

City of Alpine
REGULAR CITY COUNCIL MEETING
Tuesday, September 3, 2024 – 5:30 PM
Minutes

1. **CALL TO ORDER.**

- 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 Darin Nance
Councilor Lucy Escovedo
Councilor Rick Stephens
Councilor Eva Martinez

City Staff and Stakeholders Present:

Megan Antrim, City Manager
Geoffrey R. Calderon, City Secretary
Alessandra Gad, City Attorney
Darrell Losoya, Chief of Police
Abel Hinojos, Airport Supervisor

Not Present: None

Others Present: Approximately 4 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 2:00 P.M. on August 30, 2024.

2. **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.

3. **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 (5:32 P.M.)

- A. Public Hearing to obtain citizen views and comments regarding Replat 2024-09-01, a replat application to allow the applicant, Sara Bow, to remove internal lot lines and reflect updated ownership of a city alley that was purchased by the applicant. The subject property is located at the corner of North 4th Street and East Avenue E and is legally described as Lots 6, 7, and 8, along with a 15.67 foot wide strip of vacated alley lying adjacent to and East of said lots, all out of Block 3, Original Townsite of Alpine, as shown in subdivision plat on file in Volume 2, Page 97, Deed Records of Brewster County, Texas. The Property ID of the subject property is 11805. The current zoning classification of the property is C-2 Business District. If the replat is approved the zoning classification will remain C-2 Business District.

Public Comments: None.

- B. Public Hearing to obtain citizen views and and comments regarding Special Use Permit 2024-08-01, a special use permit allowing the applicant, Michelle Minto to obtain a Retail Dealer's On-Premise license/permit through the Texas Alcoholic Beverage Commission for alcohol sales at the subject property, Bock Burger. The subject property is located 603 E. Ave E. The property owner of record is Sandra Baeza. The Parcel ID of the subject property is 10628.

Public Comments: Michelle Minto, Ward 5.

- C. Public Hearing to obtain citizen views and comments regarding the first reading of Ordinance 2024-09-04, an ordinance making appropriations for the support of the City of Alpine, Texas for the Fiscal Year beginning October 1, 2024 and ending September 30, 2025; Appropriating money to a sinking fund to pay interest and principal on the City's indebtedness; Adopting the annual budget of the City of Alpine, Texas for the Fiscal Year 2024-2025.

Public Comments: None.

Close (5:35 P.M.)

4. **PUBLIC PRESENTATIONS.**

- A. Presentations & Recognitions
- B. Proclamations
- i) Building and Code Staff Appreciation Day - September 1, 2024
- C. Community Interest Items
- i) Mayor Announcements
- ii) City Manager Announcements
- iii) Council Member Announcements

5. **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.
- 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 item B be removed from the consent agenda.

- 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.
- 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.

6. **CONSENT AGENDA.**

- A. Approval of August 20, 2024 Regular Meeting Minutes. (G. Calderon, City Secretary)

RESOLUTION 2024-09-03: On a motion by Councilor Lucy Escovedo and seconded by Councilor Rick Stephens to approve the minutes, the City Council unanimously voted to adopt the motion.

- B. Approval of the hangar lease rental rate increase of \$0.01 per square foot ground lease rate at the Alpine Casparis Municipal Airport. (M. Antrim, City Manager)

Item B was removed from the consent agenda for separate discussion.

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

RESOLUTION 2024-09-04: On a motion by Councilor Darin Nance and seconded by Councilor Eva Martinez to approve item B, the City Council unanimously voted to adopt the motion.

8. **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.

- A. Finance - May, June, and July Revenue and Expense Report (M. Antrim, City Manager)

9. **INFORMATION OR DISCUSSION ITEMS.**

10. **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 the first reading of Ordinance 2024-09-01, an ordinance authorizing the vacation, abandonment, and sale of .025 acres of city-owned property, being a 10 foot-wide strip out of W. Brown Ave Right-of-Way, adjacent and parallel to the Northwest line of Lot 8, Block 8, Hamilton Addition to the City of Alpine; Authorizing the City Manager to execute a deed without warranty to the applicant Li Feng Ni; 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; Providing for a severability clause; Providing for an effective date. (M. Antrim, City Manager)

RESOLUTION 2024-09-05: On a motion by Councilor Rick Stephens and seconded by Councilor Eva Martinez to approve, the City Council unanimously voted to oppose the motion and the motion failed.

- B. Approve the first reading of Ordinance 2024-09-04, an ordinance making appropriations for the support of the City of Alpine, Texas for the Fiscal Year beginning October 1, 2024 and ending September 30, 2025; Appropriating money to a sinking fund to pay interest and principal on the City's indebtedness; Adopting the annual budget of the City of Alpine, Texas for the Fiscal Year 2024-2025. (M. Antrim, City Manager)

RESOLUTION 2024-09-06: On a motion by Councilor Rick Stephens and seconded by Councilor Darin Nance to approve the motion as presented, the City Council unanimously adopted the motion.

- C. Approve Resolution 2024-09-01 a resolution continuing collaborative improvement efforts for 2024 - 2025 between the City of Alpine and the Alpine Country Club to accompany the 2016 lease. (M. Antrim, City Manager)

RESOLUTION 2024-09-07: On a motion by Councilor Rick Stephens and seconded by Councilor Eva Martinez to approve Resolution 2024-09-01, continuing collaboration improvement efforts for 2024-2025 for City of Alpine and Alpine Country Club subject to one condition: that the Alpine Country Club needs to brief the Council by October 15, 2024, the City Council unanimously adopted the motion.

- D. Approve Resolution 2024-09-02, 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 2024-09-08: On a motion by Councilor Reagan Stone and seconded by Councilor Darin Nance to approve, the City Council adopted the motion with the Council voting in the following manner:

Councilor Reagan Stone: Aye

Councilor Eva Martinez: Nay

Councilor Darin Nance: Aye

Councilor Lucy Escovedo: Aye
Councilor Rick Stephens: Nay

***Mayor Eaves called a short recess. (6:37 P.M.)
The meeting resumed. (6:44)***

- E. Approve Replat 2024-09-01, a replat application to allow the applicant, Sara Bow, to remove internal lot lines and reflect updated ownership of a city alley that was purchased by the applicant. The subject property is located at the corner of North 4th Street and East Avenue E and is legally described as Lots 6, 7, and 8, along with a 15.67 foot wide strip of vacated alley lying adjacent to and East of said lots, all out of Block 3, Original Townsite of Alpine, as shown in subdivision plat on file in Volume 2, Page 97, Deed Records of Brewster County, Texas. The Property ID of the subject property is 11805. The current zoning classification of the property is C-2 Business District. If the replat is approved the zoning classification will remain C-2 Business District. (M. Antrim, City Manager)

RESOLUTION 2024-09-09: On a motion by Councilor Rick Stephens and seconded by Councilor Reagan Stone to approve as presented, the City Council unanimously adopted the motion.

- F. Approve Special Use Permit 2024-08-01, a special use permit allowing the applicant, Michelle Minto to obtain a Retail Dealer's On-Premise license/permit through the Texas Alcoholic Beverage Commission for alcohol sales at the subject property, Bock Burger. The subject property is located 603 E. Ave E. The property owner of record is Sandra Baeza. The Parcel ID of the subject property is 10628. (M. Antrim, City Manager)

RESOLUTION 2024-09-10: On a motion by Councilor Rick Stephens and seconded by Councilor Reagan Stone to approve, the City Council unanimously adopted the motion.

- G. Approve bid proposal for repairs to Clarifier 1 and drying beds at the wastewater treatment plant to the lowest qualified bidder, Dowtech Specialty Contractors, for an estimated \$1,760,481. (M. Antrim, City Manager)

RESOLUTION 2024-09-11: On a motion by Councilor Rick Stephens and seconded by Councilor Lucy Escovedo to approve the proposal for repairs of clarifier number one and drying beds as presented, the City Council unanimously adopted the motion.

11. **EXECUTIVE REPORTS.**

Executive reports are limited to 10 minutes each.

City Mayor Report

City Manager Report

- i) Update on Water, Wastewater, and Streets Infrastructure
- ii) Update on Employee Compensation Plan and Actions
- iii) Update on Comprehensive Plan

12. **CITY COUNCIL MEMBER COMMENTS.**

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).*

RESOLUTION 2024-09-12: On a motion by Councilor Rick Stephens and seconded by Councilor Lucy Escovedo to move into executive session to discuss the Utilities Director, the City Council unanimously adopted the motion. **(7:27 P.M.)**

13. **EXECUTIVE SESSION.**

A. **Personnel Matters § 551.074, Texas Government Code**

Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; Utility Manager (M. Antrim, City Manager)

14. **ACTION AFTER EXECUTIVE SESSION.**

RESOLUTION 2024-09-13: On a motion by Councilor Rick Stephens and seconded by Councilor Reagan Stone to move into open session, the City Council unanimously adopted the motion. **(7:45 P.M.)**

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

RESOLUTION 2024-09-14: On a motion by Councilor Rick Stephens and seconded by Councilor Darin Nance to to authorize the City Manager to provide a stipend to Johnny Marquez of up to \$1,250 per month for up to 6 months to continue to fill in as the interim Utilities Director, the City Council unanimously adopted the motion.

Councilor Stone: Aye
Councilor Martinez: Aye
Councilor Nance: Aye
Councilor Escovedo: Nay
Councilor Stephens: Aye

15. **ADJOURN.**

The meeting was adjourned by Mayor Eaves. (7:47 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 2:00 P.M. on August 30, 2024, and remained so posted for at least 72 hours preceding the scheduled time of the said meeting.

WITNESS MY HAND AND SEAL
this 30th day of August, 2024



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

