

City of Alpine
REGULAR CITY COUNCIL MEETING
Tuesday, October 15, 2024 – 4:00 PM
Minutes

1. WORKSHOP MEETING - 4:00 PM

City workshops are open to the public for comments throughout the workshop meeting.

Mayor Catherine Eaves called the Workshop meeting to order at 4:00 P.M. with the following attendees present:

City Council Members Present:

Mayor Catherine Eaves
Councilor Reagan Stone *Virtually*
Councilor Darin Nance
Councilor Rick Stephens
Councilor Eva Martinez

City Staff and Stakeholders Present:

Megan Antrim, City Manager
Geoffrey R. Calderon, City Secretary *Virtually*
Johnny Marquez, Interim Utilities Director

Not Present: Councilor Lucy Escovedo

Others Present: None.

A. Water Infrastructure Discussion. (M. Antrim, City Manager)

Kirt Harle, P.E. of the City's Engineering Firm, Jacob | Martin, presented a status update to the City Council regarding improvements to the Water and Wastewater systems of the City.

2. CALL TO ORDER.

Mayor Catherine Eaves called the meeting to order at 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:

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

City Staff and Stakeholders Present:

Megan Antrim, City Manager
Geoffrey R. Calderon, City Secretary
Cynthia Trevino, City Attorney
Darrell Losoya, Chief of Police
Robert Rückes, Building Official
Abel Hinojos, Airport Supervisor

Not Present:

Others Present: Approximately 14 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 October 11, 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. 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.

- Melinda Aguilar Vega, Ward 4, spoke regarding item number 11-C.
- Paula Wilson, Ward 4, spoke on item number 11-B.
- Kay Tscheyka, Brewster County resident, spoke regarding item 8-E.
- Maggie Bootman, Ward 5, spoke regarding item 8-E.
- Don Wetterauer, Ward 1, spoke regarding item 8-E.

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 (5:40 P.M.)

- A. Public Hearing to obtain citizen views and comments regarding the second and final reading of Ordinance 2024-10-01, an ordinance authorizing the vacation, abandonment, and sale of .025 acres of city-owned property, being a 2 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. Further, authorize the City Building Inspector to issue a permanent variance to the City setback requirements regarding the property line to the W Brown Ave right-of-way.

Public Comments: None.

- B. Public Hearing to obtain Special Use Permit 2024-10-04, a short term rental special use permit allowing a short term rental to be established at 904 W. Ft Davis Avenue. The applicant is HITM Investment LLC. The property owners of record are Dustin & Jeannie Farahnak. The Parcel ID of the subject property is 34559.

Public Comments: None.

- C. Public Hearing to obtain Special Use Permit 2024-10-05, a short term rental special use permit allowing a short term rental to be established at 900 E. Avenue J. The property owner of record is Andrew Daniels. The Parcel ID of the subject property is 10900.

Public Comments: None.

Close (5:42 P.M.)

5. **PUBLIC PRESENTATIONS.**

- A. Presentations & Recognitions
- B. Proclamations
- 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 Removed from the Consent Agenda* portion of the meeting directly after approval of the items not requiring separate discussion.

No items were removed from the consent agenda 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 action items were added to the consent agenda.

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

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

7. **TIME SENSITIVE ITEMS.**

8. **CONSENT AGENDA.**

- A. Approval of October 1, 2024 Regular Meeting Minutes. (G. Calderon, City Secretary)
- B. Approval of Special Use Permit 2024-10-04, a short term rental special use permit allowing a short term rental to be established at 904 W. Ft Davis Avenue. The applicant is HITM Investment LLC. The property owners of record are Dustin & Jeannie Farahnak. The Parcel ID of the subject property is 34559. (G. Calderon, City Secretary)
- C. Approval of Special Use Permit 2024-10-05, a short term rental special use permit allowing a short term rental to be established at 900 E. Avenue J. The property owner of record is Andrew Daniels. The Parcel ID of the subject property is 10900. (G. Calderon, City Secretary)
- D. Approval of Fiscal Year 2023 - 2024 4th Quarter Investment Report (M. Antrim, City Manager)
- E. Approval of the Alpine Public Library funding contract for Fiscal Year 2024-2025. (M. Antrim, City Manager)
- F. Approval of the Family Crisis Center of the Big Bend funding contract for Fiscal Year 2024-2025. (M. Antrim, City Manager)
- G. Approval of the Children's Advocacy Center funding contract for Fiscal Year 2024-2025. (M. Antrim, City Manager)
- H. Approve payment of September 2024 monthly billing summary for Bojorquez Law Firm services. (M. Antrim, City Manager)

RESOLUTION 2024-10-22: On a motion by Councilor Reagan Stone and seconded by Councilor Eva Martinez to approve as is, the City Council unanimously adopted the motion.

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

10. **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. September 2024 Office of the City Secretary (OCS) Report including Legislative Services, City Council Activities, Board & Commissions Activities, Public Information, Current Election Information, and Departmental Statistics and Updates. (G. Calderon, City Secretary)
- B. 4th Quarter Fiscal Year 2023-2024 Office of the City Secretary (OCS) Report including Legislative Services, City Council Activities, Board & Commissions Activities, Public Information, Current Election Information, and Departmental Statistics and Updates. (G. Calderon, City Secretary)

- C. Update from the Alpine Country Club. (M. Antrim, City Manager)

Amy White and Tony Molinar, Alpine Country Club Board Members, presented an update to the City Council.

- D. Alpine Volunteer Fire Department Update from Chief James Etchison. (M. Antrim, City Manager)

James Etchison, Fire Chief, provided an update to the City Council.

- E. Alpine Emergency Services Board Update. (M. Antrim, City Manager)

Aaron Rodriguez, Acting Chairman of the Emergency Services Board, and James Etchison, Emergency Services Coordinator, provided an update to the City Council. Brewster County Judge, Greg Henington addressed the City Council regarding the Emergency Services District in South Brewster County and funding for the Emergency Services Board.

11. INFORMATION OR DISCUSSION ITEMS.

- A. Discuss the suggested boundaries for the historic district study being conducted by Post Oak for the downtown area of Alpine. (M. Antrim, City Manager)

Ellis-Mumford Russell, Post Oak Preservation Solutions, presented an update to the City Council regarding the Historic District boundaries.

- B. Discussion regarding outcomes with the current noise ordinance, successes, complaints, and processes for investigation. (C. Eaves, Mayor)

Chief of Police, Darrell Losoya, and Director of Tourism, Chris Ruggia, provided updates to the City Council regarding the noise ordinance.

- C. Discussion regarding the zoning designation and possible zoning changes for the property located at 601 South Walker Street and legally described as Lots No. Three (3), Four (4), and Five (5), Block Forty-Nine (49), Hancock Addition (South of the Railroad) to the City of Alpine, Brewster County, Texas; Discussion regarding the possible rezoning the subject property from R-4 Mobile Home District to C-1 Neighborhood Commercial District. The property ID of the subject property is 10842. The record property owner is Melinda Vega. (L. Escovedo, City Council)

RESOLUTION 2024-10-23: On a motion by Councilor Lucy Escovedo and seconded by Councilor Rick Stephens to move this item to the next City Council meeting, the City Council unanimously voted to adopt the motion.

- D. Discussion regarding improvements to the Alpine Casparis Municipal Airport to make it more Dark Sky Friendly. (C. Eaves, Mayor)

Airport Supervisor, Abel Hinojos, addressed the City Council regarding lighting at the Alpine-Casparis Municipal Airport.

E. Finance - September Revenue and Expense Report (M. Antrim, City Manager)

12. **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 second and final reading of Ordinance 2024-10-01, an ordinance authorizing the vacation, abandonment, and sale of a 205 square 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. Further, authorize the City Building Inspector to issue a permanent variance to the City setback requirements regarding the property line to the W Brown Ave right-of-way. (R. Stephens, City Council)

RESOLUTION 2024-10-24: Councilor Rick Stephens moved to approve Ordinance 2024-10-01, an ordinance authorizing the vacation, abandonment, and sale of a 205 square 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. Further, authorize the City Building Inspector to issue a permanent variance to the City setback requirements regarding the property line to the W Brown Ave right-of-way. Councilor Lucy Escovedo seconded the motion. The City Council unanimously adopted the motion.

- B. Approve Resolution 2024-10-19, a resolution authorizing the City to participate in an agreement with the State of Texas through the Department of Transportation to request the closure of North Highway 118 (Between Holland and Avenue E) on November 22 through November 24, 2024 for Artwalk. (M. Antrim, City Manager)

RESOLUTION 2024-10-25: On a motion by Councilor Rick Stephens and seconded by Councilor Eva Martinez to approve as presented, with all members voting in favor excluding Councilor Darin Nance who abstained.

- C. Approve Resolution 2024-10-20, a resolution authorizing the City to participate in the Texas Department of Transportation Aviation Routine Airport Maintenance program (RAMP) Grant Program for financial assistance used solely and exclusively for airport maintenance at the Alpine Casparis Municipal Airport. (M. Antrim, City Manager)

RESOLUTION 2024-10-26: On a motion by Councilor Reagan Stone and seconded by Councilor Rick Stephens to approve Item C - Resolution 2024-10-20, the City Council unanimously adopted the motion.

- D. Approve Resolution 2024-10-21, a resolution authorizing the transfer of designated fire vehicles to Brewster County, Texas as outlined under the interlocal agreement regarding firefighting and fire protection services, and Alpine Emergency Services Board. (M. Antrim, City Manager)

RESOLUTION 2024-10-27: On a motion by Councilor Rick Stephens and seconded by Councilor Eva Martinez to approve, the City Council unanimously adopted the motion.

13. **EXECUTIVE REPORTS.**

Executive reports are limited to 10 minutes each. City Council may hold a discussion during this section regarding any item listed on the agenda. No action may take place regarding report items, unless specified on the agenda.

City Mayor Report

City Manager Report

- i) Water, Wastewater, Streets, Employee Compensation

14. **CITY COUNCIL MEMBER COMMENTS.**

RESOLUTION 2024-10-28: On a motion by Councilor Rick Stephens and seconded by Councilor Lucy Escovedo to recess into executive session, the City Council unanimously adopted the motion. (7:54 P.M.)

15. **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. Consultation with Attorney § 551.071, Texas Government Code

1. Discuss Customs and Border Protection Hangar Lease Renewal.
2. 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)

16. **ACTION AFTER EXECUTIVE SESSION.**

RESOLUTION 2024-10-29: On a motion by Councilor Rick Stephens and seconded by Councilor Eva Martinez to move into open session, the City Council unanimously adopted the motion. **(8:33 P.M.)**

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

RESOLUTION 2024-10-30: On a motion by Councilor Rick Stephens and seconded by Councilor Eva Martinez to take no action, the City Council unanimously adopted the motion.

17. **ADJOURN.**

There being no further business, the meeting was adjourned. (8:34 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 pursuant to Section 551.043, Texas Government Code. The said notice was posted by 2:00 P.M. on October 11, 2024, and remained so posted for at least 72 hours preceding the scheduled time of the said meeting.

WITNESS MY HAND AND SEAL
this 11th day of October, 2024



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

