



**CITY OF CASTROVILLE CITY COUNCIL
REGULAR CALLED MEETING
1209 FIORELLA
TUESDAY
September 28, 2021
5:00 P.M.**

The City Council of the City of Castroville will meet in the Regular Called Meeting beginning at 5:00 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. Pledge of Allegiance

IV. Invocation

V. Citizen Comments

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

VI. Consent Agenda

- a. Minutes for September 14, 2021 Regular Called Council Meeting.
- b. TxDOT RAMP Grant Resolution.
- c. Amendment to the Comprehensive Fee Schedule.

VII. Public Hearing on the designation of Reinvestment Zone Number One (TIRZ#1), City of Castroville, Texas, located in the eastern portion of the city, north of and along Highway 90 adjacent to Walmart 1151Hwy 90 East, also known as Alsatian Oaks Development.

VIII. Executive Session:

The City Council will meet in Closed Session under provisions of the Texas Government Code, Section 551.071 (entitled "Consultation with Attorney") and Section 551.085 (entitled "Deliberation regarding Economic Development Negotiations").

- a. Alsatian Oaks Development
- b. Victory Lane Development Agreement
- c. Creation of Economic Development Corporation.

- IX. Reconvene in open session.
- X. Consider possible action or give direction on items legally discussed in Executive Session.
- XI. Consider and take appropriate action on approval of an Ordinance designating approximately 417.848+/- Acres located in the eastern area of the City as Tax Reinvestment Zone Number One, City of Castroville, Texas; Providing for an effective date and a termination date for the Zone; and addressing other matters in connection therewith.
- XII. Consider and take appropriate action on approval of an Ordinance authorizing the City to enter into a development agreement with Victory Lane Partners, LTD. and ordaining other matters in connection.
- XIII. Consider and take appropriate action on appointing members and adopting a Resolution approving initial membership of a Board of Directors and By-Laws for an Economic Development Corporation in the City of Castroville.
- XIV. Mayor's Report:
 - a. Upcoming Events
 - b. Budget highlights & Key Takeaways, Capital Improvements
 - c. Future Planning in force
 - d. Code Issues
 - e. Paper Street Review
 - f. Dream Flights
 - g. Outstanding Youth of Castroville
- XV. City Boards and Commissions Liaison Meetings Report by Councilmembers.
- XVI. Presentation by Castroville Downtown Development Fund on their Visions and Plans.
- XVII. Consider and possible action on a proclamation supporting the Castroville Downtown Development Fund and other people and groups who strive to improve Castroville through revitalization efforts and investments in our future.
- XVIII. Consider and take appropriate action on awarding a contract for the Alsatian Water Plant Improvements not to exceed \$2,842,000.00.
- XIX. Consider and take appropriate action on awarding a bid for the construction of a new Hangar at Castroville.
- XX. Consider and take appropriate action on adopting an Ordinance authorizing issuance of \$1,180,000 City of Castroville, Texas Airport System Revenue Improvement Bonds, Series 2021 for the purpose of improving and extending the City's Airport System; making provisions for the security thereof; awarding sale of the bonds to the United States of America, acting through the United States of America Department of Agriculture, Rural Housing Service, and ordaining other matters relating to the subject.
- XXI. Presentation from SAMCO, City Financial Advisor, on new I & S tax rate and debt issuance process including options for amounts the city can borrow and when.

XXII. Presentation and review of Utility Rate Study update prepared by Schneider Engineering.

XXIII. Staff Reports:

- a. Airport – No Report
- b. Community Development – Permit count, Projects in Progress, and Board and Commissions Meetings.
- a. Code Enforcement – Open and Closed cases, and Enforcement Procedures.
- b. Finance – updates on Sales Tax, ADP, Revenue summary – General Fund-August 2021), Property Taxes and Accounts Payable Monthly Distribution.
- c. Library – End of Summer Party, Workshops, Members Statistics, and material circulation report.
- d. Parks – Revenue Report, Special Events, and Project updates.
- e. Streets – Drainage repairs, street repairs, Pending projects.
- f. Police Department – Grants, Emergency Management, Community Happenings, Training, and May 2021 Stats.
- g. Animal Control – Monthly report.
- h. Public Works – Monthly activity report including electric, water, wastewater treatment plant, gas department and general & administration, Projects status report- Lafayette Water and Sewer Line replacement, SCADA Project, River Bluff Electric upgrades, Region L, Phase II water, Phase II eastside developments meeting with Engineer (RESPEC), Alsatian Oaks Development, Country Village Estates and Inspection Reports from Engineers.

XXIV. Discussion on future agenda items.

XXV. 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.

The City Council of the City of Castroville reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act.

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, Castroville, Texas on September 24, 2021 before 6:30 p.m.



Debra Howe
City Secretary