

City of Alpine
REGULAR CITY COUNCIL MEETING
Tuesday, August 6, 2024 – 4:00 PM
Minutes

1. **WORKSHOP MEETING - 4:00 P.M.**

Mayor Catherine Eaves called the workshop meeting to order at 4:00 P.M.

City Council Members Present:

Councilor Eva Olivas
Councilor Darin Nance
Councilor Rick Stephens
Mayor Catherine Eaves

City Staff and Stakeholders Present:

Megan Antrim, City Manager
Geoffrey R. Calderon, City Secretary

Not Present:

Councilor Reagan Stone
Councilor Lucy Escovedo

Others Present: None.

- A. Workshop discussion and presentaiton to discuss retirement for city employees.

Anthony Mills, Texas Municipal Retirement System, presented to the City Council.

2. **CALL TO ORDER - REGULAR MEETING - 5:30 P.M.**

- A. Pledge of Allegiance to the United States Flag.
B. Pledge of Allegiance to the Texas Flag.
C. Determination of a Quorum and Proof of Notice of the Meeting.

City Council Members Present:

Mayor Catherine Eaves
Councilor Reagan Stone
Councilor Eva Olivas
Councilor Darin Nance
Councilor Lucy Escovedo
Councilor Rick Stephens

City Staff and Stakeholders Present:

Megan Antrim, City Manager
Geoffrey R. Calderon, City Secretary
Alessandra Gad, City Attorney
Felipe Fierro, Police Captain
Robert Rückes, Building Official
Jessica Isley, Permit Technician
Abel Hinojos, Airport Supervisor

Not Present: None.

Others Present: Approximately 3 others.

Mayor Eaves announced that a quorum of the City Council was present at the City Council Chambers and City Secretary, Geoffrey Calderon, reported that the meeting agenda was posted by 3:00 P.M. on Friday, August 2, 2024.

3. **PUBLIC COMMENTS.**

Each person in attendance who desires to speak to the City Council on an item on the agenda shall speak during this section, or at one singular agenda item. A Public Comment Card must be filled out

and turned in to the City Secretary at least 5 minutes prior to the start time of the meeting. The Public Comment Card may be filled out at www.cityofalpine.com/councilcomments. Public comments may be made regarding agenda items only. Attendees must be physically present in order to address the City Council. Comments by proxy are not allowed. Public Comments are limited to 3 minutes per person. Unused time may not be yielded to other attendees. Please note that the City Council may only take action on items posted on the agenda. The Texas Open Meetings Act prohibits the Council from deliberating or taking action on an item not listed on the agenda. City Staff may ask commenters clarifying questions, respond with facts, and explain policy.

4. **PUBLIC HEARINGS.**

At this time, the Mayor will invite members of the public to address each item listed in this section. Comments made during this section are limited to the topic of each public hearing. Attendees must be physically present in order to address the City Council. Comments by proxy are not allowed. Public Comments are limited to 3 minutes per person. Unused time may not be yielded to other attendees. If more than one public hearing is being held, each person will be allowed to speak during each topic.

Open (5:31 P.M.)

- A. Public Hearing to obtain citizen views and comments regarding the 2025-2029 Capital Improvement Plan.

Public Comments: None.

- B. Public Hearing to obtain citizen views and comments regarding Resolution 2024-08-04, a resolution amending Appendix B: Building Service Fees; Setting the rates and fees for City Building Services for the Fiscal Year 2024-2025.

Public Comments: None.

Close (5:32 P.M.)

5. **PUBLIC PRESENTATIONS.**

- A. Presentations & Recognitions

- B. Proclamations

- i) Proclamation of National Aviation Day on August 19, 2024.

Mayor Eaves presented the proclamation to Abel Hinojos, Airport Supervisor.

- C. Community Interest Items

- i) Mayor Announcements

- ii) City Manager Announcements

iii) Council Member Announcements

6. **CHANGES TO POSTED AGENDA.**

NOTICE: *The City Council reserves the right to change the order of business at any time during the meeting. To change the order of business a motion, a second, and a majority vote is required.*

- A. **Items to be continued or withdrawn.** Items may be continued to the next City Council meeting or withdrawn from consideration during this agenda. Items to be continued or withdrawn require a motion, a second, and a majority vote.

No items were continued or withdrawn.

- B. **Items to be removed from the Consent Agenda for separate discussion.** Items may be withdrawn from the consent agenda by a simple request by the Mayor or any City Council member. *Items removed from the consent agenda* will be considered in the Items withdrawn from the consent agenda section directly after approval of the items not requiring separate discussion.

Councilor Nance requested that items E and F were removed for separate discussion.

- C. **Action items to be added to the consent agenda.** Adding action items to the consent agenda must be requested by the Mayor or any City Council member and requires a motion, a second, and a majority vote.

No items were added to the consent agenda.

- D. **Time-Sensitive Items.** The Mayor, any City Council Member, or a member of City Staff may request that time-sensitive items be considered during that section.

No time sensitive items were added to the Time Sensitive Items portion of the meeting.

7. **CONSENT AGENDA.**

- A. Approval of July 16, 2024 Regular Meeting Minutes. (G. Calderon, City Secretary)
- B. Approval of the appointment of Jesusita "Susie" Gonzales to the Place 2 (Hotelier) position on the Hotel Occupancy Tax Committee. (E. Olivas, City Council)
- C. Approve the excused absence of Councilor Nance from the July 16, 2024, Regular City Council Meeting. (G. Calderon, City Secretary)
- D. Approve the excused absence of Councilor Stephens from the July 16, 2024, Regular City Council Meeting. (G. Calderon, City Secretary)
- E. Approve Resolution 2024-08-01, a resolution approving the renewal of the City's telecommunication and broadband contract with Big Bend Telephone. (M. Antrim, City Manager)

- F. Approve Resolution 2024-08-02, a resolution approving the Fiscal Year 2024-2025 Health Reimbursement Arrangement managed through Total Administrative Services Corporation (TASC). (M. Antrim, City Manager)
- G. Approve Resolution 2024-08-03, a resolution amending Appendix C: Animal Services Fees for Fiscal Year 2024-2025. (M. Antrim, City Manager)
- H. Approve Texas Municipal League (TML) Intergovernmental Risk Pool Cyber Liability and Data Breach Response Interlocal Agreement. (M. Antrim, City Manager)

RESOLUTION 2024-08-08: On a motion by Councilor Rick Stephens and seconded by Councilor Eva Olivas to approve the consent agenda minus items E and F, the City Council unanimously voted to adopt the motion.

8. **ITEMS REMOVED FROM THE CONSENT AGENDA.**

RESOLUTION 2024-08-09: On a motion by Councilor Darin Nance and seconded by Councilor Eva Olivas to approve Item E, the City Council unanimously voted to adopt the motion.

RESOLUTION 2024-08-10: On a motion by Councilor Rick Stephens and seconded by Councilor Darin Nance to approve Item F, the City Council unanimously voted to adopt the motion.

9. **REPORTS & PRESENTATIONS.**

Presentations are limited to 6 minutes each. A bell will ring when the 6-minute timeframe has been reached. If further time is needed the presentation may be extended an additional 4 minutes at the discretion of the presiding officer. After the initial period and extension have passed, the presentation may be extended further by a motion, a second, and a majority vote of the City Council.

10. **INFORMATION OR DISCUSSION ITEMS.**

- A. Discuss the Property Tax Rate & Appraised Values/Tax Roll. (M. Antrim, City Manager)
- B. Discuss next steps for Comprehensive Plan. (R. Stephens, City Council)
- C. Discuss changes to water billing ordinances. (R. Stone, City Council)

Mayor Eaves called a short recess. (7:07 P.M.)

The meeting resumed. (7:13 P.M.)

- D. Discuss using a third party company to help manage short-term rentals in Alpine. (D. Nance, City Council)
- E. Council Agenda Setting Process - Discuss the current process for Council members to be aware of items being included in future City Council meeting agendas (R. Stephens, City Council)
- F. Home Businesses - Ensure alignment among City Council regarding two home businesses that will be pursuing home business operations in Alpine. There are a number of home businesses

in Alpine. Ordinance 2016-10-03 changed Appendix C Zoning, sections 20 and 21 to allow the use of the conditional use permit for homeowners to receive approval to operate home businesses. Exhibit "A", Schedule of Districts Section II, "R-1" delineates that home occupations are subject to approval of home occupation provisions and excludes retail sales, and retail sale or service food in any form. (R. Stephens, City Council)

- G. Discussion regarding the Fiscal Year 2024-2025 Draft Budget. (M. Antrim, City Manager)

Mayor Eaves called a short recess (8:21 P.M.)

The meeting resumed. (8:34 P.M.)

RESOLUTION 2024-08-11: On a motion by Rick Stephens and seconded by Eva Olivas to take the meeting past 9:00 P.M., the City Council unanimously adopted the motion.

11. **ACTION ITEMS.**

Action items are to be accompanied by a brief statement of facts, including where funds are coming from, if applicable. (Action items limited to 10 per meeting).

- A. Approve Order 2024-08-01, an order for a Special Election on November 5, 2024 for the purpose of submitting to the qualified voters of the City of Alpine, Texas certain proposed amendments to the existing Home Rule Charter; designating the place at which said election is to be held; making provisions for the conduct of that election and other provisions and relating to the purpose of the order; providing for conduct of the election; and providing an effective date. (Megan Antrim, City Manager)

RESOLUTION 2024-08-12: On a motion by Councilor Reagan Stone and seconded by Councilor Lucy Escovedo to approve Order 2024-08-01, the City Council unanimously voted to adopt the motion.

- B. Approve the first reading of Ordinance 2024-07-01, an ordinance authorizing the vacation, abandonment, and sale of the unimproved portion of South 5th Street lying between Lot 5, Block 1 and Lot 10, Block 2, of Ferguson's Second Addition to the City of Alpine, Brewster County, Texas to Horticultural Consulting, LLC; Authorizing the City Manager to execute a deed without warranty; Directing that funds from the sale of the city's interest be deposited in the general fund for the purpose of street improvements; Providing for terms and conditions of such thereof. (M. Antrim, City Manager)

RESOLUTION 2024-08-13: On a motion by Councilor Darin Nance and seconded by Councilor Rick Stephens to approve, the City Council unanimously opposed adoption of the motion.

- C. Approve the first reading of Ordinance 2024-08-01, an ordinance amending Appendix C – Zoning to the Alpine Code of Ordinances; Amending Appendix C – Zoning to remove the provision that provides the ability for the City Council or the Planning & Zoning Commission to initiate a spot zoning, or non-contiguous, zoning designation, with exceptions; amending the application fee from \$250 to \$350. (M. Antrim, City Manager)

RESOLUTION 2024-08-14: On a motion by Councilor Reagan Stone and seconded by Councilor Rick Stephens to approve the first reading of Ordinance 2024-08-01, the City Council unanimously adopted the motion.

- D. Approve the first reading of Ordinance 2024-08-02, an ordinance memorializing the city ward designations for properties annexed into the city limits of Alpine; Providing findings of fact, repealer, severability, effective date, proper notice, and hearing clauses. (M. Antrim, City Manager)

RESOLUTION 2024-08-15: On a motion by Councilor Darin Nance and seconded by Councilor Rick Stephens to approve, the City Council unanimously adopted the motion.

- E. Approve Resolution 2024-08-04, a resolution of the City Council amending Appendix B: Building Service Fees; Setting the rates and fees for City Building Services for the Fiscal Year 2024-2025. (M. Antrim, City Manager)

RESOLUTION 2024-08-16: On a motion by Councilor Reagan Stone and seconded by Councilor Eva Olivas to approve Resolution 2024-08-04, the City Council unanimously adopted the motion.

- F. Approve Resolution 2024-08-05, a resolution allocating expenditure of \$39,250 from the Hotel Occupancy Tax fund for Post Oak Preservation Solutions, LLC to conduct a study that results submittal by Post Oak for in a National Register of Historic Places and establishment of a Downtown Historic District that is recognized at the Federal and State level, and submittal by Post Oak for a National Register of Historic Places for Kokernot Baseball Field that recognized at a Federal and State so that business owners can apply for and receive Federal and State grant funding without action by the City of Alpine. Further that Post Oak Preservation Solutions will work closely with Historic Alpine at no cost to the City of Alpine other than the expenditure of the HOT funds, so that building owners and the City are aligned in the outcome. (R. Stephens, City Council)

RESOLUTION 2024-08-17: On a motion by Councilor Rick Stephens and seconded by Councilor Lucy Escovedo to approve Resolution 2024-08-05, the City Council unanimously adopted the motion.

- G. Approve Resolution 2024-08-06, a resolution approving the Fiscal Year 2025-2029 Capital Improvement Plan. (M. Antrim, City Manager)

RESOLUTION 2024-08-18: On a motion by Councilor Darin Nance and seconded by Councilor Eva Olivas to approve Resolution 2024-08-06 as presented, the City Council unanimously adopted the motion.

- H. Approve Resolution 2024-08-07, a resolution requesting support from state representatives and the Texas Legislature to pass a bill authorizing the City to transition from May General Elections to November General Elections. (R. Stone, City Council)

RESOLUTION 2024-08-19: On a motion by Councilor Reagan Stone and seconded by Councilor Lucy Escovedo to approve Resolution 2024-08-07, the motion Failed 2 to 3 with Councilor Eva Olivas, Councilor Darin Nance, Councilor Rick Stephens voting against.

12. **EXECUTIVE REPORTS.**

Executive reports are limited to 10 minutes each.

City Mayor Report

City Manager Report

- i) Update on Water Infrastructure
- ii) Update on Wastewater Infrastructure
- iii) Update on Street Infrastructure
- iv) Update on Employee Compensation Plan and Actions

13. **CITY COUNCIL MEMBER COMMENTS.**

RESOLUTION 2024-08-20: On a motion by Councilor Rick Stephens and seconded by Councilor Eva Olivas to adjourn into executive session, the City Council unanimously adopted the motion. **(9:36 P.M.)**

14. **EXECUTIVE SESSION.**

NOTICE: *The City Council reserves the right to reconvene, recess, realign, change the order of business, or adjourn into Executive Session at any time during the course of the meeting prior to adjournment, to discuss any item listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.087 (development).*

- A. Discuss the possible sale and/or acquisition of property for long-term overall city goals and planning, including city owned structures. (M. Antrim, City Manager)

15. **ACTION AFTER EXECUTIVE SESSION.**

RESOLUTION 2024-08-21: On a motion by Councilor Rick Stephens and seconded by Councilor Reagan Stone to close executive session and move into general session, the City Council unanimously adopted the motion. **(10:24 P.M.)**

- A. Action, if any, concerning any of the items listed in executive session. (M. Antrim, City Manager)

RESOLUTION 2024-08-22: On a motion by Councilor Rick Stephens and seconded by Councilor Lucy Escovedo to take no action, the City Council unanimously adopted the motion.

16. **ADJOURN.**

Being no further business, the meeting adjourned. (10:25 P.M.)

APPROVED:

ATTEST:

Catherine Eaves, *Mayor*

Geoffrey R. Calderon, TRMC
City Secretary & Chief Governance Officer

CERTIFICATION

I, Geoffrey R. Calderon, do hereby certify that this notice was posted at City Hall, in a convenient and readily accessible place to the general public, and on the City website at www.cityofalpine.com/agenda pursuant to Section 551.043, Texas Government Code. The said notice was posted by 3:00 P.M. on Friday, August 2, 2024, and remained so posted for at least 72 hours preceding the scheduled time of the said meeting.

WITNESS MY HAND AND SEAL

this 2nd day of August, 2024



Geoffrey R. Calderon, TRMC
City Secretary & Chief Governance Officer

