siren at Castroville Regional Park, on Medina County's CommanderOne activation and monitoring platform.

130 dBC
at 100 ft, 360° rotating

Two-way
activation plus status reports

Solar
390 W panel, battery backed

Steel
50 ft engineered pole

TWO-WAY MATTERS

A two-way siren confirms each command and reports its battery, AC/solar and rotation status, so the county sees in CommanderOne that a siren is ready before the next storm, not after.

Every site is delivered, installed, programmed into Medina County's CommanderOne platform, tested and commissioned by OmniWarn crews, with operator training.

Pricing

ITEM	QTY	UNIT PRICE	TOTAL
Federal Signal 2001-130 siren. Rotating, 130 dB(C) at 100 ft	1	$11,527	$11,527
Federal Signal DCFCTBDH two-way controller. Digital, VHF, CommanderOne compatible	1	$10,149	$10,149
Batteries. Four (4) standard lead-acid	1	$692	$692
Solar power kit. 390-watt solar panel with mount and charge controller	1	$2,995	$2,995
50 ft engineered steel pole with install material. Conduit, grounding and structural foam	1	$11,550	$11,550
Antenna and coax. VHF antenna, low-loss coax and connectors	1	$525	$525
Antenna mounting bracket. Federal Signal AMB-P pole bracket	1	$171	$171
Equipment discount, 15%. Applied to all siren site equipment above			−$5,641
Freight. Ship siren site equipment to Castroville	1	$1,187	$1,187
Set pole, install and commission. Digger derrick, bucket truck, laborer and siren tech; program into CommanderOne and test	1	$7,000	$7,000
Crew lodging and meals. Four-person crew, one night of lodging and one day of meals	1	$960	$960
Install crew deployment. Mobilize OmniWarn's install crew, trucks and equipment to Castroville	1	$5,500	$5,500
Labor discount, 5%. Applied to install labor and crew deployment above			−$625
Option 2 total, turnkey			**$45,990**

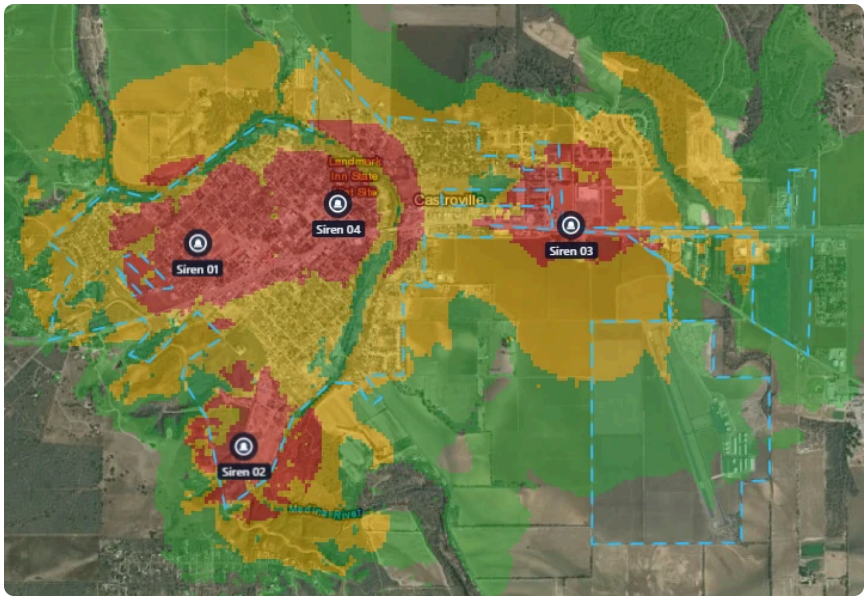
SIRENGUARD: TODAY VS. A NEW FEDERAL SIGNAL SIREN

The city and county already pay $600 per siren per year for SirenGuard on the Whelen sirens, and that coverage does not include siren parts. For $650 per siren, SirenGuard on a Federal Signal siren includes all replacement parts at no additional charge.

OPTION 3 · RECOMMENDED

Four new sirens citywide

A complete, modern warning system for the whole city: four new Federal Signal 2001-130 two-way solar sirens, all on Medina County's CommanderOne platform, with optional SirenGuard service that includes replacement parts.



90+ dB(C)
80–90 dB(C)
70–80 dB(C)
City limits

Four sirens cover the city limits, including the old town core, the RV park and river neighborhoods, and the east side.

Pricing

ITEM	QTY	UNIT PRICE	TOTAL
Two-way siren site equipment. Same as Option 2: 2001-130, DCFCTBDH controller, batteries, solar, 50 ft steel pole kit, antenna, coax, AMB-P	4	$37,609	$150,436
Equipment discount, 20%. Applied to all siren site equipment above			–$30,087
Freight. Ship siren site equipment to Castroville	4	$1,187	$4,748
Set pole, install and commission. One crew day per siren	4	$7,000	$28,000
Crew lodging and meals. Four-person crew, four nights of lodging and four days of meals	1	$3,840	$3,840
Retire existing sirens. Remove the three existing sirens and poles, dispose of the poles and restore each site	3	Included	No charge
Install crew deployment. Mobilize OmniWarn's install crew, trucks and equipment to Castroville	1	$5,500	$5,500
Labor discount, 10%. Applied to install labor and crew deployment above			–$3,350
Option 3 total, turnkey			**$159,087**

SIRENGUARD · OPTIONAL

$650 per siren per year

$2,600 per year for all four sirens, with all siren parts included. The city and county pay $600 per siren today for SirenGuard on the Whelens, without siren parts.

- Annual preventative maintenance of 80+ points on each siren, controller and pole, with a digital report and photos
- All service calls and on-site field labor
- All replacement parts at no additional charge, plus battery replacements
- 24/7 support line answered by a technician

SCHEDULE, WARRANTY AND TERMS

Next steps

Schedule

OPTION	LEAD TIME	ON SITE	PURCHASE ORDER TO COMPLETION
Option 1	Steel poles in stock	1 day	About 4–6 weeks
Option 2	About 8 weeks for Federal Signal equipment	1 day	About 12 weeks
Option 3	About 8 weeks for Federal Signal equipment	4 days	About 12–14 weeks

Each project starts with a kickoff to confirm sites, then a site visit for 811 utility locates. A final schedule is set at kickoff.

Warranty

- **Options 2 and 3:** new Federal Signal equipment carries Federal Signal's standard limited warranty: 5 years parts and labor on the 2001-130 siren and 2 years on the controller, from delivery, return to factory (see the attached Seller Terms).
- **All options:** new non-Federal Signal materials (poles, solar, batteries) carry their manufacturers' warranties; OmniWarn's workmanship is warranted per the Seller Terms.
- **Option 1:** OmniWarn offers no warranty on existing equipment moved to the new site, including the Whelen siren and controller.

Terms and assumptions

- Prices are valid for 90 days; freight is shown in each option. The City is tax-exempt; please provide an exemption certificate.
- Removal of retired sirens is included at no charge.
- The City provides site access and approval at Castroville Regional Park and each Option 3 site.
- Pricing assumes normal soil. Rock or other subsurface conditions are handled per the Seller Terms.
- OmniWarn's Seller Terms & Conditions are attached and apply.

Acceptance

To proceed, mark the selected option, sign and return this page or issue a purchase order referencing this proposal.

☐ **Option 1** · Relocate existing siren	$26,552
☐ **Option 2** · New two-way siren at the park	$45,990
☐ **Option 3** · Four new two-way sirens citywide	$159,087
☐ Add SirenGuard to Option 2 or 3 ($650 per siren per year)	

City of Castroville, authorized signature

Date

Printed name and title

Purchase order number

Attachments

A OmniWarn 2001-130 Data Sheet

B One-Way vs Two-Way Siren Systems

C OmniWarn 390W Solar Power Kit Data Sheet

D SirenGuard by OmniWarn

E SirenGuard vs Standard Maintenance

F OmniWarn Customer References

G Seller Terms & Conditions

2001-130 Siren

Rotating Mechanical Siren + DCFCTBD Two-Way Controller

The classic high-power siren for wide-area outdoor warning. One complete package — siren, controller, communications and power — designed, installed and serviced by OmniWarn.



130 dBC
at 100 ft

6,500 ft
coverage at 70 dB*

360°
rotating coverage, 3 RPM

AES-256
encrypted activation

- 790 Hz tone: steady, wail and fast wail
- Two-way status reporting in real time
- 48 V battery backup rides through outages
- Most cost-effective coverage per siren

COMMUNICATIONS — Multiple paths. No single point of failure.

Tri-Carrier Cellular
Automatically picks the strongest of AT&T, Verizon and T-Mobile, on a private managed network.

Encrypted Radio
50-watt VHF/UHF two-way radio with AES-256 encrypted commands.

IP / Fiber
Wired or wireless Ethernet into your own network where it's available.

Run two paths side by side for redundancy. Activate and monitor every site from **CommanderOne** on any computer or phone.

POWER OPTIONS — Three ways to power it. Solar comes first.

1 RECOMMENDED

Solar
Panels keep the batteries charged. No utility service, no power bill, and it keeps sounding when the grid goes down.

2

AC Primary + Battery Backup
A transformer/power supply runs it on utility power. Batteries take over automatically in an outage.

3

Battery Operated on AC
Utility power only charges the batteries, so no transformer is needed. It always runs on battery, so outages change nothing.

*Coverage depends on terrain, buildings and weather. OmniWarn will model sound coverage for your site.

SirenGuard ALL INCLUSIVE SERVICE CONTRACT
Annual maintenance · Service calls · Repair parts · Batteries · 24/7 response · Remote monitoring

TECHNICAL SPECIFICATIONS

2001-130 Siren + DCFCTBD Controller

Siren

Type	Rotating electromechanical
Sound output	130 dBC ±1 at 100 ft
Tone	790 Hz (mid-range)
Sound pattern	60° horn rotating at 3 RPM for full 360° coverage
Coverage, 70 dB	Up to 6,500 ft*
Coverage, 60 dB	Up to 13,200 ft*
Operating voltage	48 Vdc
Wind load	613 lbf at 130 mph (EPA 9.5 ft^2 at 40 ft)
Size (H × W × D)	62 × 37 × 41 in
Weight	420 lb

Warning Signals

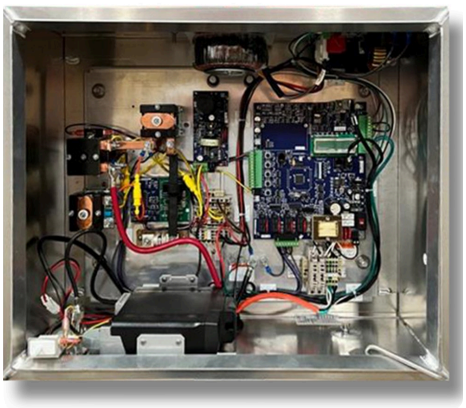
Steady	790 Hz continuous
Wail	470–790 Hz, 10 s sweep
Fast wail	600–790 Hz, 3.5 s sweep

Controller — DCFCTBD

Type	Two-way digital siren controller
Cabinets	NEMA 4X aluminum control cabinet + NEMA 3R battery cabinet
Batteries	48 Vdc (four 12 V batteries)
Standby draw	0.2 A
On battery	15+ minutes of full output after power loss
Operating temp.	–22° to 149°F (–30° to 65°C)
Inputs / outputs	4 relay outputs, 4 local inputs, 4 local activation buttons
Signaling	Two-tone, DTMF, EAS, POCSAG, AFSK, P25
Listings	UL listed for general signaling
Weight	364 lb with batteries

Reports Back On

AC power · Communications · Low battery · Cabinet intrusion · Siren activation · Current draw · Rotation · Local activation



THE OMNIWARN DIFFERENCE

One team, start to finish.

- Sound-coverage modeling and siren placement for your area
- Installed by our own crews and equipment, including a 112 ft bucket truck
- Kept running with SirenGuard: one annual price covers service, parts and batteries

*Coverage depends on terrain, buildings and weather.

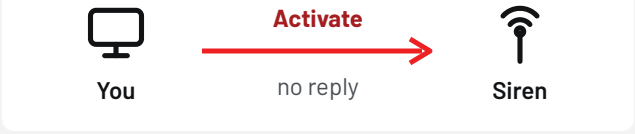
One-Way vs. Two-Way Sirens

CommanderOne LE or CommanderOne Standard?

Both systems sound your sirens from the CommanderOne app and web portal, and both can activate automatically from National Weather Service warnings. The difference is whether the sirens talk back. A one-way system sends commands out. A two-way system sends commands out and gets a status report back from every siren.

ONE-WAY

CommanderOne LE



Sends the activation and trusts it went through. You find out a siren isn't working when someone hears it fail to sound during a test or an emergency.

TWO-WAY

CommanderOne Standard



Every siren confirms it got the command and reports its health. Problems show up on the map, so they get fixed before the next storm.

WHAT YOU GET	ONE-WAY · LE	TWO-WAY · STANDARD
Activate from the CommanderOne app and web portal	✓	✓
Automatic activation from National Weather Service warnings	✓	✓
Which sirens sound for an NWS warning	**Every siren, when the warning touches city limits**	**Only sirens inside the warning**
Confirms each siren received the command	–	✓
Reports AC power and battery health	–	✓
Alerts you when a cabinet door is opened	–	✓
Silent tests without sounding sirens	–	✓
Shows offline or failed sirens on the map	–	✓
Remote monitoring by OmniWarn	–	✓
Siren controller	**One-way receiver**	**Two-way transceiver**
Up-front cost	**Lower**	**Higher**

Not sure which fits?

OmniWarn will review your current sirens and recommend the right setup

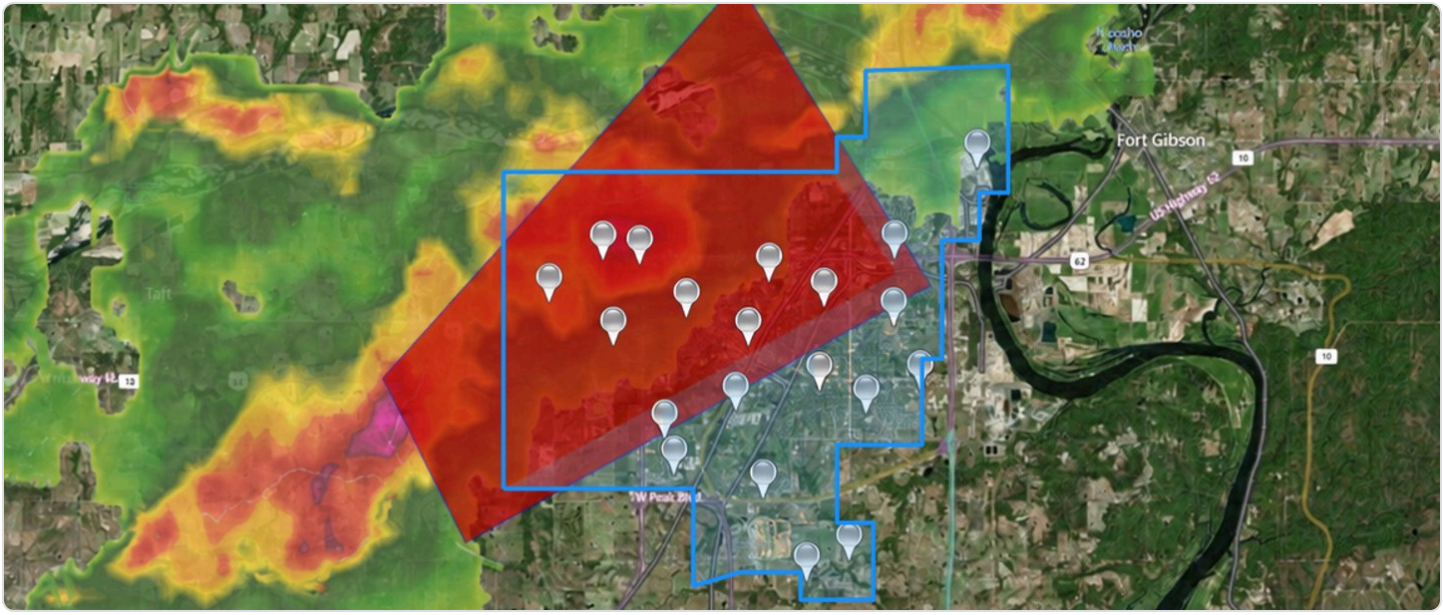
1-833-360-WAR

www.omni-warn.com

SAME TORNADO WARNING, TWO RESPONSES

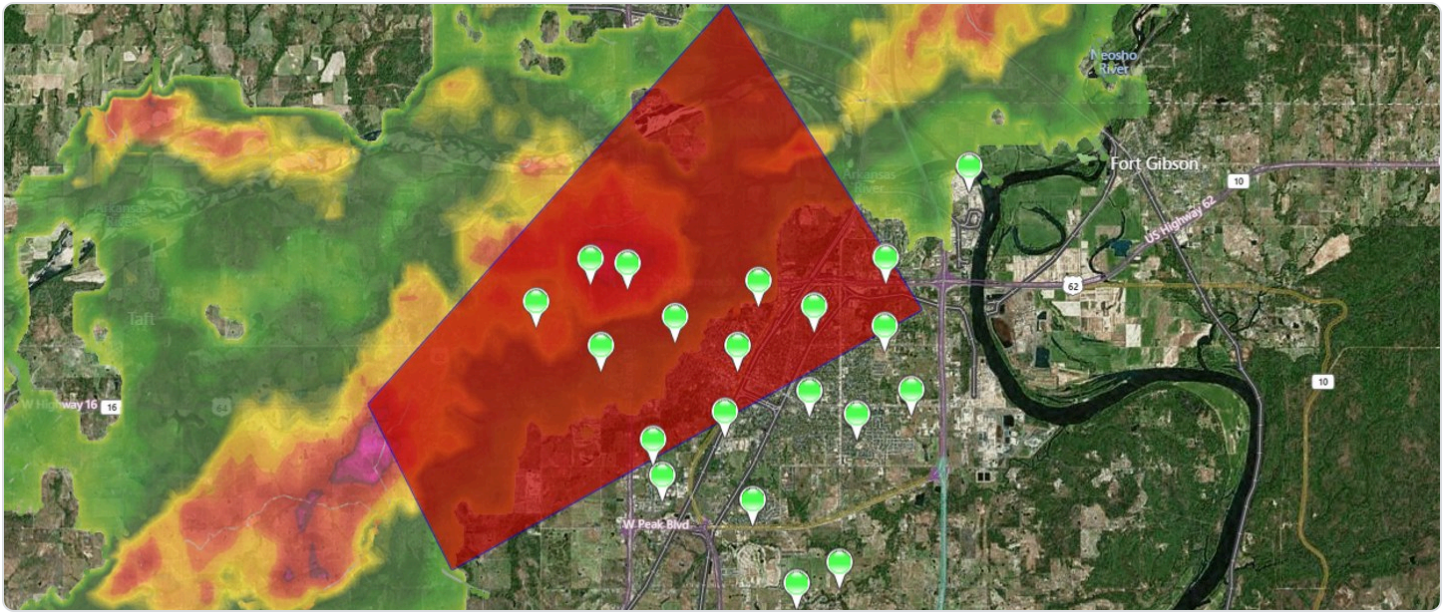
How NWS Warnings Sound Your Sirens

ONE-WAY **CommanderOne LE** City-limits activation



Your city limits are drawn as a boundary (blue). When a National Weather Service tornado warning (red) touches that boundary, **every siren in the city sounds**. Siren pins stay gray because one-way sirens don't report back.

TWO-WAY **CommanderOne Standard** Polygon activation



Only the sirens inside the warning sound, so neighborhoods outside the storm's path aren't alerted. Green pins show every siren reporting back in real time.

Not sure which fits?

OmniWarn will review your current sirens and recommend the right setup

1-833-360-WAR

www.omni-warn.com

390 W Solar Power Kit

Solar Charging for Outdoor Warning Sirens

Our preferred way to power a siren. Two pole-mounted panels keep the siren batteries charged, so it keeps working when the grid goes down. No utility service to run and no power bill.



390 W
two-panel solar array

MPPT
smart charge controller

Bluetooth
check charging from a phone

$0
monthly power bill

- Universal mount for siren poles
- Keeps sirens ready through power outages
- UL 1703 and Class 1 Div 2 rated panels
- Installed by OmniWarn's own crews

WHY SOLAR **Put a siren anywhere it's needed.**

Works When the Grid Doesn't
Storms knock out power. A solar siren keeps charging and stays ready to sound.

No Utility Service
No trenching, no new electrical service and no monthly bill at the site.

Place It Where It Counts
Site sirens for the best coverage, not the nearest power line.

Specifications

Part number	OW-PVS390-UNIV
Array	Two 195 W SunWize panels per siren
Panel size	59.6 × 26.8 × 1.9 in, 30.7 lb each
Certifications	UL 1703; Class 1 Division 2 (Groups A–D)
Temperature	–40° to 185°F (–40° to 85°C)
Warranty	5 yr materials; 10 and 20 yr performance (pro-rated)
In the kit	Panels, pole mount, Victron SmartSolar MPPT (Bluetooth), wiring in conduit

Panel Electrical (each)

VERSION	12 V	24 V
Rated power	195 W	195 W
Max power voltage	20.54 V	41.08 V
Max power current	9.48 A	4.74 A
Open circuit voltage	24.35 V	48.7 V
Short circuit current	10.06 A	5.03 A
Max system voltage	600 V	600 V

Panel version is matched to the siren's 24 V or 48 V battery system. Power tolerance ±3%.

SIRENGUARD BY OMNIWARN

ONE SET PRICE A YEAR. YOUR WHOLE SIREN SYSTEM, PROTECTED.

SirenGuard covers the parts, the labor, the batteries and the service calls that keep your outdoor warning system ready. One annual invoice, with no trip fees and no surprise repair bills.

1 ANNUAL INVOICE	**24/7** REMOTE SUPPORT	**48 hr** CRITICAL RESPONSE	**$0** TRIP FEES

WHAT YOUR ANNUAL PRICE COVERS

PARTS & BATTERIES

Control boards, power supplies, amplifiers, chargers, radios, antennas, coax, contactors and relays repaired or replaced like-for-like. Fuses always included. Batteries installed by OmniWarn are replaced on a regular schedule, or sooner if one fails.

LABOR & SERVICE CALLS

Onsite labor for repairs, maintenance and troubleshooting is included. No trip fees for standard service calls, and no hidden labor or mileage costs within the service area.

ANNUAL MAINTENANCE

A full operational test, physical inspection and electrical check of every siren site and control point each year, followed by a detailed report with test results, system health and replacement forecasts.

RESPONSE TIMES

48 hours for critical failures (can't activate, full outage, life-safety). **7 business days** for partial failures. **14 business days** for minor issues. Priority scheduling in peak season.

Covers your existing Federal Signal sirens, control and activation equipment, and communication radios and antennas. Plus **10% or more off** new Federal Signal equipment.

NOT COVERED

Acts of God and external damage (lightning, storms, flooding, tornadoes, wind, fire, vandalism, theft, animals, power surges), which OmniWarn may repair at its discretion; work or modifications by others; poles, foundations and civil work; non-Federal Signal or obsolete equipment; permits and fees. CommanderOne is billed separately. New customers may need a one-time battery replacement. Full terms in the SirenGuard Master Services Agreement.

Ryan Dean, Chief Solutions Officer · 1-833-360-WARN ext. 102 · ryan@omni-warn.com www.omni-warn.com

One annual price. Every repair covered.

An inspection-only contract looks cheaper until a siren goes down. SirenGuard covers maintenance, service calls, repair parts and batteries for one fixed cost per siren, so your sirens get fixed without waiting on budget approval.

ONE YEAR, PER SIREN

Scenario	Maintenance Only	SirenGuard
Quiet year (inspection only)	$250	**$850**
Battery replacement year	$1,450	**$850**
Control board failure	$2,650	**$850**
Motor failure	$5,250	**$850**
Battery year + motor failure	**$6,450**	**$850**

WHAT'S COVERED

Item	Maintenance Only	SirenGuard
Annual inspection	Included	**Included**
Service calls	$500–$1,500 each	**Included**
Repair parts	Billed extra	**Included**
Batteries	Billed extra	**Included**
Annual budget	Unpredictable	**Fixed**

TEN YEARS, PER SIREN

48V siren with AGM batteries · repairs over the decade



One motor failure erases the difference.

Over ten years, an inspection-only contract with batteries runs about $2,400–$3,600 less per siren than SirenGuard, depending on battery type. A single motor replacement, or one control board plus one contactor, closes that gap. Every repair after that is money the city doesn't have to find.

TYPICAL REPAIR BILLS WITHOUT A SERVICE AGREEMENT

Contactor	Radio	Control board	Motor (boom truck)
Up to $1,350	**Up to $1,600**	**Up to $2,400**	**Up to $5,000**

Each figure includes a typical service call.

WARNING SIREN PROJECTS · OCTOBER 2026

CUSTOMER REFERENCES

OmniWarn Public Safety designs, installs, and maintains Federal Signal outdoor warning systems for Texas counties, including flood-warning sirens in the Hill Country. Below are some of OmniWarn's customers that have bought or maintain systems with us.

21 REFERENCE AGENCIES

2,200+ FEDERAL SIGNAL SIRENS IN TEXAS

4 COOPERATIVE CONTRACTS

SIZE	AGENCY & CONTACT	PROJECT	EQUIPMENT
8 SIRENS	**KERR COUNTY, TX** **Shorey Harmon** shorey.harmon@kerrcountytx.gov	New flood-warning voice siren system along the Guadalupe River corridor, procured through TXShare. Sites in service since spring 2026; final sites in progress.	Federal Signal Modulator voice sirens with UltraVoice controllers; VHF radio plus LCRA private LTE; two control points at separate locations; CommanderOne
3 SIRENS	**TRAVIS COUNTY, TX** **Bridgett Bradshaw** bridgett.bradshaw@traviscountytx.gov	New voice warning system, procured through HGAC. Ordered September 2026.	Federal Signal Modulator high-power speaker arrays with UltraVoice; FSIoT cellular plus LCRA private LTE; CommanderOne and Messaging
20 SIRENS	**SCURRY COUNTY, TX** **Jay Callaway** jcallaway@snydertx.gov	New countywide warning system. Ordered June 2026.	Federal Signal 2001-130; solar power with battery storage; VHF radio and FSIoT cellular on every siren; 2 base stations; CommanderOne and Messaging
3 SIRENS	**CHAMBERS COUNTY, TX** **Jeffery Choate** jdchoate@chamberstx.gov	New sirens added to the county system in 2025 and 2026; annual SirenGuard Service Agreement.	Federal Signal sirens with FSIoT cellular, solar power; remote hosting; CommanderOne Messaging
20 SIRENS	**BOULDER COUNTY, CO** **Mike Chard** mchard@bouldercounty.gov	Replacement of the county's outdoor warning system with voice sirens. Completed 2025.	Federal Signal Modulator 8032 voice sirens with UltraVoice; solar power with battery backup; UHF radio and FSIoT cellular on every siren; custom voice messages; CommanderOne with hosted server

916 Bridon Circle Suite 110, Yukon, OK 73099 · 1-833-360-WARN (9276) · www.omni-warn.com

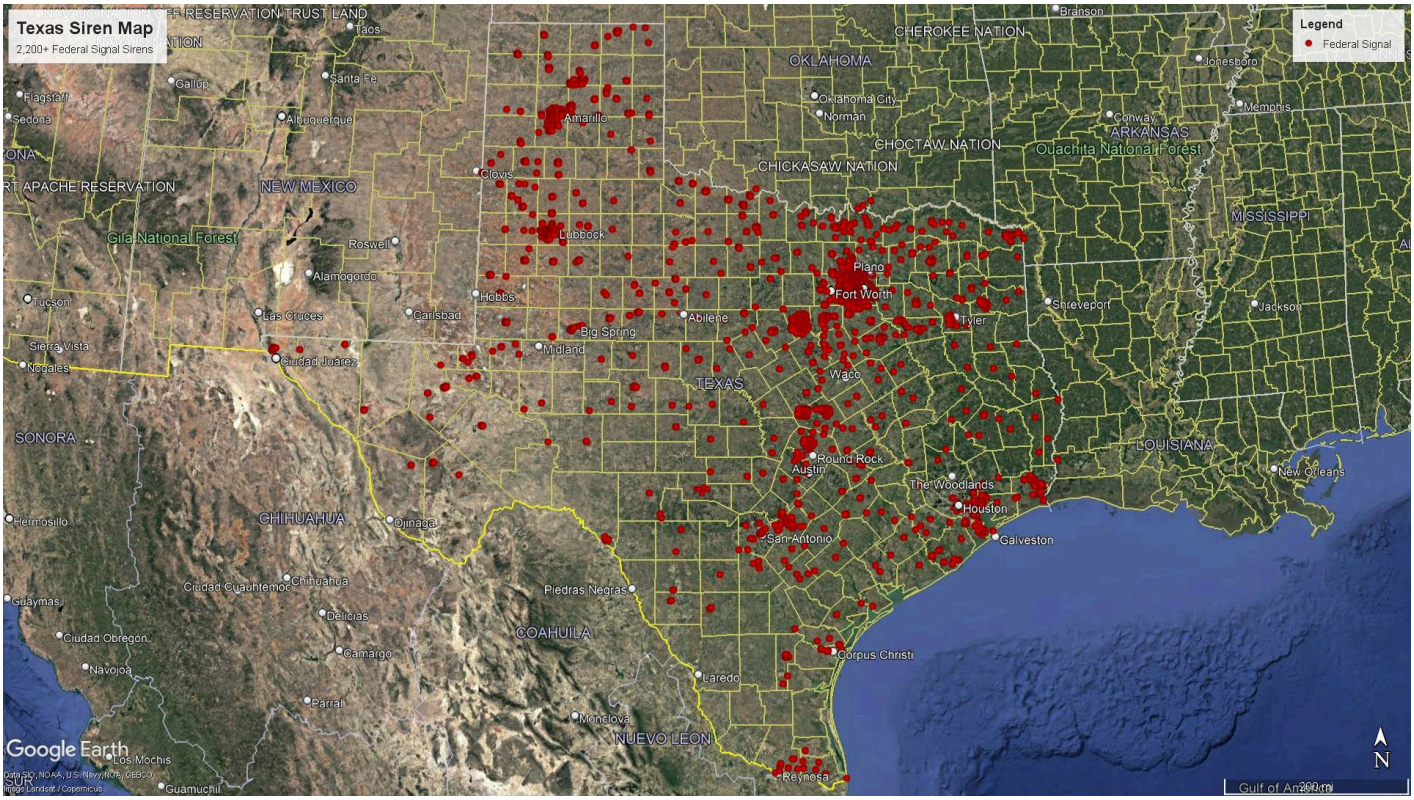
SIZE	AGENCY & CONTACT	PROJECT	EQUIPMENT
38 SIRENS	**POTTAWATOMIE COUNTY, OK** **Aaron Scott** em@pottawatomiecountyok.gov	Countywide system support since 2023; SirenGuard Service Agreement.	Federal Signal sirens on CommanderOne; failover router and custom battery backup for extended power outages
53 SIRENS	**CITY OF WICHITA FALLS, TX** **John Henderson** john.henderson@wichitafallstx.gov	New citywide system replacing legacy Whelen sirens, procured through HGAC. Ordered August 2026.	Federal Signal 2001-130 with QuadraFlare strobes; solar power; VHF radio and FSIoT cellular on every siren; 2 base stations; remote hosting
30 SIRENS	**CITY OF PASADENA, TX** **Azell Carter** acarter@pasadenatx.gov	New citywide system replacing 15 legacy sirens.	Federal Signal 2001-130 with solar power; VHF radio and FSIoT cellular on every siren; CommanderOne
25 SIRENS	**CITIES OF TEXARKANA, TX AND AR** **Chief David Fletcher** david.fletcher@txkusa.org	Bi-state system upgrade with new sirens and controllers, unified on CommanderOne; 5-year SirenGuard Service Agreement (2026–2031).	13 TX, 12 AR: 13 replacement sirens with solar; new two-way controllers; VHF radio and FSIoT cellular; CommanderOne
10 SIRENS	**CITY OF MABANK, TX** **Mabank Fire Department** 903-887-4747	The city's first outdoor warning system; SirenGuard Service Agreement.	9 Federal Signal 508-128 and 1 Modulator voice siren; VHF radio and FSIoT cellular on every siren; CommanderOne
15 SIRENS	**CITY OF LA PORTE, TX** **Johnny Morales** moralesj@laportetx.gov	SoundPLAN coverage study, new voice sirens, and cellular upgrade; SirenGuard Service Agreement.	2 new Federal Signal Modulator voice sirens added to 13 existing sirens; CommanderOne with FSIoT cellular
11 SIRENS	**CITY OF THE COLONY, TX** **Brett Beene** bbeene@thecolonytx.gov	New siren installations, radio upgrade, CommanderOne Messaging; SirenGuard Service Agreement since 2023.	Federal Signal sirens on CommanderOne with two-way VHF controllers
28 SIRENS	**CITY OF KILLEEN, TX** **Joe Stuart** JStuart@killeentexas.gov	Annual capital-improvement expansions with new voice and tone sirens, plus yearly system evaluations; SirenGuard Service Agreement.	Federal Signal Modulator voice sirens and 2001-130 sirens; VHF radio; CommanderOne and Messaging

SIZE	AGENCY & CONTACT	PROJECT	EQUIPMENT
10 SIRENS	**CITY OF PRINCETON, TX** **Steve Gammons** sgammons@princetontx.us	New outdoor warning system for a fast-growing city; 5-year SirenGuard Service Agreement.	Federal Signal 508-128; solar power; UHF radio and FSIoT cellular on every siren; CommanderOne Messaging
9 SITES	**VILLAGE OF RUIDOSO, NM** **Eric Queller** ericqueller@ruidoso-nm.gov	Complete warning system upgrade mixing tone and voice sirens for fire and flood evacuation. Completed December 2025.	3 voice sites with UltraVoice, 3 new Federal Signal 2001-130 sirens, 3 two-way controller upgrades; VHF radio; CommanderOne
5 SIRENS	**CITY OF HALTOM CITY, TX** **Bryce Davis** bdavis@haltomcitytx.com	System replacement of legacy Whelen sirens, procured through HGAC; SirenGuard Service Agreement since 2023.	Federal Signal 2001-130; solar power; VHF radio and FSIoT cellular on every siren; base station; remote hosting
10 SIRENS	**CITY OF NORTH RICHLAND HILLS, TX** **Raelyn Darnell** rdarnell@nrhfd.com	Phased replacement of legacy Whelen sirens with new Federal Signal sirens; CommanderOne Messaging.	Federal Signal and Whelen sirens on CommanderOne
17 SIRENS	**CITY OF LEWISVILLE, TX** **Russell Marshall** rmarshall@cityoflewisville.com	Grant-funded system expansion with new Federal Signal sirens.	Federal Signal and Whelen sirens on CommanderOne, including 4 new Federal Signal 2001 sirens with solar power and VHF radio
18 SIRENS	**CITY OF ARDMORE, OK** **Amber Wilson** awilson@ardmorecity.org	Controller upgrade of the existing system, siren replacement, and new Federal Signal sirens; SirenGuard Service Agreement.	American Signal sirens upgraded with Federal Signal controllers, plus Federal Signal sirens
12 SIRENS	**CITY OF PIEDMONT, OK** **Andy Logan** andyl@piedmont-ok.gov	System upgrades including Federal Signal Universal Controllers on existing Whelen sirens; SirenGuard Service Agreement.	Federal Signal and Whelen sirens; CommanderOne
10 SIRENS	**CITY OF MUSTANG, OK** **Craig Carruth** ccarruth@cityofmustang.org	Ongoing repairs and CommanderOne support; SirenGuard Service Agreement since 2023.	Federal Signal sirens on CommanderOne

FEDERAL SIGNAL SIRENS ACROSS TEXAS

MORE THAN 2,200 FEDERAL SIGNAL SIRENS IN SERVICE ACROSS TEXAS

That's more than half of all outdoor warning sirens in Texas.



Each red dot marks a Federal Signal siren location.

PURCHASING

Counties can buy through cooperative contracts already used by Texas agencies for these systems, which can meet competitive procurement requirements without a separate bid. Please confirm with your purchasing office.

TXSHARE	HGACBUY	TEXAS DIR	TIPS
Public Hazard Alerting System, MSA #2025-086	HP08-25	DIR-CPO-6200	220105

OMNIWARN PUBLIC SAFETY
24/7 support line: 1-833-360-WARN (9276)
contact@omni-warn.com · www.omni-warn.com

RYAN DEAN, CHIEF SOLUTIONS OFFICER
1-833-360-WARN ext. 102
ryan@omni-warn.com

Reference contact information is provided for this procurement only and is not for public distribution.

TERMS AND CONDITIONS

OF SALE, SERVICES & INSTALLATION

Applicable Seller: Federal Signal Corporation or OmniWarn LLC, as identified in the Contract

Effective Date: Date of Seller's acceptance of the applicable Contract

These Terms and Conditions are incorporated into and form part of each quotation, proposal, order acknowledgment, purchase order accepted by Seller, statement of work, service agreement, installation agreement, or other written contract issued or accepted by Seller, unless expressly superseded by a written agreement signed by an authorized representative of Seller.

1. DEFINITIONS

A. Seller. "Seller" means the entity specifically identified as the seller, vendor, contractor, or service provider on the applicable quotation, proposal, order acknowledgment, statement of work, or other Contract document. Seller may be (i) Federal Signal Corporation, including the applicable Federal Signal division or subsidiary identified in the Contract, or (ii) OmniWarn LLC, doing business as OmniWarn Public Safety. Only the entity identified as Seller in the applicable Contract assumes the obligations of Seller under these Terms and Conditions unless the Contract expressly states otherwise.

B. Buyer. "Buyer" means the person, company, governmental entity, municipality, political subdivision, or other organization placing an order or on whose behalf an order is placed.

C. Goods. "Goods" means equipment, materials, software, components, parts, accessories, poles, batteries, radios, controllers, sirens, communications equipment, and other items identified in Seller's quotation, proposal, acknowledgment, or other contract document.

D. Services. "Services" means installation, repair, maintenance, inspection, engineering, programming, configuration, commissioning, training, hosting, support, or other services identified in the Contract.

E. Contract. "Contract" means the written agreement between Buyer and Seller for the sale of Goods and/or performance of Services, including the applicable quotation or proposal, order acknowledgment, statement of work, these Terms and Conditions, and any attachments expressly incorporated by reference.

F. Contract Price. "Contract Price" means the total amount payable to Seller for the Goods and/or Services, including approved changes, applicable freight, taxes, fees, and additional charges.

G. Manufacturer. "Manufacturer" means the original manufacturer of the applicable Goods. For Federal Signal products, Manufacturer means Federal Signal Corporation. For products manufactured by another entity, Manufacturer means that original manufacturer.

H. Installer. "Installer" means the entity identified in the Contract as responsible for field installation, removal, replacement, commissioning, or related site work. Installer may be Seller, OmniWarn LLC, Federal Signal Corporation, or an authorized subcontractor or installation contractor engaged for the project.

2. ORDERS; CONTRACT FORMATION

All orders must be in writing. Any order becomes binding only upon Seller's written acceptance, order acknowledgment, or commencement of performance, whichever occurs first. Seller objects to and is not bound by additional or different terms contained in Buyer's purchase order, procurement form, portal, correspondence, or other communication unless Seller expressly agrees to those terms in writing. If a quotation and a later written order acknowledgment conflict, the order acknowledgment controls. Seller may make minor product substitutions, modifications, or improvements that do not materially reduce performance or functionality.

3. EFFECTIVE DATE; CHANGES; CANCELLATION

The Contract becomes effective upon Seller's acceptance of Buyer's order or Seller's commencement of performance, whichever occurs first. Buyer may not cancel or materially change an accepted order without Seller's prior written consent. If Seller agrees to a cancellation request, the following charges may apply in addition to any other unrecoverable or non-cancelable costs:

Cancellation Timing	Charge on Cancelled Portion
More than 2 weeks after the Effective Date	10%
More than 4 weeks after the Effective Date	20%
More than 6 weeks after the Effective Date	40%
More than 8 weeks after the Effective Date	80%

Minimum cancellation charge. Notwithstanding the schedule above, Seller may charge the greater of the applicable percentage or 110% of the cost of completed work, committed custom materials, non-cancelable purchases, and other unrecoverable costs incurred as of the date Seller receives the cancellation request.

Service cancellation. If scheduled Services are cancelled within one week of mobilization, Seller may charge 110% of unrecoverable out-of-pocket costs plus 50% of the scheduled Services. If cancelled within two days of mobilization, Seller may charge 110% of unrecoverable out-of-pocket costs plus 100% of the scheduled Services.

4. PRICE; PAYMENT; FREIGHT

A. Quote Validity. Unless a different acceptance period is stated in the quotation, quoted pricing is valid for thirty (30) days from the quotation date.

B. Payment Terms. Unless otherwise stated in the Contract, payment terms are NET 30 days from the invoice date. Past-due amounts may accrue interest at eighteen percent (18%) per year or the highest rate permitted by applicable law, whichever is less.

C. Freight and Handling. Unless expressly included, freight, packing, shipping, handling, delivery, storage, and related charges are additional. Seller may ship Goods in one or more lots, and each shipment may be invoiced separately.

D. Credit and Advance Payment. Seller may require full or partial advance payment, a deposit, or other payment assurance when Seller reasonably determines that credit conditions, custom procurement, project size, or other circumstances warrant such protection.

E. Price Adjustments. For deliveries extending beyond thirty (30) days from Buyer's order, Seller may adjust pricing to reflect manufacturer increases or increased costs beyond Seller's reasonable control, including material, labor, freight, tariffs, fuel, supply-chain, regulatory, or similar cost changes. Seller will provide notice of a material increase. Unless otherwise stated in the Contract, Buyer shall have five (5) days after notice to object in writing or request cancellation of the affected unperformed portion, subject to incurred and non-cancelable costs.

5. TITLE; RISK OF LOSS

A. Installation Projects; Title and Risk of Loss. When the Contract includes installation, the entity identified as the Installer shall take title to and bear the risk of loss for the Goods when the carrier takes possession of the Goods from the Manufacturer, supplier, or other point of shipment. The Installer will retain title to and risk of loss for such Goods while they are in transit, in Installer-controlled staging or storage, and until the Goods are delivered to the approved project site and incorporated into the installation. Seller shall be responsible for arranging its commercial relationships with the Installer so that this allocation of title and risk is maintained. Unless otherwise stated in the Contract, title to and risk of loss for the installed Goods will pass to Buyer upon completion of installation of those Goods, subject to Seller's rights and remedies for amounts remaining unpaid.

B. Carrier and Cargo Insurance. For Goods associated with an installation project, the Installer will procure or arrange transportation through a carrier that maintains cargo insurance with limits equal to or greater than the replacement value of the equipment contained in the applicable shipment. The Installer will be responsible for presenting and pursuing freight-loss or freight-damage claims arising while title and risk of loss remain with the Installer.

C. Supply-Only Transactions. If Seller is not responsible for installation and the Contract does not state a different delivery term, title to and risk of loss for shipped Goods will pass to Buyer upon delivery of the Goods to the carrier at the applicable point of shipment. Buyer is then responsible for insurance and for presenting and pursuing freight-loss or freight-damage claims against the carrier. Any FOB or other commercial delivery term stated in the Contract will control to the extent it conflicts with this subsection.

6. TAXES

Quoted prices do not include sales, use, excise, privilege, or other taxes unless specifically stated. Buyer is responsible for all applicable taxes associated with the transaction, except taxes imposed on Seller's net income. Buyer must provide valid exemption documentation before invoicing when an exemption applies.

7. DELIVERY; STANDARD PROJECT TIMELINE; DELAYS; FORCE MAJEURE

A. Standard Project Timeline. Unless a different written project schedule is agreed by the parties, Buyer should plan for the following standard timeline for most routine projects: (i) up to two (2) weeks after order placement for order-entry documents, acknowledgments, submittals, and related project documentation to be processed; (ii) approximately eight (8) to sixteen (16) weeks for equipment to be manufactured, assembled, procured, and made available for shipment; and (iii) approximately four (4) to twelve (12) weeks for installation to be scheduled and completed after the required equipment is available and the site is ready for installation. These periods are planning ranges and not guaranteed completion dates.

B. Project-Specific Schedule. Every project is different. Project size, equipment configuration, engineering, permitting, site access, utility coordination, manufacturing capacity, weather, Buyer prerequisites, and other project-specific conditions may shorten or extend the standard timeline. If the anticipated schedule differs materially from the standard timeline above, the parties should establish an agreed written project schedule in the quotation, proposal, statement of work, order acknowledgment, change order, or other Contract document. Any such project-specific written schedule will control over the standard timeline in this Section.

C. Delivery and Buyer-Caused Delays. Except for dates expressly guaranteed in writing, delivery, mobilization, and completion dates are estimates. Seller is entitled to equitable extensions of time and price adjustments for delays caused by Buyer, Buyer's agents, unavailable or unsafe site access, incomplete prerequisites, utility delays, permit delays, change orders, or other circumstances outside Seller's reasonable control. If Buyer fails to accept delivery after notice that Goods are ready, Seller may place the Goods in storage at Buyer's expense and treat delivery as complete for invoicing purposes. Risk of loss will remain governed by Section 5.

D. Force Majeure. Neither party is liable for delay or nonperformance, other than payment obligations for amounts already due, to the extent caused by circumstances beyond that party's reasonable control, including acts of God, severe weather, flood, fire, accident, epidemic or pandemic, war, terrorism, civil disturbance, labor disruption, governmental action, supply-chain interruption, transportation disruption, export or import restriction, permit delay, or similar events. If such delay continues for more than one hundred eighty (180) consecutive days, either party may terminate the unperformed portion of the Contract upon written notice, subject to Buyer's obligation to pay for completed work, delivered Goods, committed materials, and reasonable work-in-process costs.

8. INSPECTION; CLAIMS

Buyer shall inspect Goods promptly after receipt. Claims for shortages, incorrect delivery, visible shipping damage, or other conditions discoverable through reasonable inspection must be submitted to Seller in writing within five (5) days after receipt. Failure to submit a timely written claim constitutes acceptance of the Goods as to conditions reasonably discoverable upon inspection.

9. RETURNS

Buyer must obtain Seller's written authorization before returning any Goods. When a manufacturer Return Material Authorization ("RMA") is required, Buyer must obtain and comply with the applicable RMA instructions. New, unused, undamaged, resalable Goods may be accepted for return only in Seller's discretion and may be subject to manufacturer restrictions, inspection, restocking charges, freight, handling charges, and other applicable costs. Buyer bears the risk of loss for returned Goods until receipt by the authorized return destination.

10. LIMITED WARRANTY

A. Manufacturer Warranties Control. Goods manufactured by third parties are covered only by the warranty, if any, provided by the applicable Manufacturer. Any separate Manufacturer warranty accompanying the Goods controls with respect to those Goods. Seller does not enlarge, extend, or modify a Manufacturer warranty unless Seller expressly agrees to do so in writing.

B. Seller Services. Seller warrants that Services performed directly by Seller will be performed with reasonable skill, care, and diligence consistent with standard industry practice. Seller will correct a material defect in Seller-performed Services that is reported in writing within ninety (90) days after completion of the affected Services. Corrective Services performed under this subsection are covered for ninety (90) days after completion of the correction.

C. Exclusions. Unless expressly stated otherwise in the Contract, warranties do not cover damage or failure caused by misuse, abuse, neglect, vandalism, acts of God, lightning, flood, improper power, unauthorized modification, unauthorized repair, failure to maintain equipment, normal wear, communication-network conditions outside Seller's control, Buyer-supplied materials, or other causes excluded by the applicable Manufacturer warranty.

D. Warranty Access Costs. Unless expressly included, warranty coverage does not include travel, specialized access equipment, cranes, bucket trucks, traffic control, site restoration, removal labor, reinstallation labor, or other field costs required to access or replace a warranted product.

11. REMEDIES; LIMITATION OF LIABILITY

To the maximum extent permitted by applicable law, the remedies stated in the Contract and applicable Manufacturer warranty are Buyer's exclusive remedies for warranty-related claims. Seller shall not be liable for indirect, incidental, special, exemplary, punitive, or consequential damages, including lost profits, lost revenue, business interruption, loss of use, loss of data, reputational harm, or substitute-equipment costs. Except for obligations that cannot lawfully be limited, Seller's aggregate liability arising out of a Contract shall not exceed the amount actually paid to Seller for the specific Goods or Services giving rise to the claim.

Technical recommendations, system-design assistance, propagation estimates, coverage modeling, and similar advisory services are based on available information and reasonable engineering assumptions. Actual field performance may be affected by terrain, structures, radio-frequency conditions, environmental conditions, utility reliability, network availability, and other factors outside Seller's control.

12. INTELLECTUAL PROPERTY; TECHNICAL MATERIALS

Unless expressly transferred in writing, drawings, designs, system architecture, programming, configuration files, procedures, calculations, templates, software, source code, object code, documentation, trade secrets, methods, and other proprietary material developed or supplied by Seller remain the property of Seller or the applicable licensor. Buyer receives only the rights necessary to use the delivered Goods and Services for their intended purpose. Manufacturer-owned intellectual property remains the property of the Manufacturer or its licensors.

13. EXPORT AND REGULATORY COMPLIANCE

Buyer shall comply with applicable import, export-control, sanctions, communications, and other laws governing the purchase, transfer, use, or re-export of the Goods and Services. Seller is not required to perform an obligation that would cause Seller to violate applicable law or regulatory restrictions.

14. INSTALLATION TERMS AND CONDITIONS

A. Responsibility. Installation shall be by Buyer unless Seller has specifically agreed in writing in the quotation, proposal, statement of work, or Contract to perform installation.

B. Receiving Product and Staging Location. Buyer is responsible for receiving, storing, securing, and protecting all Goods intended for installation, including siren equipment, poles, batteries, control equipment, and installation materials, unless the Contract expressly assigns that responsibility to Seller. Materials received in cardboard or moisture-sensitive packaging must be protected from precipitation and environmental damage. Buyer shall provide an installation staging area of sufficient size for personnel, vehicles, equipment, temporary material storage, and overnight storage when required.

C. Installation Methods and Materials. Installation is based on methods, drawings, and specifications intended to meet applicable safety requirements, installation codes, Manufacturer requirements, and normal industry practice. Design changes, site changes, Buyer-requested deviations, concealed conditions, or additional work may result in additional charges and schedule changes.

D. Radio Frequency Interference. Seller is not responsible for radio-frequency transmission or reception problems caused by interference, propagation conditions, third-party systems, licensing conditions, network congestion, terrain, structures, atmospheric conditions, carrier-network limitations, or other conditions beyond Seller's reasonable control.

E. Installation Site Approval. Before mobilization, Buyer must provide Seller with written authorization approving each installation location and confirming that Seller may commence work. Seller may require a signed site-survey form or equivalent documentation. Once work begins at an approved site, Buyer is responsible for additional costs arising from stoppage, relocation, remobilization, redesign, or redeployment caused by Buyer, Buyer's agents, property owners, governmental authorities, court orders, unavailable access, changed site conditions, or a determination that installation at the approved location is not feasible.

F. AC Power Hookup. Unless specifically included in Seller's scope, Buyer is responsible for coordinating and paying all costs required to bring proper AC electrical service to the electrical disconnect or service point adjacent to the controller cabinet or other equipment location.

G. Permits and Easements. When included in Seller's installation scope, Seller will obtain and pay for electrical and right-of-way work permits ordinarily required for Seller's work. Buyer is responsible for obtaining and paying for all easements, property-owner permissions, land-use approvals, zoning approvals, environmental approvals, special permits, utility fees, and other project-specific approvals unless specifically included in Seller's written scope.

H. Soil and Subsurface Conditions. If poor or unforeseen site conditions are encountered, including rock, cave-ins, high groundwater, buried obstructions, unstable soil, or inability of the soil to support an installation meeting specifications, Seller may direct its installation personnel to attempt pole installation for up to two (2) hours. Buyer approval will be sought before materially exceeding that time when practicable. If timely approval cannot be obtained, Seller may suspend or abandon work at that location. Installation time exceeding two (2) hours because of site or subsurface conditions will be billed at Seller's then-current rates for labor, equipment, and related costs unless otherwise agreed in writing.

I. Contaminated Sites. Seller is not responsible for remediation, cleanup, testing, handling, transport, or restoration associated with contaminated soil, hazardous material, or suspected environmental contamination. Seller will not knowingly proceed with work in contaminated areas unless appropriate procedures and scope are agreed in writing. Buyer must disclose known or suspected contamination before work begins and is responsible for any required environmental investigation or remediation unless expressly included in Seller's scope.

J. Site Cleanup. Basic installation cleanup includes removal of Seller-generated installation debris, general housekeeping, and general leveling of disturbed soil within approximately thirty (30) feet of the pole or immediate work area. Landscaping, paving, sod, irrigation, concrete, decorative restoration, specialized grading, erosion repair, or other site restoration is not included unless specifically quoted.

K. Packing and Shipping Waste. Unless specifically included in Seller's scope, Buyer is responsible for disposal of packing materials, pallets, shipping skids, crates, containers, and other inbound shipping materials.

L. Removed Equipment; Ownership and Disposal. Unless otherwise stated in writing before work begins, all equipment, materials, components, batteries, poles, cabinets, radios, controllers, wiring, hardware, and other items removed in connection with replacement, upgrade, maintenance, repair, or installation work become the property of the Installer upon removal for proper recycling, salvage, destruction, or disposal in accordance with applicable requirements. When OmniWarn LLC performs the removal, the removed property becomes the property of OmniWarn LLC. If Buyer wishes to retain any removed item, Buyer must notify Seller and Installer in writing before removal and make suitable arrangements for custody, storage, and handling. No salvage credit is due unless expressly stated in the Contract.

M. Work Hours. Installation pricing assumes outdoor work may be performed during daylight hours and indoor work may be performed between 7:00 a.m. and 7:00 p.m., Monday through Saturday. Buyer-imposed work-hour restrictions, restricted access, escort requirements, blackout periods, or similar limitations may result in additional charges or schedule adjustments.

N. Project Reporting. During active installation, Seller will provide installation or service progress reporting on a regular basis, normally weekly, unless the parties agree to another reporting interval.

O. Safety Requirements and Compliance. Seller requires its personnel and subcontractors to comply with applicable laws, safety regulations, equipment requirements, and personal-protective-equipment requirements customary for electrical, construction, and field-service work. Buyer-specific safety, badging, training, drug-screening, credentialing, site orientation, security, insurance, or compliance requirements beyond Seller's normal requirements may result in additional time and expense charged to Buyer.

P. Engineering Stamps. Engineering review, calculations, sealed drawings, or professional-engineer stamps for poles, foundations, structures, electrical work, site plans, or other project elements are not included unless specifically quoted. When required by Buyer, an authority having jurisdiction, or project conditions, such engineering will be billed as an additional service.

Q. Traffic Control. Standard work-zone cones and ordinary vehicle positioning are included only to the extent normally required for Seller's work. Traffic control beyond standard cones, including flaggers, lane closures, temporary traffic-control plans, message boards, barricades, police details, or additional signage, will be billed at Seller's then-current standard rates unless specifically included in the Contract.

R. Site Access; Sidewalk, Concrete, Turf, and Surface Damage. Seller's design team will, when reasonably practicable, recommend installation locations and access routes intended to avoid driving or operating installation vehicles and equipment over sidewalks, concrete flatwork, curbs, grass, turf, landscaping, irrigation areas, decorative paving, or other surfaces that may be damaged by the weight, movement, outriggers, tires, tracks, or normal operation of construction and installation equipment. If Buyer selects, approves, or insists upon an installation location or access route that requires Seller or its subcontractors to drive over, stage on, or operate equipment on such surfaces, Buyer acknowledges the risk of cracking, chipping, rutting, compaction, settlement, tire or track marks, breakage, landscaping damage, and similar surface or property damage. To the fullest extent permitted by law, Buyer releases and waives claims against Seller and its subcontractors for such damage arising from reasonably necessary access to and ordinary performance of the installation at the Buyer-selected or Buyer-approved location. Repair, replacement, landscaping, paving, sod, concrete restoration, or other remediation of such damage is Buyer's responsibility unless specifically included in Seller's written scope of work.

15. ASSIGNMENT; SUBCONTRACTING

Seller may use qualified subcontractors and may assign rights or delegate obligations under the Contract upon written notice where reasonably necessary to perform the work. Buyer may not assign the Contract or delegate material obligations without Seller's prior written consent, except as required by applicable law.

16. DEFAULT; INSOLVENCY; TERMINATION

Seller may suspend performance or terminate all or part of the Contract by written notice if Buyer materially defaults and fails to cure the default within twenty (20) days after written notice, or if Buyer becomes insolvent, ceases ordinary business operations, makes an assignment for the benefit of creditors, becomes subject to receivership, bankruptcy, liquidation, or similar proceedings, or is unable to pay debts when due. Seller may recover amounts due for delivered Goods, completed Services, work in process, committed materials, demobilization, collection costs, and other damages permitted by law.

17. SEVERABILITY

If any provision of the Contract is held invalid or unenforceable, the remaining provisions remain in effect to the fullest extent permitted by law.

18. NO WAIVER

A waiver of any breach, default, right, or remedy is effective only if made in writing by the party granting the waiver. A waiver on one occasion does not constitute a continuing waiver or a waiver of any later breach or default.

19. NOTICES

Notices, claims, approvals, and material change requests under the Contract must be in writing and delivered using the contact information stated in the quotation, proposal, purchase order, or other Contract document, unless a party provides updated contact information in writing.

20. INTEGRATION; ORDER OF PRECEDENCE

The Contract constitutes the parties' agreement regarding its subject matter and supersedes prior oral or written discussions relating to that transaction. Unless expressly stated otherwise, the order of precedence is: (1) a signed agreement or amendment; (2) Seller's written order acknowledgment or statement of work; (3) Seller's quotation or proposal; (4) these Terms and Conditions; and (5) Buyer's purchase order solely for administrative details that do not conflict with the foregoing documents.

21. GOVERNING LAW; VENUE; LIMITATIONS

Unless a different governing-law provision is expressly agreed in writing or required by applicable public-procurement law, the governing law and venue will depend on the Seller identified in the Contract. If Seller is Federal Signal Corporation, the Contract shall be governed by the laws of the State of Illinois, without regard to conflict-of-law principles, and venue shall lie in the state or federal courts located in Cook County or DuPage County, Illinois. If Seller is OmniWarn LLC, the Contract shall be governed by the laws of the State of Oklahoma, without regard to conflict-of-law principles, and venue shall lie in a state or federal court of competent jurisdiction located in the county of OmniWarn LLC's principal place of business. To the extent permitted by law, any action by Buyer for breach of the Contract must be commenced within one (1) year after the claim accrues.

22. U.N. CONVENTION

The United Nations Convention on Contracts for the International Sale of Goods does not apply to the Contract.

23. FEDERAL SIGNAL MANUFACTURER WARRANTY SUPPLEMENT (WHEN APPLICABLE)

When the Goods include Federal Signal products, the following is a customer-facing summary of the Federal Signal limited warranty information supplied with these Terms and Conditions. It is included for convenience only. The current Federal Signal warranty, product schedule, end-user license agreement, and any product-specific warranty accompanying the Goods control in the event of any conflict or later revision.

General Federal Signal Warranty Principles

- Federal Signal warrants new products against defects in material and workmanship under normal and proper use, care, maintenance, and required service, subject to the applicable product schedule and exclusions.
- Products not manufactured by Federal Signal carry only the warranty provided by the original manufacturer.
- Domes, lenses, lamps, and batteries installed on Federal Signal products are specifically excluded from the Federal Signal limited warranty.
- Warranty coverage does not apply to neglect, abuse, misuse, improper installation, inadequate maintenance, unauthorized modification or repair, non-approved software or replacement parts, normal wear and tear, or Buyer/end-user supplied materials or specifications, as further described in the Manufacturer warranty.
- Federal Signal may repair, replace, or refund the purchase price of a defective covered product or part at its option. Unless otherwise stated, return-to-factory warranty coverage does not include travel, specialized access equipment, field removal, or field reinstallation labor.
- Repair or replacement does not restart the original warranty term; the repaired/replaced item generally remains covered for the unexpired term or ninety (90) days, whichever is later.

Federal Signal Systems Division – Warranty Schedule

Product / Product Family	Warranty Period / Notes
Mechanical Sirens	5 years parts and labor from date of delivery; return to factory for service.
MOD Series / DSA Series Electronic Sirens	2 years parts and labor from date of delivery; return to factory for service.
SS2000+, FC Series, DC Series, UltraVoice Series Controllers	2 years parts and labor from date of delivery; return to factory for service.
Speakers, Informers, IP Speakers, 100 W Speakers	1 year parts and labor from date of delivery; return to factory for service.
ECHO Intercoms	5 years parts and labor from date of delivery; return to factory for service.
OEM Products (PC equipment, field devices, batteries, UPS systems, base stations, solar equipment)	Original manufacturer's warranty applies.
PAGA	18 months from shipment or 12 months from commissioning/system field acceptance, whichever is sooner; parts and labor, return to factory for service.
Commander / CommanderOne Software	Covered under the applicable Federal Signal end-user license agreement; extended warranties and software maintenance agreements may be available.

Additional Federal Signal Systems Division notes: On-site services are not included in the standard return-to-factory warranty. Domes, lenses, lamps, and batteries installed on Federal Signal products are specifically excluded. When Federal Signal has provided a turnkey installation including optimization and/or commissioning, the supplied warranty document states that Federal Signal will provide on-site warranty service during the first sixty (60) days after completion of installation.

Other product divisions. Federal Signal products outside the Systems Division may carry different warranty periods. The Manufacturer's warranty in effect for the specific product at the time of sale controls.

ACKNOWLEDGMENT

Buyer's issuance of a purchase order, execution of a quotation or proposal, acceptance of delivery, authorization to proceed, or payment of an invoice constitutes acceptance of these Terms and Conditions with the Seller identified in the applicable Contract, to the extent permitted by applicable law, unless the parties have executed a separate written agreement that expressly supersedes them.

MEMORANDUM

SUBJECT: Proposed Revisions to the Parkland Dedication Ordinance – Chapter 100, Section 100-53

Purpose

The purpose of this memorandum is to provide an overview of the proposed revisions to the City's Parkland Dedication Ordinance and explain how the updated requirements would apply to future residential development.

The proposed ordinance is intended to ensure that as Castroville continues to grow, new residential development contributes to the City's parkland and recreational needs. The revisions establish clearer requirements for parkland dedication, provide flexibility for developers to contribute land or monetary payments, and strengthen the City's ability to ensure that dedicated parkland is functional, accessible, and beneficial to the community.

1. Parkland Dedication Requirements

The proposed ordinance establishes a parkland dedication requirement of **one (1) acre for every 100 dwelling units**.

This requirement would apply to residential subdivisions, including single-family homes, multifamily developments, townhomes, condominiums, and manufactured home communities.

The required acreage would be calculated based on the total number of proposed dwelling units, with no rounding to the nearest whole or half acre.

For example:

Number of Dwelling Units	Required Parkland
50 units	0.50 acre
75 units	0.75 acre
100 units	1.00 acre
150 units	1.50 acres
200 units	2.00 acres

2. Minimum Parkland Dedication

The proposed ordinance establishes a **minimum acceptable land dedication of one-half (0.5) acre**.

This requirement is intended to prevent the City from accepting small, scattered parcels that may be difficult to maintain or provide limited recreational value.

For developments where the calculated parkland requirement is less than 0.5 acre, the developer would be required to pay a fee-in-lieu rather than dedicate land.

For developments requiring 0.5 acre or more, land dedication may be considered, provided the proposed property meets the City's standards.

Meeting the minimum acreage requirement does not automatically require the City to accept the proposed land.

3. Fee-in-Lieu of Parkland Dedication (FILO)

A fee-in-lieu allows a developer to provide a monetary payment instead of dedicating land.

Under the proposed ordinance, FILO would be mandatory when the calculated parkland requirement is less than 0.5 acre.

For larger developments, the City may authorize FILO when the proposed parkland does not meet City standards, a suitable location is unavailable, or a monetary contribution would better serve the City's recreational needs under the conditions established in the ordinance.

Calculation of FILO

The proposed ordinance requires FILO payments to be calculated using the fair market value of the property at the time the plat application is submitted.

The developer would be responsible for obtaining and paying for an independent appraisal prepared by a Texas-licensed or certified real estate appraiser. The City would review and accept the appraisal before determining the required payment.

The calculation would be:

FILO = Required Parkland Acreage Not Dedicated × Appraised Fair Market Value per Acre

For example, if a development requires 0.40 acre of parkland and the appraised value is $60,000 per acre, the required FILO payment would be $24,000.

This approach allows the payment to reflect the current market value of the land rather than relying on a fixed fee that may not reflect actual property values.

4. Partial Parkland Dedication

The ordinance also allows a combination of land dedication and FILO, commonly referred to as a hybrid approach.

This would provide flexibility when a development has suitable land for a park but dedicating the entire required acreage may not be the best option.

For example, a development containing 125 dwelling units would be required to provide 1.25 acres of parkland.

The City could authorize the developer to:

- Dedicate the full 1.25 acres, provided the land meets City standards;
- Pay FILO for the full 1.25 acres, if authorized under the ordinance; or
- Dedicate 0.5 acre of acceptable parkland and pay FILO for the remaining 0.75 acre.

Any partial land dedication must be at least 0.5 acre, and the City would retain the authority to determine whether the proposed dedication is appropriate.

5. Parkland Quality and Usability

The proposed ordinance establishes minimum standards for the quality and usability of land offered for dedication.

At least **50% of the dedicated parkland must consist of usable and buildable land** suitable for recreational purposes.

The City would evaluate proposed parkland based on its size, configuration, accessibility, recreational potential, and consistency with adopted planning documents.

Land consisting primarily of drainage facilities, detention areas, floodplains, utility easements, or other constrained areas generally would not count toward the required dedication unless the City determines that the land is specifically designed to provide meaningful recreational opportunities.

These requirements are intended to ensure that the City receives parkland that can reasonably be developed or used for recreational purposes rather than simply accepting leftover or otherwise unusable property.

6. Recreational Amenities and Maintenance

The proposed ordinance identifies recreational amenities that may be considered as part of parkland improvements, including playgrounds, walking trails, shade structures, sports courts, sports fields, picnic areas, dog parks, and public gathering spaces.

Parkland and recreational improvements may be publicly owned or privately maintained through a homeowners' association, subject to City approval.

Where an HOA is responsible for maintenance, recorded agreements would be required to establish ownership, maintenance responsibilities, public accessibility requirements where applicable, and long-term enforcement provisions.

Private amenities such as swimming pools, clubhouses, and gated recreational facilities would not qualify as public parkland dedication.

7. Use of Fee-in-Lieu Funds

All FILO payments would be deposited into the City's dedicated parkland fund.

These funds could be used for:

- Acquisition of additional parkland;
- Development or rehabilitation of existing parks;
- Recreational amenities and trail improvements; and
- Capital improvements to existing park facilities.

The funds could not be used for routine maintenance, staffing, vehicles, or unrelated operational expenses.

This ensures that money collected through residential development is directed toward improving the City's parkland and recreational facilities.

8. Role of the Parks Director and Parks and Recreation Advisory Board

The proposed ordinance establishes a more defined role for the Parks Director in the parkland dedication review process.

The Parks Director would participate in reviewing proposed land dedications, requests for FILO, and proposed recreational improvements.

The Director would evaluate whether proposed dedications are consistent with the City's Parks Master Plan, Comprehensive Plan, Active Transportation Plan, and applicable development standards.

The Parks Director would also provide written recommendations during the review process and maintain an updated list of recommended recreational amenities.

The Parks and Recreation Advisory Board would be responsible for reviewing and recommending updates to the Parks Master Plan on a regular basis.

Maintaining an updated Parks Master Plan is particularly important because it provides guidance on where future parks are needed, what recreational improvements should be prioritized, and whether accepting land or collecting FILO would better serve the community.

Final approval authority would remain with the appropriate City body under the ordinance.

9. Exemptions

The proposed ordinance provides exemptions for certain administrative plat applications that do not increase the number of residential lots, dwelling units, or residential density.

Developers may also request a partial or full exemption when they can demonstrate that a proposed development would have limited impacts on existing parks or recreational infrastructure.

These requests would be considered by City Council on a case-by-case basis.

10. Overall Intent of the Proposed Ordinance

The proposed revisions are intended to provide a more consistent and practical approach to parkland dedication as Castroville continues to grow.

Rather than requiring the City to accept land that may not meet its long-term recreational needs, the ordinance provides a process for evaluating whether land dedication, FILO, or a combination of both would provide the greatest benefit to the community.

The ordinance also places greater emphasis on the quality and usability of dedicated parkland, ensures that monetary contributions are based on current appraised property values, and establishes a more formal role for the Parks Director in reviewing proposed dedications.

Ultimately, the intent is to ensure that new residential development contributes to parks and recreational improvements that will benefit both existing and future residents.

Next Steps

Following the Parks Board's review and any additional recommendations, staff anticipates presenting the proposed ordinance to City Council for consideration in early 2027.

The proposed ordinance will also be subject to legal review before final consideration by City Council.

Sec. 100-53. – Parkland dedication.

(a) All residential subdivision applications and requests for plat approval submitted to the city, including property being platted within the city's extraterritorial jurisdiction, shall show the area proposed for parkland dedication or identify any request for payment of cash in lieu of dedication. All properties subdivided for residential use, including but not limited to single-family residences, multifamily housing, condominiums, townhomes, and manufactured home communities, shall comply with the requirements of this section.

(b) Residential developments shall provide parkland dedication in accordance with the methodology adopted by the City Council.

The required dedication shall be calculated as follows:

Required Parkland Dedication (acres) = Number of proposed dwelling units ÷ 100. The dedication ratio shall be one (1) acre per one hundred (100) dwelling units. Fractional acreage shall be retained in the calculation and shall not be rounded to the nearest whole or half acre. The minimum acceptable land dedication, including any partial dedication, shall be one-half (0.5) acre of contiguous, functional parkland. If the calculated requirement is less than one-half (0.5) acre, the subdivider shall pay a fee-in-lieu for the entire required acreage; dedication of a smaller tract shall not satisfy the requirement.

Dedicated parkland shall be consistent with the City's Parks Master Plan, Comprehensive Plan, Active Transportation Plan, and other adopted planning documents.

(c) Parkland dedicated pursuant to this section shall:

(1) Be suitable for active or passive recreational use;
(2) Be contiguous and functional in size and configuration;
(3) Have access from a public street or approved public access easement;
(4) Be connected to sidewalks, trails, or pedestrian facilities where feasible;
(5) Not consist primarily of leftover tracts, fragmented parcels, or constrained areas.

(d) At least fifty percent (50%) of all dedicated parkland shall consist of usable and buildable land suitable for recreational purposes. Areas consisting primarily of drainage facilities, detention areas, floodplain, utility easements, or other constrained land shall not count toward the required dedication unless the city determines such areas are intentionally designed for recreational use and provide meaningful recreational value.

(e) The city shall have the right to reject any proposed parkland dedication. The city may require revisions to the location, configuration, access, or usability of proposed parkland prior to plat approval.

(f) Parkland dedication shall be reflected on the final plat. Parkland dedication by separate instrument shall not be accepted.

(g) Recreational amenities may include trails, playgrounds, shade structures, open-air pavilions, sports courts or fields, dog parks, pocket parks, public gathering spaces, or similar community-serving improvements.

(h) Parkland and recreational improvements may be publicly owned or privately maintained through a homeowners' association, subject to city approval. Where parkland or recreational improvements remain under private ownership:

(1) Maintenance obligations shall be established through recorded covenants or maintenance agreements approved by the city;
(2) The city may require public accessibility for certain trails, parks, or open space improvements;

(3) Private amenity centers, pools, clubhouses, or gated facilities shall not be considered public parkland dedication.
(4) Where parkland or recreational improvements are proposed to be owned or maintained by a homeowners' association, the subdivider shall provide recorded covenants, maintenance agreements, or other legal instruments acceptable to the city establishing:

a. Ownership and maintenance responsibilities;
b. Public accessibility requirements, where applicable;
c. Enforcement mechanisms; and
d. Procedures for long-term maintenance and operation.

Such documents shall be reviewed and approved by the city attorney prior to final plat approval and recorded concurrently with the final plat.

(i) The following plat applications shall be exempt from the parkland dedication requirements of this section, provided the application does not increase the number of residential lots, dwelling units, or residential density:

(1) Amending plats;
(2) Correcting plats;
(3) Minor plats eligible for administrative approval;
(4) Replats eligible for administrative approval; and
(5) Other plats approved administratively by the city administrator or the city administrator's designee pursuant to this chapter.

(j) A subdivider may request a partial or full exemption from the requirements of this section for developments demonstrating limited impact on existing park facilities or recreational infrastructure. Exemption requests shall be considered by city council on a case-by-case basis.

(k) Exemption applications shall be submitted to the city in a form established by the city administrator.

(l) Cash payment in lieu of dedication.

(1) Payment of a fee-in-lieu of parkland dedication shall be mandatory whenever the calculated parkland dedication requirement is less than one-half (0.5) acre. Where the calculated requirement is one-half (0.5) acre or greater, the city may authorize full fee-in-lieu or a combination of land dedication and fee-in-lieu under the conditions below. Any land accepted as part of a combined dedication shall be at least one-half (0.5) acre and shall satisfy all parkland standards in this section. The city is not required to accept land solely because it meets the minimum acreage. For dedication requirements of one-half (0.5) acre or more, the city may authorize a cash payment in lieu of parkland dedication when:

a. The subdivision contains less than five (5) gross acres;
b. The proposed parkland does not meet city standards;
c. The city determines there is no feasible location within the development for functional parkland; or
d. A partial dedication of at least one-half (0.5) acre combined with fee-in-lieu for the remaining required acreage is determined to better serve the public interest.

(2) Cash payments in lieu of parkland dedication shall be calculated using the fair market value per acre of the property established by an independent appraisal reflecting the value of the land at the time the plat application is submitted. The subdivider shall obtain and pay for the appraisal, prepared by a Texas state-certified or licensed real estate appraiser, and submit it to the city for review and acceptance. Fee-in-lieu = (required parkland acreage minus acreage of land dedication accepted by the city) × appraised fair market value per acre. The acreage balance shall be calculated without rounding to the nearest whole or half acre.

Where the total required acreage is less than one-half (0.5) acre, no land dedication credit shall be applied and fee-in-lieu shall be paid for the full calculated acreage. The required payment shall be made prior to final plat approval unless otherwise authorized by the City Council.

(3) Cash paid in lieu of parkland dedication shall be deposited into the city's parkland fund and may be used only for:

a. Acquisition of parkland;
b. Development or rehabilitation of parkland;
c. Recreational amenities and trail improvements; or
d. Capital improvements to existing park facilities.

(4) Parkland fund monies shall not be used for routine maintenance, staffing, vehicles, or unrelated operational expenses.

(m) The Parks Director shall participate in the city review of proposed parkland dedication, requests for fee-in-lieu, and proposed recreational improvements. The Parks Director shall evaluate consistency with the Parks Master Plan, Comprehensive Plan, Active Transportation Plan, and adopted city standards, and provide a written recommendation to city staff, the Planning and Zoning Commission, and City Council, as applicable. The Parks Director shall maintain and periodically update a list of recommended recreational amenities for use in reviewing proposed improvements. The Parks and Recreation Advisory Board shall review and recommend updates to the Parks Master Plan on a regular basis so that the plan remains a useful guide for dedication and improvement decisions. Final approval authority shall remain with the city body otherwise authorized under this chapter.

Recommended Definitions for Section 100-2

1. Recreational Amenities: Facilities or improvements intended to support active or passive recreational activities, including but not limited to trails, playgrounds, shade structures, sports courts, sports fields, open-air pavilions, public gathering spaces, dog parks, picnic areas, or similar community-serving improvements, as approved by the City.

2. Fee-in-Lieu (FILO): A monetary payment made by a subdivider in place of all or a portion of the required parkland dedication, calculated using the fair market value of the land as established by an independent appraisal at the time of plat application. Payment of a fee-in-lieu shall be mandatory when the calculated parkland dedication requirement is less than one-half (0.5) acre. For developments requiring one-half (0.5) acre or more, a fee-in-lieu may be authorized by the City in accordance with Section 100-53.

3. Public Accessibility: The ability of the general public to access and utilize parkland, trails, or recreational improvements in accordance with requirements established by the City, including any applicable access easements, maintenance agreements, or other approved restrictions.

4. Constrained Land: Land significantly limited in its suitability for recreational use due to floodplain conditions, detention facilities, drainage channels, utility easements, steep slopes, required buffers, or similar physical or environmental limitations. Such land shall not count toward required parkland dedication unless the City determines that it is intentionally designed for recreational use and provides meaningful recreational value.

5. Parkland Fund: A dedicated municipal fund established for the collection and expenditure of fees paid in lieu of parkland dedication. Funds shall be used exclusively for the acquisition, development, rehabilitation, or capital improvement of public parkland, recreational facilities, and associated amenities, as authorized by Section 100-53.

6. Partial Parkland Dedication: A method of satisfying parkland dedication requirements through a combination of land dedication and a fee-in-lieu payment. The portion of land dedicated shall consist of no less than one-half (0.5) acre and shall meet all applicable City standards for location, usability, accessibility, and configuration. Any remaining required acreage shall be satisfied through a fee-in-lieu payment, subject to City approval.

7. Fair Market Value: The current market value of the property proposed for subdivision, expressed on a per-acre basis, as determined by an independent appraisal prepared by a Texas-licensed or certified real estate appraiser at the time of plat application. The appraisal shall be obtained and paid for by the subdivider and shall be subject to review and acceptance by the City for purposes of calculating the required fee-in-lieu payment.

8. Usable Parkland: Land suitable for active or passive recreational activities that is functional in size, configuration, accessibility, and physical condition. Usable parkland shall provide meaningful recreational opportunities and shall not consist primarily of drainage facilities, detention areas, floodplain, utility easements, or other constrained land unless such areas are specifically designed and approved by the City for recreational use. At least sixty-five percent (65%) of any required parkland dedication shall consist of usable and buildable land suitable for recreational purposes.

City of Castroville Parks & Recreation Department

Monthly Report: October & November 2026

1. Department Overview & Updates

- Community Center Opening & Programming:
  - The Community Center is open and will begin taking reservations soon!
  - The Parks & Recreation Administrative staff has not moved into the building yet due to install delays of Firewall & Switches.
  - USDA did a walkthrough of the building with City Staff, Architect, and Contractor. Overall, the walkthrough went great, and USDA was very pleased with the building. There are still some tasks that the OAC team need to complete, but we received great feedback.
  - Future programming, now that the building is complete and the Swimming Pool has a dedicated office & workspace, we plan to program the pool & multi-purpose room for the 2027 season.
    - Staff also plans to work with the Library to coordinate programs & events.
  - Ribbon cutting & community event: staff is beginning to plan a ribbon cutting event for mid-December.
- Pool Shower/Restroom Building:
  - Framing is complete, roofing is complete, and the plumbing is almost done.
  - Substantial completion and owner move in is scheduled for December 2026.
- Lion's Park Grant Update:
  - No update.
- September Square Entrance:
  - The memorial benches, and plaques have been installed and look great!
  - A ceremony will be held at a later date & time and will be shared with the Board & City Council.

2. Future Priorities & Projects

- Tree Replacement
  - Regional Park
  - Garden of Roots
  - Lions Park

3. Reservation Report October 2026

Facility	Bookings
Regional Park- Volleyball Courts	1
Regional Park- Soccer Fields	25
Regional Park- Amphitheater	0
Regional Park- Area Rentals	4
Regional Park- Pavilion Rentals	7
Regional Park Table Rentals	6
City Pool- Parties	0
RV Park Bookings	62
Regional Park- Tent Camping	3

4. Work Orders & Repairs October 2026

Department	Problem Code	# of Work Orders
Parks: Total =75	007: City Parks Maintenance	0
	500: City Parks Maintenance	4
	501: City bldg. Maintenance	0
	505: Equipment Repairs & Maintenance	3
	510: Regional Park Maintenance	10
	515: RV Park Maintenance	1
	520: Swimming Pool Maintenance	0
	530: Lions Park Maintenance	22
	535: Splash Pad Maintenance	0
	599: Misc. Facilities & Parks	24
	801: Weeds/Overgrown Brush	2
	802: Mowing & Weed Eating	6
	806: Tree Issue (Trim & Clear)	2
	819: Misc Streets	0
	978: Vehicle & Equipment Maintenance	1
Facilities: Total= 22	500: City Parks Maintenance	0
	501: City Bldg. Maintenance	15
	506: Flags	0
	515: RV Park Maintenance	1
	520: Swimming Pool Maintenance	3
	599: Misc. Facilities & Parks	3
TOTAL= 94		

5. Reservation Report November 2026

Facility	Bookings
Regional Park- Volleyball Courts	1
Regional Park- Soccer Fields	27
Regional Park- Amphitheater	1
Regional Park- Area Rentals	1
Regional Park- Pavilion Rentals	6
Regional Park Table Rentals	2
City Pool- Parties	0
RV Park Bookings	52
Regional Park- Tent Camping	4

6. Work Orders & Repairs November 2026

Department	Problem Code	# of Work Orders
Parks: Total =48	007: City Parks Maintenance	0
	500: City Parks Maintenance	2
	501: City bldg. Maintenance	4
	505: Equipment Repairs & Maintenance	2
	510: Regional Park Maintenance	3
	515: RV Park Maintenance	1
	520: Swimming Pool Maintenance	2
	530: Lions Park Maintenance	20
	535: Splash Pad Maintenance	0
	599: Misc. Facilities & Parks	4
	801: Weeds/Overgrown Brush	2
	802: Mowing & Weed Eating	6
	806: Tree Issue (Trim & Clear)	0
	819: Misc Streets	0
	978: Vehicle & Equipment Maintenance	2
Facilities: Total= 18	500: City Parks Maintenance	2
	501: City Bldg. Maintenance	4
	506: Flags	0
	515: RV Park Maintenance	1
	520: Swimming Pool Maintenance	7
	599: Misc. Facilities & Parks	4
TOTAL= 66		





