

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

1. **WORKSHOP MEETING - 4:00 PM**

Zoning Ordinance Discussion (M. Antrim, City Manager)

Mayor Pro Tem Rick Stephens called the workshop meeting to order at 4:00 P.M. with the following persons present:

City Council Members Present:

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
Matt Walter, Planning & Zoning Chair
Lisa Nix, Planning & Zoning Member

Not Present:

Mayor Catherine Eaves
Councilor Reagan Stone

Others Present:

Melinda Vega, *(Virtually)*
Tera Gaugler

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.

Mayor Pro Tem Rick Stephens called the meeting to order at 5:30 P.M.

City Council Members Present:

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
Cynthia Trevino, City Attorney
Darrell Losoya, Chief of Police
Abel Hinojos, Airport Supervisor

Not Present:

Mayor Catherine Eaves
Councilor Reagan Stone

Others Present: 5 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 November 26, 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.

Public Comments: Cyndi Wimberly

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 (5:33 P.M.)

- A. Public Hearing to obtain citizen views and comments regarding Replat 2024-12-01, an application for replat allowng the applicant, Li Feng Ni, to reflect the updated ownership of a recently purchased portion of public property. The subject property is located at or about 513 N. 16th Street and is legally described as a replat of Lots 6 and 7, Block 8, Hamilton Addition to Alpine as shown in Subdivision Plat on File in Envelopes 86 and 87, Plat Records of Brewster County, Texas. The record property owners are Ni Li Feng and Xiudan Li. The Parcel ID of the subject property is 10625. The current zoning classification of the property is R-2 Two Family District. If the replat is approved the zoning classification of the subject property will be R-2 Two Family District.

Public Comments: None.

Close (5:34 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.

Mayor Pro Tem Rick Stephens requested that the following items be continued and withdrawn: 12A, 11B, 11D.

RESOLUTION 2024-12-02: On a motion by Councilor Lucy Escovedo and seconded by Councilor Eva Martinez to withdraw the items Mayor Pro Tem Rick Stephens requested, discussion ensued. Councilor Darin Nance proposed to only remove item 12A so that the other items may be discussed.

RESOLUTION 2024-12-03: On a motion by Councilor Darin Nance and seconded by Councilor Lucy Escovedo to amend the original motion to withdraw item 12A from action items, the City Council unanimously voted to adopt the motion. The council subsequently voted to adopt the original motion as amended by unanimous 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 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 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 the November 19, 2024 Regular Meeting Minutes. (G. Calderon, City Secretary)

RESOLUTION 2024-12-04: On a motion by Councilor Lucy Escovedo and seconded by Councilor Eva Martinez to approve the consent agenda as presented, 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.

11. **INFORMATION OR DISCUSSION ITEMS.**

- A. Discuss Short Term Rental Ordinance and updates to parking, permit fees, and definitions. (D. Nance, City Council)
- B. Discussion on the current status of the Holland Renovation Project and consideration for tax concessions. (M. Antrim, City Manager)
- C. Discuss the draft City of Alpine Water Conservation and Drought Contingency Plan updated by Jacob and Martin. (M. Antrim, City Manager)
- D. Discuss GoRail's request for a letter of support pertaining to possible available funding to the Texas Department of Transportation for railroad projects and the strategy the City of Alpine should take to work with legislation to support this effort. (M. Eaves, Mayor)

Mayor Pro Tem Stephens called a short recess (6:42 P.M.)

The meeting resumed. (6:51 P.M.)

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 first reading of Ordinance 2024-11-01, an ordinance authorizing the vacation, abandonment, and sale of the unimproved portions of Saltillo Avenue, Monterey Avenue, Tuluco avenue, and Avenue "C," and Morilos Avenue, all situated within Blocks One (1) through Six (6), Colima Addition to the City of Alpine, Brewster County, Texas; Authorizing the City Manager to execute a deed without warranty to the applicants Michael and Lynn McCarson; 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)

Action Item A was withdrawn and not considered by the City Council pursuant to action taken in section 6(a) of this meeting.

- B. Approve Resolution 2024-12-01, a resolution adopting the Official Zoning Map of the City of Alpine, Texas. (M. Antrim, City Manager)

RESOLUTION 2024-12-05: On a motion by Councilor Darin Nance and seconded by Councilor Lucy Escovedo to approve discussing Resolution 2024-12-01, a resolution adopting the Official Zoning Map of the City of Alpine, Texas, discussion ensued. No further action was taken and the item was not approved.

- C. Approve a recommendation to City Council regarding Replat 2024-12-01, an application for replat allowing the applicant, Li Feng Ni, to reflect the updated ownership of a recently purchased portion of public property. The subject property is located at or about 513 N. 16th Street and is legally described as a replat of Lots 6 and 7, Block 8, Hamilton Addition to Alpine as shown in Subdivision Plat on File in Envelopes 86 and 87, Plat Records of Brewster County, Texas. The record property owners are Ni Li Feng and Xiudan Li. The Parcel ID of the subject property is 10625. The current zoning classification of the property is R-2 Two Family District. If the replat is approved the zoning classification of the subject property will be R-2 Two Family District. (M. Antrim, City Manager)

RESOLUTION 2024-12-06: On a motion by Councilor Lucy Escovedo and seconded by Councilor Darin Nance to approve, the City Council unanimously adopted the motion.

13. **EXECUTIVE REPORTS.**

Executive reports are limited to 10 minutes each. The 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

14. **CITY COUNCIL MEMBER COMMENTS.**

RESOLUTION 2024-12-07: On a motion by Councilor Eva Martinez and seconded by Councilor Lucy Escovedo to move into executive session, the City Council unanimously adopted the motion. (7:07 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:

- i. 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)

B. Personnel Matters § 551.074, Texas Government Code

ii. City Council Only to Attend - Discuss City Council roles and comments regarding city staff during City Council meetings non executive sessions (R. Stephens, City Council)

16. **ACTION AFTER EXECUTIVE SESSION.**

RESOLUTION 2024-12-08: On a motion by Councilor Eva Martinez and seconded by Councilor Lucy Escovedo to end the executive session and move into regular session, the City Council unanimously adopted the motion. (7:39 P.M.)

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

There being no further business, no action was taken.

17. **ADJOURN.**

The meeting adjourned. (7:39 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 November 26, 2024, and remained so posted for at least 72 hours preceding the scheduled time of the said meeting.

WITNESS MY HAND AND SEAL

this 26 day of November, 2024

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

