



CITY OF ALPINE
REGULAR CITY COUNCIL MEETING
January 7, 2025 – 4:00 PM

City Council Chambers, 803 W. Holland Avenue, Alpine, Texas 79830

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

City Council Priorities.

2. **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.

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.

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.

- A. Public Hearing to obtain citizen views and comments regarding Special Use Permit 2025-01-01, a special use permit application allowing the applicant, Dollar General #24666, to obtain a wine and malt beverage retail dealer's off premise permit from the Texas Alcoholic Beverage Commission. The subject property is located at 1911 N. State Highway 118. The property owner of record is LMDGALPINE, LLC. The Parcel ID of the subject property is 21863. The current zoning designation of the subject property is C-2 Business District. If approved, the zoning will remain C-2 Business District.

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.
- 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.
- 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, by simple request, ask that time-sensitive items be considered during that section.

7. **TIME SENSITIVE ITEMS.**

8. **CONSENT AGENDA.**

- A. Approval of the December 3, 2024 Regular Meeting Minutes. (G. Calderon, City Secretary)
- B. Approval of the excused absence of Mayor Eaves from the December 3, 2024 Regular City Council Meeting. (G. Calderon, City Secretary)
- C. Approval of the excused absence of Councilor Reagan Stone from the December 3, 2024 Regular City Council Meeting. (G. Calderon, City Secretary)
- D. Approve payment of November 2024 monthly billing summary for Bojorquez Law Firm services. (M. Antrim, City Manager)

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. Alpine Emergency Services Board Update. (M. Antrim, City Manager)
- B. Update from the Family Crisis Center of the Big Bend. (M. Antrim, City Manager)

- C. Update from the Alpine Public Library. (M. Antrim, City Manager)

11. **INFORMATION OR DISCUSSION ITEMS.**

- A. Discuss Mountain Country Christmas Fair Sponsorship Application process for 2025-2026. (M. Antrim, City Manager)
- B. Discuss application process for non-profits to receive city funds. (M. Antrim, City Manager)
- C. Discuss FY 2025-2026 Budget Process. (M. Antrim, City Manager)
- D. Discuss property owner concerns about zoning issues associated with the existing City of Alpine zoning map. (R Stephens, City Council)

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," 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 McC Carson; 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)
- B. Approve the first reading of Ordinance 2025-01-01, repealing Article III – Water Conservation Plan and Article IV – Drought Contingency Plan of Chapter 66 – Natural Resources to the Alpine Code of Ordinances; Establishing an updated Water Conservation and Drought Contingency Plan; Establishing criteria for the initiation and termination of drought response stages; Establishing restrictions on certain water uses; Establishing penalties for the violation of and provisions for enforcement of these restrictions; Establishing procedures for granting variances; Providing the establishment of up to a \$500 penalty per occurrence for violations of the ordinance; And providing for the following clauses: Cumulative, Penalty, Savings, Severability, Proper Notice & Meeting, and Effective Date. (M. Antrim, City Manager)
- C. Approve Special Use Permit 2025-01-01, a special use permit application allowing the applicant, Dollar General #24666, to obtain a wine and malt beverage retail dealer's off premise permit from the Texas Alcoholic Beverage Commission. The subject property is located at 1911 N. State Highway 118. The property owner of record is LMDGALPINE, LLC. The Parcel ID of the subject property is 21863. The current zoning designation of the subject property is C-2 Business District. If approved, the zoning will remain C-2 Business District. (M. Antrim, City Manager)
- D. Approve GoRail's request for a letter of support pertaining to possible available funding to the Texas Department of Transportation for railroad projects. (M. Antrim, City Manager)

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.****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. Update on Pending Legal Items - Customs and Border Protection Airport Hangar Lease.
- ii. Discuss pending litigation, Brewster County, Cause No. 24365, Hernandez v. City of Alpine. (M. Antrim, City Manager)

B. Consultation with Attorney § 551.072, 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)

16. ACTION AFTER EXECUTIVE SESSION.

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

17. ADJOURN.**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 December 20, 2024, and remained so posted for at least 72 hours preceding the scheduled time of the said meeting.

WITNESS MY HAND AND SEAL

this 20th day of December, 2024


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



CITY COUNCIL AGENDA ITEM REPORT

January 7, 2025

Agenda Item No. 8A

Department: Office of the City Secretary

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Geoffrey R. Calderon, City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approval of the December 3, 2024 Regular Meeting Minutes. (G. Calderon, City Secretary)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. 12-3-24 City Council Minutes

BUDGET CONSIDERATIONS

Expenditure Required: N/A

Savings Anticipation: N/A

Current Budget FY 2024-2025: N/A

Additional Funding: N/A

APPROVERS

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



CITY COUNCIL AGENDA ITEM REPORT

January 7, 2025

Agenda Item No. 8B

Department: Office of the City Secretary

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Geoffrey R. Calderon, City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approval of the excused absence of Mayor Eaves from the December 3, 2024 Regular City Council Meeting. (G. Calderon, City Secretary)

EXECUTIVE SUMMARY

City Council Member absences must be considered and approved by the City Council pursuant to Sec. 3.02(B) City Charter and Sec. 23-10 of the Alpine Code of Ordinances.

SUPPORTING MATERIALS

None

BUDGET CONSIDERATIONS

Expenditure Required: N/A

Savings Anticipation: N/A

Current Budget FY 2024-2025: N/A

Additional Funding: N/A

APPROVERS

Alex Tackett, Records Clerk
Geoffrey R. Calderon, City Secretary
Megan Antrim, City Manager

Approved - 12/18/2024
Approved - 12/18/2024
Final Approval - 12/18/2024

CITY COUNCIL AGENDA ITEM REPORT

January 7, 2025

Agenda Item No. 8C

Department: Office of the City Secretary

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Geoffrey R. Calderon, City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approval of the excused absence of Councilor Reagan Stone from the December 3, 2024 Regular City Council Meeting. (G. Calderon, City Secretary)

EXECUTIVE SUMMARY

City Council Member absences must be considered and approved by the City Council pursuant to Sec. 3.02(B) City Charter and Sec. 23-10 of the Alpine Code of Ordinances.

SUPPORTING MATERIALS

None

BUDGET CONSIDERATIONS

Expenditure Required: N/A

Savings Anticipation: N/A

Current Budget FY 2024-2025: N/A

Additional Funding: N/A

APPROVERS

Alex Tackett, Records Clerk
Geoffrey R. Calderon, City Secretary
Megan Antrim, City Manager

Approved - 12/18/2024
Approved - 12/19/2024
Final Approval - 12/19/2024

CITY COUNCIL AGENDA ITEM REPORT

January 7, 2025

Agenda Item No. 8D

Department: Office of the City Manager

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Megan Antrim, City Manager

Staff Recommendation: Approve



AGENDA ITEM

Approve payment of November 2024 monthly billing summary for Bojorquez Law Firm services.
(M. Antrim, City Manager)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. BLF - November 2024 Invoice

BUDGET CONSIDERATIONS

Expenditure Required: \$4,861.03

Savings Anticipation: N/A

Current Budget FY2024- \$100,000
2025:

Additional Funding: N/A

APPROVERS

Alex Tackett, Records Clerk
Geoffrey R. Calderon, City Secretary
Megan Antrim, City Manager

Approved - 12/18/2024
Approved - 12/18/2024
Final Approval - 12/18/2024



INVOICE

Number	12953
Issue Date	11/29/2024
Due Date	1/3/2025

City of Alpine
Megan Antrim, City Manager
100 N 13th St.
Alpine, TX 79830

Alpine - Elections

Total for Alpine - Elections	\$346.80
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Alpine - General

Total for Alpine - General	\$2,682.73
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Alpine - Municipal Court

Total for Alpine - Municipal Court	\$840.30
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Alpine - Open Records

Total for Alpine - Open	\$94.80
Records	

Alpine - Police

Total for Alpine - Police	\$338.40
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Alpine - Real Estate

Total for Alpine - Real Estate	\$558.00
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Total (USD)	\$4,861.03
Paid	\$0.00
Balance	\$4,861.03

Terms & Conditions

WARNING: While this document is a public record subject to release under Tex. Gov't Code Ch. 552.022(a), it might contain *Confidential/Privileged* information exempt from disclosure.

Make checks payable to Bojorquez Law Firm, PC

Tax ID#27-0818127

11675 Jollyville Road, Suite 300

Austin, TX 78759

ALL PAST DUE AMOUNTS ARE SUBJECT TO INTEREST CHARGES

Timekeeper Totals

Name	Rate	Hours	Total
Nicole E Hipp-Follweiler	\$108.00	1.60	\$172.80
Cynthia Trevino	\$210.00	19.30	\$4,053.00
Chris Gad	\$191.00	3.30	\$630.30

CITY COUNCIL AGENDA ITEM REPORT

January 7, 2025

Agenda Item No. 10A

Department: Administration

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Megan Antrim, City Manager

Staff Recommendation: None



AGENDA ITEM

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

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

None

BUDGET CONSIDERATIONS

Expenditure Required: N/A

Savings Anticipation: N/A

Current Budget FY 2024-2025: N/A

Additional Funding: N/A

APPROVERS

Alex Tackett, Records Clerk

Geoffrey R. Calderon, City Secretary

Megan Antrim, City Manager

Approved - 12/18/2024

Approved - 12/18/2024

Final Approval - 12/18/2024

CITY COUNCIL AGENDA ITEM REPORT

January 7, 2025

Agenda Item No. 10B

Department: Administration

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Megan Antrim, City Manager

Staff Recommendation: None



AGENDA ITEM

Update from the Family Crisis Center of the Big Bend. (M. Antrim, City Manager)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. Family Crisis Center Presentation

BUDGET CONSIDERATIONS

Expenditure Required: N/A

Savings Anticipation: N/A

Current Budget FY 2024-2025: N/A

Additional Funding: N/A

APPROVERS

Alex Tackett, Records Clerk

Geoffrey R. Calderon, City Secretary

Megan Antrim, City Manager

Approved - 12/18/2024

Approved - 12/18/2024

Final Approval - 12/18/2024

What did we do in 2024?

The Family Crisis Center of the Big Bend was able to make a great impact on the communities of Brewster, Presidio, Jeff Davis, Terrell, and Pecos in 2024

Outreach

We participated in and/or provided over 450 outreach or training events. These include: Food distributions, Community outreach, office hours, Training SRSU outreach, and more....

Hotline Calls

Our Advocates answered 357 hotline calls from our 24/7 hotline

Legal Aid

We assisted 83 clients with various legal needs.

Agency

We secured our new building!!!

The old community center on Gallego Avenue is in the process of becoming the new home of FCCBB. This project should be completed by Summer 2025!

Financial Assistance

We were able to provide over \$68,000 in financial assistance to clients in the form of food baskets, gift cards, rent and deposits, utilities, transportation, childcare and relocation needs.

Clients Served

Our 7 Full time advocates were able to provide 22,662 services to 410 clients



Volunteers

In 2024 we logged 20,628 volunteers hours!

CITY COUNCIL AGENDA ITEM REPORT

January 7, 2025

Agenda Item No. 10C

Department: Administration

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Megan Antrim, City Manager

Staff Recommendation: None



AGENDA ITEM

Update from the Alpine Public Library. (M. Antrim, City Manager)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. December 24 Newsletter

BUDGET CONSIDERATIONS

Expenditure Required: N/A

Savings Anticipation: N/A

Current Budget FY 2024-2025: N/A

Additional Funding: N/A

APPROVERS

Alex Tackett, Records Clerk

Geoffrey R. Calderon, City Secretary

Megan Antrim, City Manager

Approved - 12/18/2024

Approved - 12/18/2024

Final Approval - 12/18/2024

What's Happening at Alpine Public Library?

After a wait of about 3 months, the furniture for the expansion finally arrived near the end of September. The plan was to get three weeks' notice before arrival, allowing time to prepare. However, the installers, with no notice, walked



in the door one morning and said, "We're here." So, with a lot of scrambling during a couple of long days the installation was sort of nearly finished.

The problem was that the manufacturer had sent a bunch of defective pieces that had to be returned, so a significant amount of shelving couldn't be completed. That meant another wait. Then there were problems with the paint on the replacement pieces. Finally, near the end of October, the replacements arrived. Of course, the installers were long gone, so library staff and volunteers were put into service to complete the installation.

During this time, multiple boxes of books were spread around the library and other books on the shelves needed to be relocated. There was a lot of moving and reorganizing, disassembly and assembly. The furniture is mostly com-

plete now, but we're still waiting on a few items.

Many thanks to our library patrons for their patience over the past year. Many more thanks for the tireless efforts of staff and volunteers during the chaos. There will be an open house on December 11 from 4:00 PM to 6:00 PM with music and light refreshments. Everyone is welcome to come by and check out the finished project.

The new spaces are now being



used. We've received lots of compliments on the kids' area and the new teen zone. The kids really like the new children's room, and adults are happy with the sound-proofed walls. We are slowly learning the new routine.

There have been a few changes in staff. Two have recently moved on, and there are new additions at the front desk, Nan Hattie Edwards and Casey Costa.

As in the past, the library staff will have time off over the Christmas holiday, but volunteers will keep the library open part time during the break. Check the calendar for the schedule.

—Don Wetterauer, *MLS, PhD*
Executive Director

Board of Directors Officers

Linda Bryant, President
Isabel Jones, Vice President
Betsy Helesic, Secretary
Susie Celaya, Treasurer

Directors

Maggie Bootman
Judy Bowers
Greg Henington
Cathy Lammons
Reagan Stone
Kay Tscheyka

Friends of the Library

Chair, TBD

Library Staff

Don Wetterauer, Executive Director
don@alpinepubliclibrary.org
Mary Beth Garrett, Children's Librarian
kids@alpinepubliclibrary.org
Christine Cavazos, Technical Services Librarian
tech@alpinepubliclibrary.org
Joseline Cintrón, Circulation Librarian
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nanhatty@alpinepubliclibrary.org
Sabrina Maloney, Circulation Librarian
sabrina@alpinepubliclibrary.org
Casey Costa, Circulation Librarian
casey@alpinepubliclibrary.org
Bianca Barrera, Adult Education Coordinator
biancab@alpinepubliclibrary.org

Special Donations

In Memory of:

From:

Patty Manning

Kathy & Albert Bork

Karen Williams

Keith Mitchell Lewis

Stacy Sirotnak

Keli Grubbs

Ellen & Chris Ruggia

Gaylan & David Corbin

Phyllis Holochwost

Cynthia Slocumb

Nicole Cardoza

Susan & Margarito Celaya

In Honor of:

From:

Sue Zukowski

Judy & Ken Perry

Re-Reads Gently Used Books

A Project of the Alpine Public Library

Monday–Friday 10 AM–4 PM
Saturday 10 AM–1 PM

Amazon Storefront

aplmembers.org/aplrereads

Re-Reads
Monthly Specials!

December
Winter vacations

January
Resolutions, yea or nay?

February
Romance & love stories

Thank you,
Business
Friends!

Alpine Radio
Big Bend Coffee Roasters
Cheshire Cat Antiques
Desert Heart Jewelry
Front Street Books

Hog Eye Cattle Company
Out West Feed & Supply
Salon Americana
Talley-Reed Insurance
Twin Peaks Liquors

Vast Graphics
Wassermann Wranch
WR Ranch



Travel
Talks

2024



January 31

Valerie Naylor on U.S. Territories, Part 2

February 28

Matt Walter on Rockies and Beyond

7 PM in the AEP Foundation Multipurpose Room

If you have an adventure you'd like to share,
contact Matt Walter at matt.walter.777@gmail.com.



NEW
AT APL

boundless
by BAKER & TAYLOR

APL'S NEW
EBOOK APP

Titles can be accessed through the Boundless app, which is available for Apple, Android, and Kindle Fire devices.

For downloading instructions, go to
ALPINEPUBLICLIBRARY.ORG/ANNOUNCEMENTS/BOUNDLESS-BY-BAKER-TAYLOR-APLS-NEW-EBOOK-APP/

Citizenship @ APL

This has been a busy year for people interested in becoming citizens of the United States. Citizenship classes are offered as open enrollment at the library.

There are several steps for noncitizens to become U.S. citizens. After they contact the library about the citizenship classes, I invite them to attend the Thursday night class in English or Spanish. During the initial meeting, I work with them to determine eligibility to apply for citizenship, the possibility of doing the interview in their first language, as well as instances in which they may have to study only 20 items of information rather than the currently required 100 items.

Students are given questions about the political, historical, economic, and geographic facts new citizens are expected to know about the United States and the answers to those questions. I suggest that they learn some portion of the 100 questions for each class. We begin practicing the questions and answers as a group, and as we work on the questions, I incorporate other information relevant to those questions in an attempt to make the information more interesting and easier to remember.

When a student appears to know and understand about half of the required questions, we begin working on the N-400 application. Before the N-400 is submitted, the future citizen is in control of the

process. We cover the gathering of required documents, required translations of specific documents, and vocabulary development to be sure the future citizen understands all of the terms used in the N-400. When a student feels comfortable, the N-400 is submitted to United State Citizenship and Immigration Services.

Once the USCIS receives the application, the government is in control. Biometrics/fingerprinting confirm the applicant's legal status. Then the applicant is scheduled for an interview with an immigration officer. After successfully completing the first two steps, the applicant must attend the Naturalization Ceremony in El Paso. On the return to Alpine from the Naturalization Ceremony, the applicant may answer yes when the Border Patrol officer asks, "U.S. citizen?"

When the new citizen returns to Alpine, we offer help with obtaining a U.S. passport, with voter registration, and with changing status in agencies like Social Security and sometimes others.

Three people were naturalized in September. Three other students are awaiting their Naturalization Ceremony on December 12 at 8:00 AM in El Paso. Others are at various stages along the path to naturalization, including waiting for their interview or just beginning to study with us.

—Linda Bryant

APL Outreach

Outreach efforts are expanding continually. At present, we are serving our community through the following avenues:

- Multiple social media outlets
- Quarterly newsletters
- Digital literacy classes
- ESL/GED/Adult education/Citizenship/English & Spanish Conversation classes
- Countless toddler, infant, and kids' programs, including cursive writing for kids and 1,000 Books before Kindergarten
- Family Science Nights, Family Mathematics Night, Computer Skills, Cubelets, TInkerCad Open Lab, other science-based events and programs
- Beanstack reading
- Rise Up Radio: Creating STEM-based radio programs for Alpine
- Workshops
- Homebound Program
- Senior coffee provided by Big Bend Coffee Roasters and tea provided by the GFWC Woman's Club of Alpine
- Monthly Travel Talks
- Special programming regarding subjects ranging from native plants to CPR and first aid
- Used-book sharing via Re-Reads: train station, Food Pantry of Alpine, elementary school via Food Pantry, Visitors' Center, Brewster County Jail
- Half-price religion, inspirational, Christian fiction to area pastors
- Casa Hogar (Ojinaga), Cuentos en Español
- Yarn Arts
- Yoga with Bailey
- Zumba
- Free meeting space for area nonprofits

All events, classes, and services are free.

—Kathy Bork

APL's 2024



Photos by David Kowal



The Silent Auction was held in Carolyn and Tom Mangrems' building across from the Holland Hotel for the second year in a row. Tourists and residents alike visited the venue in a steady flow, and almost 300 people elected to get a bidder number.

Donations for the auction were varied and interesting. Bidders vied for items as unusual as a solar oven and beautiful and practical furniture and for more commonly offered items such as outstanding wall art, fabulous jewelry, and hand-built and wheel-thrown pottery.

The numerous volunteers who made the auction happen changed an empty building into a great organized display of the items available in two days. Volunteers then spent two more days maintaining displays, answering questions, packing purchases, and so much more. The two days after the auction found volunteers calling winning bidders, packing unsold items, returning the dozens of borrowed tables and display materials, and emptying the building.

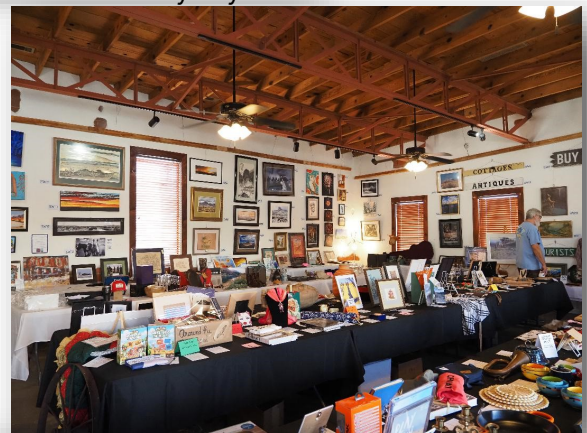
All of this very hard work earned in the neighborhood of \$25,000 for the library. It could not have happened without the wonderful volunteers and enthusiastic supporters of the library. Thank you each and every one.

—Linda Bryant



Photo by Kay Fries

Volunteers changed an empty space into an organized display of desirable objects.



Photos by Matt Walter



Photo by Matt Walter



Silent Auction



Photo by Matt Walter



Photos by Matt Walter



Photos by Kay Fries



Photos by David Kowal



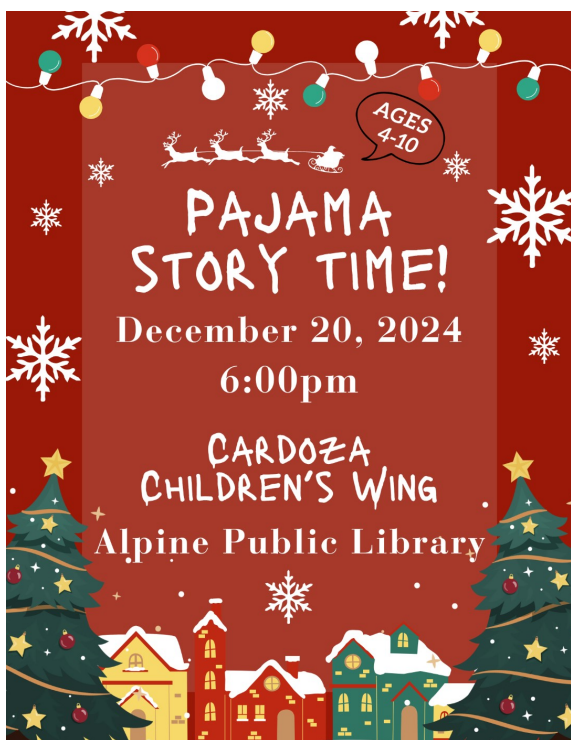
Pie Baking Contest Was All Treats

Emyliana Hernández and her scrumptious pumpkin cheesecake pie took the top prize—free admission to the Kishmish haunted house—at our Halloween Pie Baking Contest. Suzette Mendoza was awarded second place for her pie and first for presentation, and Natalia York won third place. The lucky judges were Alex Moldovan and Sheriff Ronny Dodson.

—*Mary Beth Garrett*



No Tricks!



Teddy Bear Sleep Over in January!
Dates to be announced soon!

Kids at APL

Pick up a log at APL, return the completed form to the library, and receive an elf!



LOG THE DATE
AND AMOUNT
OF TIME YOU
READ DURING
WINTER
BREAK.

[illegible]

RETURN THIS
SHEET TO THE
LIBRARY FOR
A PRIZE!

New Children's Wing Is Open



The Cardoza Children's Wing is open and ready to promote lifelong learning and literacy for children and their families. The toddler program has happily transitioned into the new space on Thursday mornings, and Tinkercad class is held on Monday evenings until 7:00 PM. Robotics programs, Pajama Story Time, Family Science Night, and the Teddy Bear Sleepover are scheduled for early 2025.

This vibrant new wing is dedicated to the memory of the late Nicole Cardoza, a much-loved circulation librarian, mother of five, devoted spouse, and good friend. Hired in 2014, Nicole brought to the library generous doses of integrity, honesty, patience, and thoughtfulness each and every day. She had a powerful understanding of the common good, and

this knowledge guided all her actions and words. I admired the way she easily accepted everyone, and I marveled at her limitless patience. Her smile was legendary.

As I set up the new physical space, I often thought about how to develop the ambience, or emotional tone, of the room. What type of milieu should I strive to create, and how could I do it? The answers to these questions led me back to Nicole: integrity, honesty, patience, and thoughtfulness. If I boldly model myself after her with my words and actions,

the children's wing will be a welcoming place of safety, compassion, and growth.

The Cardoza Children's Wing is more than a name honoring a special person on a special door in the library. It's a road map to robust literacy and lifelong learning habits for all who enter.

—Mary Beth Garrett
Children's Librarian



Murals in the Works

The plan for the south-facing library mural will be available for viewing at the Open House for the new construction on Wednesday, December 11, between 4:00 and 6:00 PM. If possible, work will begin on the mural on the west wall about then. That mural will have silhouettes of children sitting on an open book in front of the Twin Peaks and reading a traditional book and an electronic device in keeping with the way people use both information and recreational learning opportunities at Alpine Public Library. The Open House will also be the beginning of fundraising for the mural on the south wall, as people will be able to buy and decorate a butterfly that will become part of the south wall mural.

—Linda Bryant



Open House

December 11th
4:00 pm to 6:00 pm
For Alpine Public Library's
Teen & Children's Rooms



- Explore the new Nicole Cardoza Children's Wing and Teen Zone
- Light refreshments
- Live music



ALPINE PUBLIC LIBRARY



Alpine Public Library
805 West Avenue E
Alpine, TX 79830

Phone: 432-837-2621
www.alpinepubliclibrary.org

We invite you to be a Friend of the Alpine Public Library!

Your tax-deductible donation may be paid with

- ☐ Cash
- ☐ Check (payable to Alpine Public Library)
- ☐ Money order (payable to Alpine Public Library)
- ☐ Credit or debit card (by phone or in person)
- ☐ PayPal: www.alpinepubliclibrary.org (use the Donate button)
- ☐ Ongoing monthly donation

You can mail your donation or deliver this form to

Alpine Public Library
805 W. Avenue E
Alpine, TX 79830

Friendship levels (12 months from date of donation)

- ☐ Individual/family – \$35/year
- ☐ Business – \$100/year
- ☐ Best Friend – \$100+/year
- ☐ Ongoing monthly donation – \$_____/month, beginning _____, ending _____

Business name _____

Individual/Family Full name _____

Mailing address _____

City _____ State _____ Zip Code _____

Phone _____ E-mail (saves postage) _____

CITY COUNCIL AGENDA ITEM REPORT

January 7, 2025

Agenda Item No. 11A

Department: Office of the City Manager

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Megan Antrim, City Manager

Staff Recommendation: None



AGENDA ITEM

Discuss Mountain Country Christmas Fair Sponsorship Application process for 2025-2026. (M. Antrim, City Manager)

EXECUTIVE SUMMARY

For over 20 years, the City of Alpine has partnered with local non-profit organizations to sponsor the annual Mountain Country Christmas Fair, a cherished community tradition that celebrates the holiday season. This event has long served as a platform for showcasing local crafts, holiday goods, and fostering a sense of community spirit. In recent years, the Women's Club of Alpine has successfully conducted the Fair, contributing to its continued success. However, in line with the City's commitment to providing equal opportunities, the sponsorship for the upcoming two-year period (2025-2026) is now open to other qualified non-profit organizations.

The City of Alpine has advertised this opportunity to encourage applications from all local non-profits interested in taking on the sponsorship role. This ensures that the event remains a collaborative and inclusive representation of the Alpine community.

Key Details:

Application Process: Applications for sponsorship are now being accepted until Friday, January 17, 2025

Application Access: Forms and further details are available on the City of Alpine website.

Sponsorship Period: The selected organization will sponsor the event for the 2025–2026 seasons.

Application Deadline: Interested organizations are encouraged to apply promptly to be considered.

Award: City Council will award the sponsorship on Tuesday, February 4, 2025.

The City of Alpine values the contributions of its non-profit community and looks forward to collaborating with the selected organization to continue the success of the Mountain Country Christmas Fair for years to come.

SUPPORTING MATERIALS

1. MOUNTAIN COUNTRY CHRISTMAS APPLICATION

BUDGET CONSIDERATIONS

Expenditure Required: N/A
Savings Anticipation: N/A
Current Budget FY 2024-2025: N/A
Additional Funding: N/A

APPROVERS

Alex Tackett, Records Clerk
Geoffrey R. Calderon, City Secretary
Megan Antrim, City Manager

Approved - 12/18/2024
Approved - 12/18/2024
Final Approval - 12/18/2024



SPONSORSHIP APPLICATION

MOUNTAIN COUNTRY CHRISTMAS

INFORMATION		
Organization Name		
Contact Name	Email	
Address	Phone Number	
Event date is the 1st Friday & Saturday in December Location: Alpine Civic Center Sponsorship term: 2 years <i>Sponsor responsibilities:</i> • Vendor coordinator: Booth sign-up and space assignment. • Publicity: Radio, Television, newspaper, social media. • Coordinate with Civic Center personnel of responsibilities. <i>Participants Include:</i> • Arts and Crafts Booths • Food and Beverage Booths • Entertainment Booths		
How will your organization use the profits, and what goals do you hope to accomplish by sponsoring this event:		
Signed	Date	

Submit to City Secretary
100 North 13th
Alpine TX, 79830

CITY COUNCIL AGENDA ITEM REPORT

January 7, 2025

Agenda Item No. 11B

Department: Office of the City Manager

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Megan Antrim, City Manager

Staff Recommendation: None



AGENDA ITEM

Discuss application process for non-profits to receive city funds. (M. Antrim, City Manager)

EXECUTIVE SUMMARY

The City Council has previously discussed the desire to implement policy and procedures regarding assisting nonprofits within Alpine. The City of Alpine Community Services Grant Program Policy is designed to establish a clear, structured, and transparent process for allocating grant funds to eligible nonprofit organizations. This initiative reinforces the City's commitment to supporting nonprofits that deliver meaningful services benefiting Alpine residents. The policy aims to ensure that funding decisions are aligned with community priorities, City organizational goals, and the needs of the residents.

Policy Highlights

Scope and Objectives:

The policy defines the program's focus areas, which include public safety and disaster relief assistance, basic needs for veterans and lower-income residents, community beautification, and educational assistance. It outlines the eligibility requirements and application process to ensure only qualified nonprofits can apply, streamlining the allocation process.

Structure and Transparency:

The policy introduces a competitive grant process, supported by a standardized application. Applications will be reviewed based on merit, alignment with City priorities, and community impact. City Council will evaluate proposals, ensuring impartiality and avoiding conflicts of interest. Transparency is maintained through quarterly reporting requirements from grant recipients and the public announcement of funding decisions.

Guidance for the Budget Process:

The program will rely on the City's general fund, with funding allocations determined annually during the budgeting process. By clearly defining the allocation process and criteria, the policy helps guide budget discussions, ensuring that resources are distributed equitably and effectively.

Program Details:

The grant program will operate on an annual timeline:

Applications will be made available to nonprofits through the City website and City Hall.

After submission, applications will undergo a thorough review by the City Council.

Funding decisions will be publicly announced, and recipients will be required to provide

quarterly progress reports, promoting accountability and transparency.

Benefits to the City of Alpine:

- **Enhanced Efficiency:** The policy provides a standardized framework for reviewing and awarding funds, reducing administrative burden and ensuring fairness.
- **Transparency and Accountability:** Public reporting and quarterly updates from grant recipients will build trust within the community and demonstrate the impact of City funds.
- **Alignment with Goals:** By prioritizing programs that address key community needs, the policy ensures that limited resources are used effectively to benefit Alpine residents.

Recommendation:

- Review the proposed policy and application and make any necessary updates/changes to align with City Council priorities.
- Adopting this policy allows the City of Alpine to effectively manage and allocate nonprofit funding, foster community development, and ensure responsible stewardship of taxpayer dollars. We recommend that the City Council approve the Alpine Community Services Grant Program Policy and initiate the application process for the next fiscal year.

SUPPORTING MATERIALS

1. DRAFT - Community Service Grant Program Policy & Application

BUDGET CONSIDERATIONS

Expenditure Required: N/A
Savings Anticipation: N/A
Current Budget FY 2024-2025: N/A
Additional Funding: N/A

APPROVERS

Alex Tackett, Records Clerk
Geoffrey R. Calderon, City Secretary
Megan Antrim, City Manager

Approved - 12/18/2024
Approved - 12/18/2024
Final Approval - 12/18/2024



CITY OF ALPINE

Community Service Grant Program Policy & Application

Date: January XX, 2025

Version: 1.0

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1.0 POLICY

1.1 STATEMENT

The City of Alpine recognizes the vital role nonprofit organizations play in improving the quality of life for our residents. To support these efforts, the Alpine Community Services Grant Program provides competitive grant funding to eligible nonprofits that deliver services benefiting Alpine residents.

While all applications are welcome, special consideration will be given to organizations that offer Alpine residents the following:

1. Public Safety and disaster relief assistance
2. Basic needs and services for veterans
3. Basic needs and services for the elderly
4. Basic needs and services for people with lower incomes
5. Community beautification and upkeep
6. Educational resources and assistance

1.2 SCOPE

This policy applies to all nonprofit organizations seeking funding from the Alpine Community Services Grant Program. It governs the eligibility, application, review, funding, reporting, and transparency processes for all grants awarded through this program. The scope of the program includes:

- Organizations operating within the City of Alpine or providing measurable benefits to Alpine residents.
- Nonprofit projects or programs that align with the City's organizational goals and community priorities.
- One-time grants funded exclusively through the City of Alpine's general fund, subject to annual budget approval and availability.

This policy does not apply to:

1. Organizations already under contract with the City to provide specific services (e.g., utility assistance, business retention).
2. For-profit entities or individuals.

2.0 DEFINITIONS

2.1 DEFINITIONS

For clarity and consistency, the following terms are defined as used in this policy:

1. **Nonprofit Organization:** An organization registered under Section 501(c)(3) of the Internal Revenue Code or similar legal designation, operating on a not-for-profit basis for charitable, educational, or community purposes.
2. **Public Safety:** Services or initiatives aimed at protecting the health, safety, and welfare of the community, including disaster relief, emergency response, and crime prevention.
3. **Basic needs:** Essential resources and services such as food, clothing, shelter, healthcare, and utilities that ensure the well-being of individuals or families.
4. **Community Beautification:** Activities or projects that enhance the physical appearance and environmental quality of Alpine, including landscaping, public art installations, and litter removal.
5. **Educational Assistance:** Programs or services that promote learning, skill development, or access to education for Alpine residents.
6. **Competitive Grant:** A funding process where applications are evaluated based on predetermined criteria to ensure fairness and the selection of the most impactful proposals.
7. **Grant Recipient:** A nonprofit organization awarded funds through the Alpine Community Services Grant Program to implement an approved project or program.
8. **General Fund:** The primary fund source for the City of Alpine's operations and programs, including the Community Services Grant Program.
9. **Eligible Organizations:** A nonprofit that meets the criteria outlined in the Eligibility Criteria section of this profit.

3.0 GUIDELINES AND PROCEDURES

3.1 PROGRAM GUIDELINES

- **Funding Source:** The program is funded through the City of Alpine's general fund.
- **Competitive Process:** Grant funding is limited and awarded based on a competitive evaluation process. Not all requests may be funded.
- **Purpose:** Funding will be provided to organizations whose proposals most effectively serve the public purpose in alignment with the City's goals and community's needs.

3.2 ELIGIBILITY CRITERIA

1. Applicants must be registered nonprofit organizations in good standing with relevant state and federal regulatory authorities.
2. The nonprofit must demonstrate a measureable positive impact on Alpine residents.
3. Proposals must align with the grant program's priority focus areas listed above.
4. Applicants must have served at least ____ Alpine residents or demonstrated a community-wide benefit.

3.3 APPLICATION PROCESS

1. **Application Availability:** Applications will be made available on the City of Alpine Website and at City Hall.
2. **Submission Deadline:** Applications must be submitted by the specified due date. Late submissions will not be considered.
3. **Required Documentation** must be included with application:
 - Organization's mission and objectives
 - Detailed Description of the project or program for which funding is requested
 - Budget breakdown of requested funds
 - Evidence of nonprofit status and financial transparency
 - Details of additional funding sources, if applicable

3.4 REVIEW AND EVALUATION

1. Applications will be reviewed by the Alpine City Council during a designated Community Services Grant Program Workshop

2. Council Members with affiliations to applying organizations must recuse themselves from the review process.
3. Applications will be evaluated based on:
 - Alignment with program focus areas and community priorities
 - Impact on the Alpine community
 - Feasibility of proposed project/program and budget

3.5 FUNDING ALLOCATION

Annual funding for the program will be determined through the City's budget process. Award amounts are subject to available resources and may vary based on program demand. Funds are provided as one-time grants and must be used solely for the approved program or project.

3.6 REPORTING REQUIREMENTS

1. Quarterly Reports: Grant Recipients must submit quarterly progress reports to the Alpine City Council at regularly scheduled meetings. Reports must include:
 - Financial Statements
 - Progress updates on program milestones
 - Challenges or issues encountered
2. Reports should be concise and include a brief presentation of six (6) minutes, including time for Council questions.
3. Failure to meet reporting requirements may result in future funding ineligibility.
4. An annual summary of grant impacts will be presented by the Office of the City Manager during a regular scheduled City Council Meeting in September of each year.

3.7 TIMELINE

- Applications Available: TBD
- Application Deadline: TBD
- Application Review: TBD
- Award Announcements: TBD
- Funding Release Date: TBD
- Last Day for Use of Funds: TBD

4.0 VERSION HISTORY

This policy will be reviewed periodically to ensure continued relevance and effectiveness.

Version	Date	Responsible	Revision Summary
1.0	January xx, 2025	City Manager	Document Creation

DRAFT

City of Alpine Community Services Grant Program Application

Instructions

Thank you for your interest in the Alpine Community Services Grant Program. Please complete the application form below and attach all required documentation. Applications must be submitted by **[insert deadline]** to be considered. Late or incomplete applications will not be reviewed.

Completed applications can be submitted:

- Online via the City of Alpine website
- In-person at Alpine City Hall

If you have questions, please contact **[contact person's name]** at **[contact information]**.

Section 1: Organization Information

1. **Organization Name:**

2. **Contact Person:**

Name: _____

Title: _____

Phone: _____

Email: _____

3. **Organization Address:**

City: _____ State: _____ ZIP: _____

4. **Tax ID Number:** _____

5. **Nonprofit Status:**

- ☐ Registered 501(c)(3)
 - ☐ Other (please specify): _____
-

Section 2: Project or Program Information

1. **Project/Program Title:**

2. **Which focus area(s) does your project/program align with? (Select all that apply):**

- ☐ Public safety and disaster relief assistance
- ☐ Basic needs and services for veterans
- ☐ Basic needs and services for people with lower incomes
- ☐ Community beautification and upkeep
- ☐ Educational assistance

3. **Provide a brief description of your project/program:**

4. **How will this project/program benefit Alpine residents?**

5. **Number of Alpine residents served:**

Section 3: Funding Request

1. **Total Amount Requested:** \$_____

2. **Provide a detailed budget for your project/program:**
(Attach a separate document if necessary.)

Expense Category	Amount
------------------	--------

Total:	\$_____
---------------	---------

3. **Have you secured other funding sources for this project/program?**

- ☐ Yes (Please list): _____
- ☐ No

Section 4: Supporting Documentation

Please attach the following documents:

1. Proof of nonprofit status (e.g., IRS determination letter)
2. Financial statements (most recent)
3. Detailed project/program budget (if not completed above)
4. List of the organization's Board of Directors and key staff
5. Any additional information that supports your application

Section 5: Certification

I, the undersigned, certify that all information provided in this application is true and accurate to the best of my knowledge. I understand that failure to comply with reporting requirements or misuse of grant funds may result in disqualification from future funding opportunities.

Authorized Representative Signature: _____

Printed Name: _____

Title: _____

Date: _____

For City Use Only

- Date Received: _____
- Application Complete: ☐ Yes ☐ No
- Review Date: _____
- Decision: ☐ Approved ☐ Denied
- Award Amount: _____

CITY COUNCIL AGENDA ITEM REPORT

January 7, 2025

Agenda Item No. 11C

Department: Office of the City Manager

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Megan Antrim, City Manager

Staff Recommendation: None



AGENDA ITEM

Discuss FY 2025-2026 Budget Process. (M. Antrim, City Manager)

EXECUTIVE SUMMARY

The FY 2026 Budget Calendar outlines a comprehensive timeline to guide the preparation, discussion, and adoption of the City of Alpine's budget. This structured approach is designed to ensure compliance with legal requirements, support informed decision-making, and provide ample time for stakeholder input. By starting the budget process earlier, the City can address challenges proactively, allocate resources efficiently, and maintain transparency throughout the process.

Key Highlights

Timely Preparation

This year the budget process began in November with initial discussions on departmental priorities and capital programs. This early start allows departments to align their goals with the City's broader organizational objectives and ensures sufficient time for preparation and revisions.

Structured Timeline

- Workshops in January and February focus on Council priorities, funding opportunities, and department worksheets.
- March and April are dedicated to budget work sessions, with draft discussions in May.
- Fee schedules and the capital program are finalized in June and July, providing a framework for the proposed budget filing in late July.
- Public hearings and final budget readings occur in August and September, culminating in the adoption of the budget by mid-September.

Transparency and Public Engagement

Legal notice requirements ensure that residents are informed of key dates, public hearings, and budget discussions.

Multiple opportunities for public input are provided during workshops, hearings, and Council meetings.

The calendar supports the publication of budget summaries and related documents to keep the public informed.

Benefits of Starting the Budget Process Earlier

- **Improved Preparedness:** Early engagement with departments and the Council ensures that priorities are identified, and resources are allocated efficiently, reducing the risk of delays.
- **Enhanced Discussion and Input:** A longer timeline allows for thorough discussion among City Council members, departments, and the public, ensuring alignment with community needs and strategic goals.
- **Legal Compliance:** The calendar aligns with Texas Local Government Code and City Charter requirements, ensuring that deadlines for public hearings, tax rate notices, and budget adoption are met without unnecessary complications.
- **Flexibility for Adjustments:** Starting sooner provides flexibility to address unexpected issues, such as changes in revenue forecasts, economic conditions, or Council priorities, without compromising deadlines.

This is a draft calendar and is subject to change.

SUPPORTING MATERIALS

1. FY 2026 DRAFT Budget Calendar

BUDGET CONSIDERATIONS

Expenditure Required: N/A
Savings Anticipation: N/A
Current Budget FY 2024-2025: N/A
Additional Funding: N/A

APPROVERS

Alex Tackett, Records Clerk
Geoffrey R. Calderon, City Secretary
Megan Antrim, City Manager

Approved - 12/18/2024
Approved - 12/18/2024
Final Approval - 12/18/2024

City of Alpine FY 2026 Budget Calendar

**All dates of local meetings are subject to progress made during workshops.
Meetings and adoption dates are subject to change.**

TENTATIVE DATES:

January 7 – City Council Priority Workshop

January 21 – Funding Opportunities Workshop

March & April – Budget Work Sessions

May 6 - Annual Review of Policies (Finance, Investment, Budget)

May 6 & 20 – Draft Capital Program and Budget Discussions

June – Approval of Fee Schedules

July 1 – Approval of Capital Program

July 15 – Budget Discussion and Approval of recommended HOT Grants

July 28 – File Draft FY 2026 Budget with City Secretary

August 5 - Discuss Tax Rates (dependent on receipt of certified tax roll)

August 19 – 1st Reading - Budget

September 2 – Budget Public Hearing and 2nd Reading and Approval Budget / 1st Reading Tax Rate

September 16 – Tax Rate Public Hearing and 2nd Reading and Approval Tax Rate

TENTATIVE DATES: (Internal)

November 12– Initial Discussion with Departments on priorities, goals, and Capital Program for FY 2026

January 6– Department Deadline for Capital Program, Priorities, and Department Vision

February – Department Budget Worksheets

March – HOT Applications Open

May – HOT Committee Review and Funding proposal of grant applications

July – Budget Summary notice in Paper

July 25 – Issuance of Certified Tax Roll (Dependent on Appraisal Office and Tax Office)

July 31 – Notice in Paper for 1st budget Reading

August 7 & 14– Notice in Paper for 1st Reading & Public Hearing – Budget

August 21 & 28 – Notice in Paper for public hearing and 2nd reading FY 2026 Budget / Notice in Paper for 1st Tax Rate Reading***

September 4 & 11 – Notice in Paper for public hearing and 2nd reading Tax Rate***

***Notice in Paper for Tax Rate/ 1st Reading & Public Hearing (Dependent on direction Council takes with raising or accepting no new revenue rate) ***

Type	Legal Language	Reference	FY 25-26 Target
Budget Public Hearing	<i>Not later than forty-five (45) days prior to the close of the fiscal year, the City Manager shall submit to the City Council a budget for the ensuing fiscal year</i>	<i>Charter 5.02</i>	<i>Target July 28, 2025 (Final Proposed budget) August 15, 2025 (latest possible)</i>
	Hearing shall occur after the 15 th day after the date the proposed budget is filed w/municipal clerk but before the date the governing body makes its tax levy	LGC 102.006	August 19, 2025 (earliest date)
	Shall be published earlier than the 30 th day or later than the 10 th day before the date of the hearing	LGC 102.0065	Sept 5, 2025
Tax Rate Public Hearing	May not hold a hearing until the 5 th day after the chief appraiser has delivered notice	TTC 26.05 (d-1)	July 30, 2025
	May not be held before the 5 th day after the notice is given. Held on a weekday that's not a public holiday	TTC 26.06 (a)	Sept 10, 2025 (earliest date)
	May not be smaller than one-quarter page of a standard size newspaper, headline must be in 24-point or larger type	TTC 26.06(b)	-
	shall post notice of the public hearing prominently on the home page of the Internet website of the taxing unit continuously for at least seven days immediately before the public hearing on the proposed tax rate increase and at least seven days immediately before the date of the vote proposing the increase in the tax rate.	TTC 26.065(b)	Sept 8, 2025
	If the taxing unit has free access to a television channel, the taxing unit shall request that the station carry a 60-second notice of the public hearing at least five times a day between the hours of 7 a.m. and 9 p.m. for at least seven days immediately before the public hearing on the proposed tax rate increase and at least seven days	TTC 26.065(c)	Sept 8, 2025

	immediately before the date of the vote proposing the increase in the tax rate.		
Budget Adoption	Council shall adopt the budget on or before the fifteenth day of the twelfth month of the fiscal year currently ending	Charter 5.05 (C)	Sept 15, 2025 (latest possible)
Capital Program	City Manager shall prepare and submit to the Council a five-year capital program at least three months prior to the final date of submission of the annual budget	Charter 5.08 (A)	June 15, 2025 (latest possible)
Capital Program	City Council by resolution shall adopt the capital program with or without amendment after the public hearing and on or before the fifteenth day of the twelfth month of the current fiscal year	Charter 5.09 (B)	Sept 15, 2025 (latest possible)

* Based on budget and tax rate public hearing date of September 15, 2025

CITY COUNCIL AGENDA ITEM REPORT

January 7, 2025

Agenda Item No. 11D

Department: City Council

Sponsor: Rick Stephens, Councilor

Memo Prepared By: Geoffrey R. Calderon, City Secretary



Staff Recommendation: None

AGENDA ITEM

Discuss property owner concerns about zoning issues associated with the existing City of Alpine zoning map. (R Stephens, City Council)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

None

BUDGET CONSIDERATIONS

Expenditure Required: N/A

Savings Anticipation: N/A

Current Budget FY 2024-2025: N/A

Additional Funding: N/A

APPROVERS

Alex Tackett, Records Clerk
Geoffrey R. Calderon, City Secretary
Megan Antrim, City Manager

Approved - 12/18/2024
Approved - 12/18/2024
Final Approval - 12/18/2024

CITY COUNCIL AGENDA ITEM REPORT

January 7, 2025

Agenda Item No. 12A

Department: Office of the City Manager

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Megan Antrim, City Manager

Staff Recommendation: Approve



AGENDA ITEM

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," 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)

EXECUTIVE SUMMARY

Mike McCarson is proposing to purchase the unimproved city streets that are located within his property so that he may develop on the property. The applicant initially submitted an application for replat. During review of the application, the City Secretary identified that there were unimproved city streets on the subject property. The applicant was directed to purchase the streets by the petition process and is proposing to purchase the unimproved streets. Upon consideration of the first reading on November 19, 2024, the City Council postponed the item to provide the applicant a chance to appear before the Council and address concerns that the Council has regarding sale of the subject properties. The item was tabled again on December 3, 2024 to provide an opportunity for the applicant to attend.

SUPPORTING MATERIALS

1. Ordinance 2024-11-01 M. McCarson ROW Sale Amended 11-22-24
2. McCarson Survey of Land Owners
3. 10-15-24 PETITION TO PURCHASE CITY PROPERTY
4. Alpine Lots Survey
5. Colima Addition Street Appraisal_Redacted

BUDGET CONSIDERATIONS

Expenditure Required: N/A
Savings Anticipation: N/A
Current Budget FY 2024-2025: N/A
Additional Funding: N/A

APPROVERS

Alex Tackett, Records Clerk
Geoffrey R. Calderon, City Secretary
Megan Antrim, City Manager

Approved - 12/18/2024
Approved - 12/18/2024
Final Approval - 12/18/2024

ORDINANCE 2024-11-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALPINE TEXAS, 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.

WHEREAS, the City of Alpine, Texas, as a Home-Rule Municipality and operating under the laws of the State of Texas, has the authority under *Chapters 272 and 253 of the Texas Local Government Code*, as amended, to vacate, abandon, and close municipal rights-of-way, streets or alleys, by ordinance, when such action is in the best interest of and serves the public purpose; and

WHEREAS, Chapter 272, *Texas Local Government Code*, authorizes political subdivisions to sell and convey rights-of-way to one or more abutting property owners; and

WHEREAS, the City has received a petition from Michael and Lynn McCarson, to purchase the unimproved portions of Saltillo Avenue, Monterey Avenue, Tuluco Avenue, and Avenue “C,” all situated within Blocks One (1) through Six (6), Colima Addition to the City of Alpine, Brewster County, Texas; and

WHEREAS, an appraisal of the property was conducted by Paramount Property Analysts, who has confirmed that the appraised fair market value of the property is Thirty Thousand Dollars (\$30,000.00); and

WHEREAS, the City Council of the City of Alpine, Texas, finds and declares that it is in the best interest of all of the citizens of the City of Alpine, Texas, that upon vacation and abandonment of said property, it be sold for the appraised value thereof to Michael and Lynne McCarson.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS THAT:

SECTION 1. All of that certain land consisting of the unimproved portions of Saltillo Avenue, Monterey Avenue, Tuluco Avenue, and Avenue “C,” all situated within Blocks One (1) through Six (6), Colima Addition to the City of Alpine, Brewster County, Texas, requested to be purchased by Michael and Lynn McCarson, is not needed for public purposes and it is in the public interest to vacate, abandon, and close the property. The property is hereby abandoned, vacated, and closed.

SECTION 2. The City approves the vacation, abandonment, closure, and sale of the property contingent to a permanent utility easement being retained by the City for all public utilities and

utility maintenance vehicles and equipment. The purchasers of the property must convey appropriate easements to the City to cover any public utility lines which may already exist or may hereafter be laid on the aforementioned property in the future.

SECTION 3. The City Manager is hereby authorized and directed to convey a Deed Without Warranty for the subject property described in Section 1 of this ordinance to the purchaser, Michael and Lynn McCarson, upon completion of payment of the fair market value and all other requirements outlined herein. The consideration for said sale shall be deposited in the General Fund for the purpose of street improvements, as required by Texas Local Government Code, Section 253.001

SECTION 4. The abandonment, vacation, closure, and sale provided herein is made and accepted subject to all present zoning and deed restrictions, if the latter exists, and all easements, whether apparent or non-apparent, aerial, surface, or underground.

SECTION 5. The abutting property owner declaring interest to buy all or portions of the said unimproved streets shall pay all costs associated with procedures necessitated for the purposes of the petition, compensation for the fair market value of the property, the costs to have the property replatted within sixty (60) days, and any cost of recording official instruments with the Brewster County Clerk. The appraised value thereof being Thirty Thousand Dollars (\$30,000.00).

SECTION 6. The City Manager of the City of Alpine is hereby authorized to execute and deliver a Certificate of Compliance to the purchaser upon the completion of all conditions and requirements set forth in this ordinance including a mandatory replat of the property within sixty (60) days.

SECTION 7. The abandonment, vacation, closure, and sale of property shall be effective upon the purchaser satisfying all conditions and requirements set forth in this Ordinance, as evidenced by a Certificate of Completion and Deed without Warranty executed by the City Manager.

SECTION 8. Should any part of this Ordinance be held to be invalid for any reason, the remainder shall not be affected thereby, and such remaining portions are hereby declared to be severable.

SECTION 9. The foregoing recitals are found to be true and correct legislative and factual findings of the City Council of the City of Alpine, Texas and are hereby incorporated as findings of fact.

SECTION 10. It is officially found, determined, and declared that the meeting at which this Ordinance was adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, Texas Government Code, as amended.

PASSED, APPROVED, AND ADOPTED BY A MAJORITY VOTE ON THIS 3RD DAY DECEMBER 2024 BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS.

INTRODUCTION AND FIRST READING
JANUARY 7, 2024

SECOND AND FINAL READING
JANUARY 21, 2024

APPROVED:

Catherine Eaves, Mayor

ATTEST:

Geoffrey R. Calderon, City Secretary

APPROVED AS TO FORM:

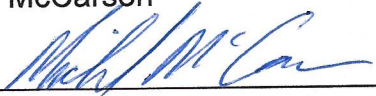
Cynthia Trevino, City Attorney
Bojorquez Law Firm

Survey of affected land owners of replat of Colima Addition to the City of Alpine

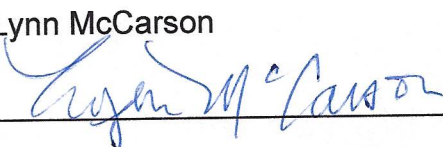
All of the property within the proposed replat of the Colima Addition is owned by Michael and Lynn McCarson, also petitioners of the replat. All other area land owners are separate from the proposed replat by existing or dedicated City of Alpine streets. There are no adjacent land owners within the proposed plat.

Michael and Lynn McCarson
853 McCarson Ranch Road
Mountain Home, Texas 78058
830 719 2935

Michael McCarson

 9-11-24

Lynn McCarson

 9-11-24

OCT 15 2024

EXHIBIT 1

OFFICE OF THE CITY SECRETARY

PETITION FOR CLOSURE & PURCHASE OF CITY-OWNED PROPERTY

STATE OF TEXAS §

COUNTY OF BREWSTER §

TO THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS:

Now, come(s) Michael and Lynn McCarson of the City of Alpine, County of Brewster, State of
(Purchaser)

Texas, and request the City Council of the City of Alpine, Texas to close and/or abandon a
street/alley described as: Saltillo Avenue

(alley, street location and boundaries)

Said) Michael and Lynn McCarson represents that they/he/she own(s) the following property:
(property owner(s))

and legally described as

(Street Address)

Colima Addition Blocks 1-6

which adjoins or abuts

(Legal Description)

the street/alley. Said property owner(s) request the above referenced street/alley be closed and/or
abandoned for the following reason(s): Creation of new plat

ABUTTING PROPERTY OWNER PETITION

I, Michael McCarson, affirm that I own the property that abuts the street or
(Abutting Property Owner Printed Name)
alley that the above petition is concerning. I hereby request the closure, abandonment, and sale of
the land to the above petitioner.

Address: 853 McCarson Ranch Rd Mt Home Tx
Phone Number: 830 719 2935

Signature: [Signature]
Date: 10-3-24

ABUTTING PROPERTY OWNER PETITION

I, Lynn McCarson, affirm that I own the property that abuts the street or
(Abutting Property Owner Printed Name)
alley that the above petition is concerning. I hereby request the closure, abandonment, and sale of
the land to the above petitioner.

Address: 853 McCarson Ranch Rd Mt Home Tx
Phone Number: 830 719 2935

Signature: [Signature]
Date: 10-3-24

The City shall have the right to reserve easements necessary for the existing utilities or require the owner(s) provide a new utility/drainage easement should the closing required relocation of utilities. The said property owner(s) agree(s) that should the closing require relocation of utilities, such relocation shall be at their expense.

The purchaser(s) agree(s) that expenses related to the survey (plat and field notes including jointers), appraisal, publication and mailing of public hearing notices and any other applicable fees shall be at the petitioner's expense.

We, the petitioner(s) agree to hold the City of Alpine harmless, and indemnify it against all suits, costs, expenses and damages that may arise out of this request for closure and abandonment.

RESPECTFULLY SUBMITTED BY Michael & Lynn McCarron this the day 3rd of
(Printed Name of Purchaser) (Day)

October, 2024.
(Month) (Year)

[Signature]
(Signature of Purchaser)

THE STATE OF TEXAS §
COUNTY OF Brewster §

This instrument was acknowledged before me on this the 3rd day of
October, 2024.



[Signature]
Notary Public, State of Texas

RESPECTFULLY SUBMITTED BY Lynn McCarron this the day 3rd of
(Printed Name of Purchaser) (Day)

October, 2024.
(Month) (Year)

[Signature]
(Signature of Purchaser)

THE STATE OF TEXAS §
COUNTY OF Brewster §

This instrument was acknowledged before me on this the 3rd day of
October, 2024.



[Signature]
Notary Public, State of Texas

EXHIBIT 2

AGREEMENT TO REPLAT PURCHASED PROPERTY

WHEREAS, I (we), the undersigned purchaser(s) of real property described as

Saltillo Avenue

(alley, street location and boundaries)

located in the City of Alpine, County of Brewster, and State of Texas wish to purchase said property from the City of Alpine; and

WHEREAS, said purchase requires that the property described above be replatted upon approval by the City Council; and

WHEREAS, I (we) understand that the replat is non-negotiable and a contingent part of the sale.

THEREFORE, I (we) agree to have the property described above replatted as required by the City of Alpine and to file said replat with the County of Brewster within sixty (60) days of the finalization of the sale of the property.

1. I (we) agree that all costs associated with the aforementioned replat, including surveying, filing, advertising and recording fees shall be the responsibility of the undersigned.

2. I (we) agree that any improvements made prior to the completion of this replat are made entirely at our own risk and the City of Alpine shall not be responsible for any cost or loss.

3. I (we) agree that the City of Alpine may seek injunctive relief to enforce the terms of this agreement and that I (we) shall be assessed with those costs, expenses and reasonable attorney's fees.

4. This agreement is binding upon the parties and their heirs, successors and assigns.

5. I (we) agree to deliver a certified check to the Alpine Finance Department no later than five (5) working days after the passage of the ordinance.

In witness whereof, I (we) have hereunto set my (our) hand(s) this the 3rd day of October, 2024

Michael ~~Smith~~ M. Yarns

Printed name of Purchaser

[Signature]

Signature of Purchaser

THE STATE OF TEXAS §

COUNTY OF BREWSTER §

This instrument was acknowledged before me on this the 3rd day of

October, 2024.

[SEAL]



[Signature]
Notary Public, State of Texas

Lyndal McCarson
Printed name of purchaser

Lyndal McCarson
Signature of purchaser

THE STATE OF TEXAS §
COUNTY OF Brewster §

This instrument was acknowledged before me on this the 31st day of
October, 2021.



Michelle Webber
Notary Public, State of Texas

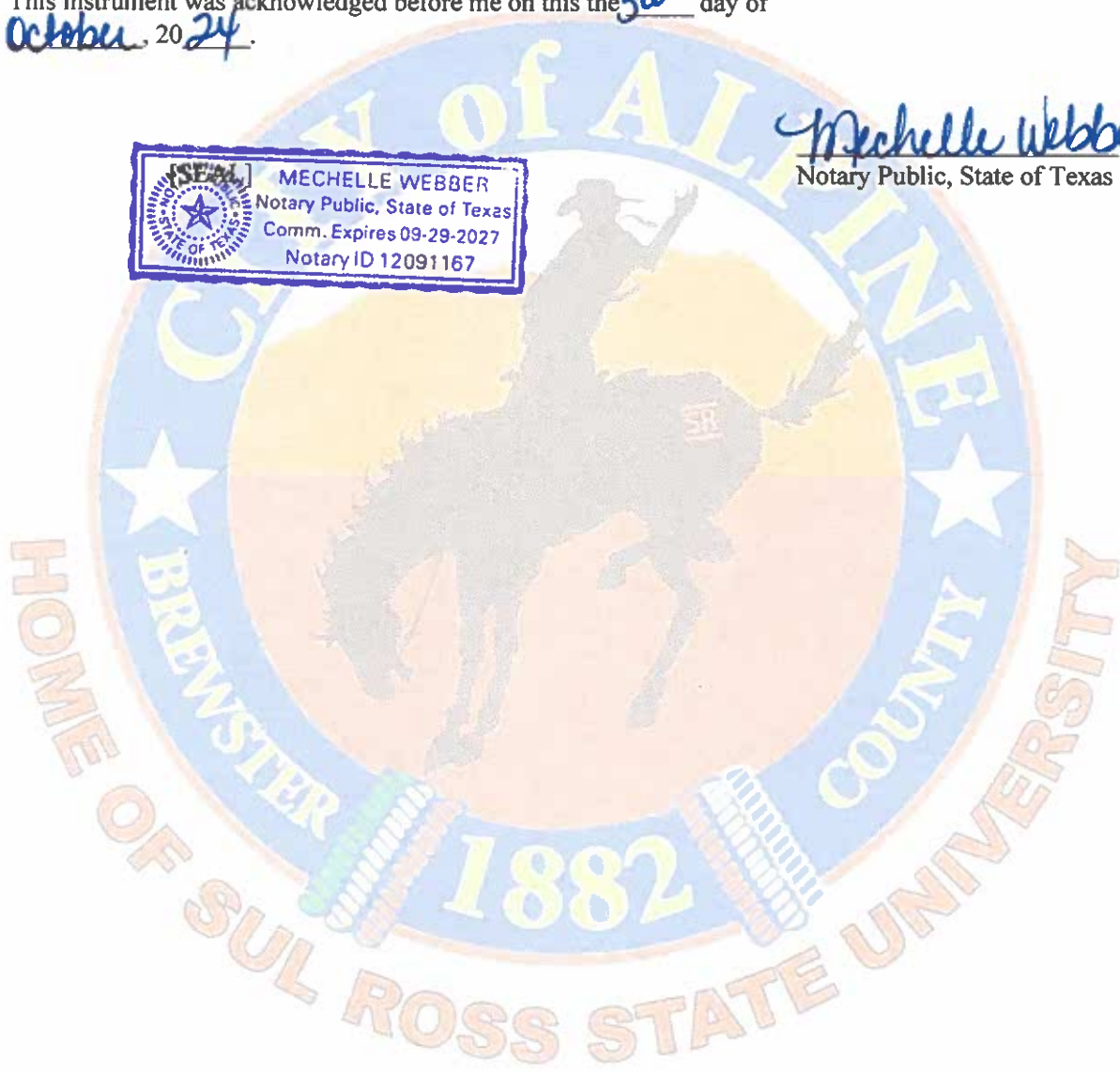


EXHIBIT 1

PETITION FOR CLOSURE & PURCHASE OF CITY-OWNED PROPERTY

STATE OF TEXAS §

COUNTY OF BREWSTER §

TO THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS:

Now, come(s) Michael and Lynn McCarson of the City of Alpine, County of Brewster, State of
(Purchaser)

Texas, and request the City Council of the City of Alpine, Texas to close and/or abandon a
street/alley described as: Monterey Avenue

(alley, street location and boundaries)

Said) Michael and Lynn McCarson represents that they/he/she own(s) the following property:
(property owner(s))

and legally described as

(Street Address)

Colima Addition Blocks 1-6

which adjoins or abuts

(Legal Description)

the street/alley. Said property owner(s) request the above referenced street/alley be closed and/or
abandoned for the following reason(s): Creation of new plat

ABUTTING PROPERTY OWNER PETITION

I, Michael McCarson, affirm that I own the property that abuts the street or
(Abutting Property Owner Printed Name)
alley that the above petition is concerning. I hereby request the closure, abandonment, and sale of
the land to the above petitioner.

Address: 853 McCarson Ranch Rd Mt Home Tx
Phone Number: 830 719 2935

Signature: *Michael McCarson*
Date: 10-3-24

ABUTTING PROPERTY OWNER PETITION

I, Lynn McCarson, affirm that I own the property that abuts the street or
(Abutting Property Owner Printed Name)
alley that the above petition is concerning. I hereby request the closure, abandonment, and sale of
the land to the above petitioner.

Address: 853 McCarson Ranch Rd Mt Home Tx
Phone Number: 830 719 2935

Signature: *Lynn McCarson*
Date: 10-3-24

The City shall have the right to reserve easements necessary for the existing utilities or require the owner(s) provide a new utility/drainage easement should the closing required relocation of utilities. The said property owner(s) agree(s) that should the closing require relocation of utilities, such relocation shall be at their expense.

The purchaser(s) agree(s) that expenses related to the survey (plat and field notes including jointers), appraisal, publication and mailing of public hearing notices and any other applicable fees shall be at the petitioner's expense.

We, the petitioner(s) agree to hold the City of Alpine harmless, and indemnify it against all suits, costs, expenses and damages that may arise out of this request for closure and abandonment.

RESPECTFULLY SUBMITTED BY Michael McCarsen this the day 3rd of

October, 2024.
(Month) (Year)

(Printed Name of Purchaser)

(Day)

Michael McCarsen
(Signature of Purchaser)

THE STATE OF TEXAS §
COUNTY OF Real ~~BREWSTER~~ §

This instrument was acknowledged before me on this the 3rd day of
October, 2024.



Michelle Webber
Notary Public, State of Texas

RESPECTFULLY SUBMITTED BY Lynn McCarsen this the day 3rd of

October, 2024.
(Month) (Year)

(Printed Name of Purchaser)

(Day)

Lynn McCarsen
(Signature of Purchaser)

THE STATE OF TEXAS §
COUNTY OF Real ~~BREWSTER~~ §

This instrument was acknowledged before me on this the 3rd day of
October, 2024.



Michelle Webber
Notary Public, State of Texas

EXHIBIT 2

AGREEMENT TO REPLAT PURCHASED PROPERTY

WHEREAS, I (we), the undersigned purchaser(s) of real property described as

Monterey Avenue

(alley, street location and boundaries)

located in the City of Alpine, County of Brewster, and State of Texas wish to purchase said property from the City of Alpine; and

WHEREAS, said purchase requires that the property described above be replatted upon approval by the City Council; and

WHEREAS, I (we) understand that the replat is non-negotiable and a contingent part of the sale.

THEREFORE, I (we) agree to have the property described above replatted as required by the City of Alpine and to file said replat with the County of Brewster within sixty (60) days of the finalization of the sale of the property.

1. I (we) agree that all costs associated with the aforementioned replat, including surveying, filing, advertising and recording fees shall be the responsibility of the undersigned.
2. I (we) agree that any improvements made prior to the completion of this replat are made entirely at our own risk and the City of Alpine shall not be responsible for any cost or loss.
3. I (we) agree that the City of Alpine may seek injunctive relief to enforce the terms of this agreement and that I (we) shall be assessed with those costs, expenses and reasonable attorney's fees.
4. This agreement is binding upon the parties and their heirs, successors and assigns.
5. I (we) agree to deliver a certified check to the Alpine Finance Department no later than five (5) working days after the passage of the ordinance.

In witness whereof, I (we) have hereunto set my (our) hand(s) this the 3rd day of October, 2024.

Michael McCawson

Printed name of Purchaser

Michael McCawson

Signature of Purchaser

THE STATE OF TEXAS §

COUNTY OF Brewster §

This instrument was acknowledged before me on this the 3rd day of October, 2024.

Mechelle Webber
Notary Public, State of Texas



Lynn McCauley
Printed name of purchaser

Lynn McCauley
Signature of purchaser

THE STATE OF TEXAS §
COUNTY OF Brewster §

This instrument was acknowledged before me on this the 3rd day of
October, 2024.



Michelle Webber
Notary Public, State of Texas

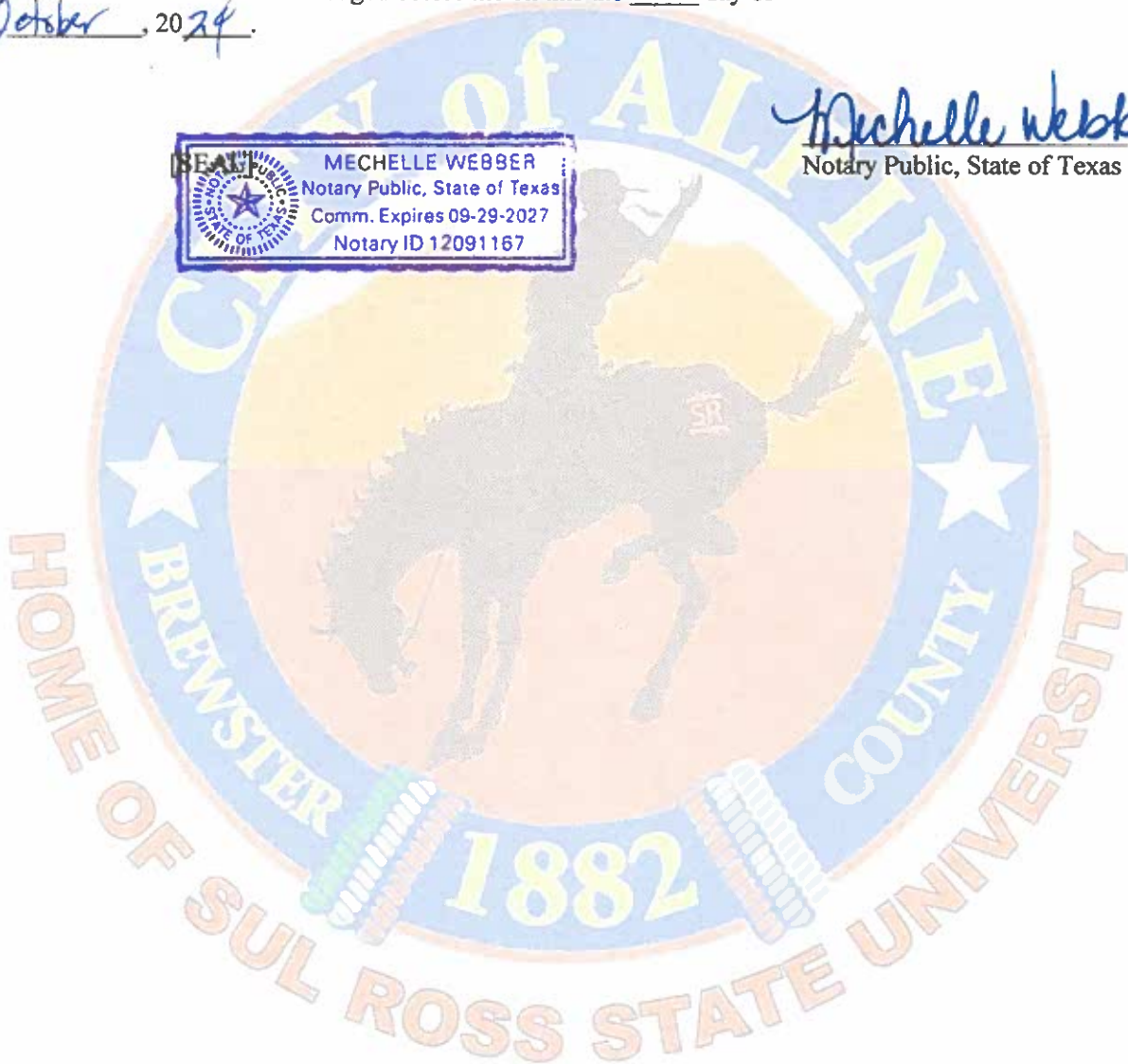


EXHIBIT 1

PETITION FOR CLOSURE & PURCHASE OF CITY-OWNED PROPERTY

STATE OF TEXAS §

COUNTY OF BREWSTER §

TO THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS:

Now, come(s) Michael and Lynn McCarson of the City of Alpine, County of Brewster, State of
(Purchaser)

Texas, and request the City Council of the City of Alpine, Texas to close and/or abandon a
street/alley described as: Toluco Avenue

(alley, street location and boundaries)
Said) Michael and Lynn McCarson represents that they/he/she own(s) the following property:
(property owner(s))

_____ and legally described as

(Street Address)
Colima Addition Blocks 1-6 which adjoins or abuts

(Legal Description)
the street/alley. Said property owner(s) request the above referenced street/alley be closed and/or
abandoned for the following reason(s): Creation of new plat

ABUTTING PROPERTY OWNER PETITION

I, Michael McCarson, affirm that I own the property that abuts the street or
(Abutting Property Owner Printed Name)
alley that the above petition is concerning. I hereby request the closure, abandonment, and sale of
the land to the above petitioner.

Address: 853 McCarson Ranch Rd Mt Home Tx
Phone Number: 830 719 2935

Signature: 
Date: 10-3-24

ABUTTING PROPERTY OWNER PETITION

I, Lynn McCarson, affirm that I own the property that abuts the street or
(Abutting Property Owner Printed Name)
alley that the above petition is concerning. I hereby request the closure, abandonment, and sale of
the land to the above petitioner.

Address: 853 McCarson Ranch Rd Mt Home Tx
Phone Number: 830 719 2935

Signature: 
Date: 10-3-24

The City shall have the right to reserve easements necessary for the existing utilities or require the owner(s) provide a new utility/drainage easement should the closing required relocation of utilities. The said property owner(s) agree(s) that should the closing require relocation of utilities, such relocation shall be at their expense.

The purchaser(s) agree(s) that expenses related to the survey (plat and field notes including jointers), appraisal, publication and mailing of public hearing notices and any other applicable fees shall be at the petitioner's expense.

We, the petitioner(s) agree to hold the City of Alpine harmless, and indemnify it against all suits, costs, expenses and damages that may arise out of this request for closure and abandonment.

RESPECTFULLY SUBMITTED BY Michael McCarron this the day 3rd of

October, 2024.
(Month) (Year)

(Printed Name of Purchaser)

(Day)

Michael McCarron

(Signature of Purchaser)

THE STATE OF TEXAS §

COUNTY OF Real BREWSTER §

This instrument was acknowledged before me on this the 3rd day of
October, 2024.



Mechelle Webber
Notary Public, State of Texas

RESPECTFULLY SUBMITTED BY Eugene M. Carson this the day 3rd of

October, 2024.
(Month) (Year)

(Printed Name of Purchaser)

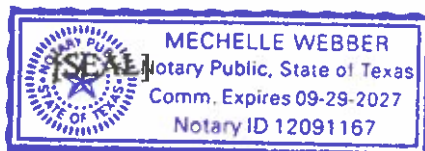
(Day)

Eugene M. Carson
(Signature of Purchaser)

THE STATE OF TEXAS §

COUNTY OF Real BREWSTER §

This instrument was acknowledged before me on this the 3rd day of
October, 2024.



Mechelle Webber
Notary Public, State of Texas

EXHIBIT 2

AGREEMENT TO REPLAT PURCHASED PROPERTY

WHEREAS, I (we), the undersigned purchaser(s) of real property described as

Toluco Avenue

(alley, street location and boundaries)

located in the City of Alpine, County of Brewster, and State of Texas wish to purchase said property from the City of Alpine; and

WHEREAS, said purchase requires that the property described above be replatted upon approval by the City Council; and

WHEREAS, I (we) understand that the replat is non-negotiable and a contingent part of the sale.

THEREFORE, I (we) agree to have the property described above replatted as required by the City of Alpine and to file said replat with the County of Brewster within sixty (60) days of the finalization of the sale of the property.

1. I (we) agree that all costs associated with the aforementioned replat, including surveying, filing, advertising and recording fees shall be the responsibility of the undersigned.
2. I (we) agree that any improvements made prior to the completion of this replat are made entirely at our own risk and the City of Alpine shall not be responsible for any cost or loss.
3. I (we) agree that the City of Alpine may seek injunctive relief to enforce the terms of this agreement and that I (we) shall be assessed with those costs, expenses and reasonable attorney's fees.
4. This agreement is binding upon the parties and their heirs, successors and assigns.
5. I (we) agree to deliver a certified check to the Alpine Finance Department no later than five (5) working days after the passage of the ordinance.

In witness whereof, I (we) have hereunto set my (our) hand(s) this the 3rd day of October, 2024.

Michael McCaughy

Printed name of Purchaser

[Signature]

Signature of Purchaser

THE STATE OF TEXAS §

COUNTY OF Real BREWSTER §

This instrument was acknowledged before me on this the 3rd day of October, 2024.



Mechelle Webber
Notary Public, State of Texas

Lynnd McCarson
Printed name of purchaser

Lynnd McCarson
Signature of purchaser

THE STATE OF TEXAS §
COUNTY OF Brewster §

This instrument was acknowledged before me on this the 30th day of October, 2024.



Mechelle Webber
Notary Public, State of Texas

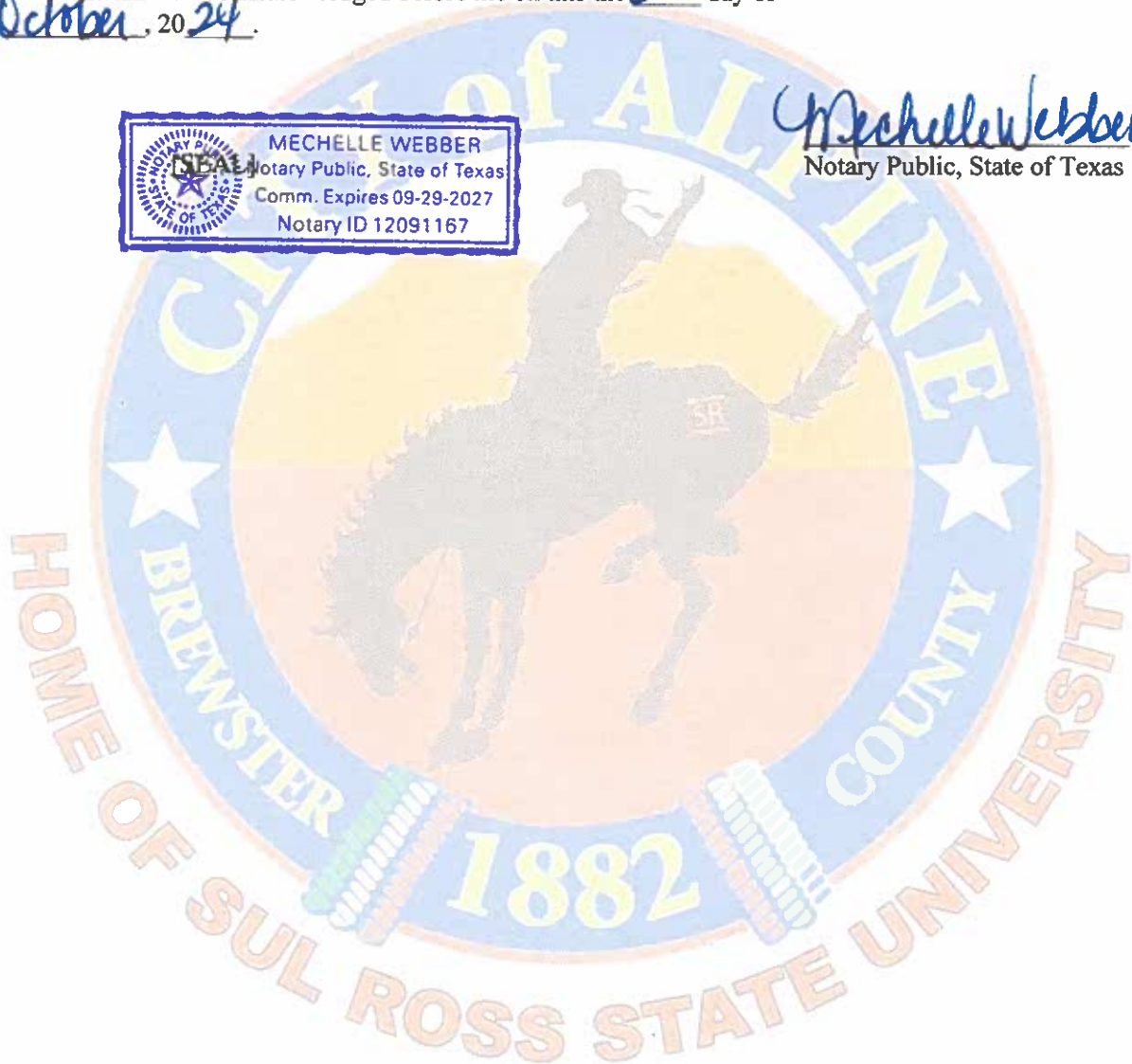


EXHIBIT 1

PETITION FOR CLOSURE & PURCHASE OF CITY-OWNED PROPERTY

STATE OF TEXAS §

COUNTY OF BREWSTER §

TO THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS:

Now, come(s) Michael and Lynn McCarson of the City of Alpine, County of Brewster, State of
(Purchaser)

Texas, and request the City Council of the City of Alpine, Texas to close and/or abandon a
street/alley described as: Avenue C

(alley, street location and boundaries)
Said) Michael and Lynn McCarson represents that they/he/she own(s) the following property:
(property owner(s))

_____ and legally described as

(Street Address)
Colima Addition Blocks 1-6 which adjoins or abuts

(Legal Description)
the street/alley. Said property owner(s) request the above referenced street/alley be closed and/or
abandoned for the following reason(s): Creation of new plat

ABUTTING PROPERTY OWNER PETITION

I, Michael McCarson, affirm that I own the property that abuts the street or
(Abutting Property Owner Printed Name)
alley that the above petition is concerning. I hereby request the closure, abandonment, and sale of
the land to the above petitioner.

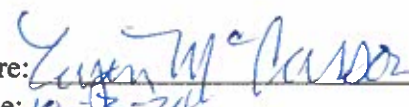
Address: 853 McCarson Ranch Rd Mt Home Tx
Phone Number: 830 719 2935

Signature: 
Date: 12-3-24

ABUTTING PROPERTY OWNER PETITION

I, Lynn McCarson, affirm that I own the property that abuts the street or
(Abutting Property Owner Printed Name)
alley that the above petition is concerning. I hereby request the closure, abandonment, and sale of
the land to the above petitioner.

Address: 853 McCarson Ranch Rd Mt Home Tx
Phone Number: 830 719 2935

Signature: 
Date: 10-3-24

The City shall have the right to reserve easements necessary for the existing utilities or require the owner(s) provide a new utility/drainage easement should the closing required relocation of utilities. The said property owner(s) agree(s) that should the closing require relocation of utilities, such relocation shall be at their expense.

The purchaser(s) agree(s) that expenses related to the survey (plat and field notes including jointers), appraisal, publication and mailing of public hearing notices and any other applicable fees shall be at the petitioner's expense.

We, the petitioner(s) agree to hold the City of Alpine harmless, and indemnify it against all suits, costs, expenses and damages that may arise out of this request for closure and abandonment.

RESPECTFULLY SUBMITTED BY Michael McCursu this the day 3rd of
(Printed Name of Purchaser) (Day)
October, 2024.
(Month) (Year)

Michael McCursu
(Signature of Purchaser)

THE STATE OF TEXAS §
COUNTY OF Brewster §

This instrument was acknowledged before me on this the 3rd day of
October, 2024.



Mechelle Webber
Notary Public, State of Texas

RESPECTFULLY SUBMITTED BY Lynn McCarsu this the day 3rd of
(Printed Name of Purchaser) (Day)
October, 2024.
(Month) (Year)

Lynn McCarsu
(Signature of Purchaser)

THE STATE OF TEXAS §
COUNTY OF Brewster §

This instrument was acknowledged before me on this the 3rd day of
October, 2024.



Mechelle Webber
Notary Public, State of Texas

EXHIBIT 2

AGREEMENT TO REPLAT PURCHASED PROPERTY

WHEREAS, I (we), the undersigned purchaser(s) of real property described as

Avenue C

(alley, street location and boundaries)

located in the City of Alpine, County of Brewster, and State of Texas wish to purchase said property from the City of Alpine; and

WHEREAS, said purchase requires that the property described above be replatted upon approval by the City Council; and

WHEREAS, I (we) understand that the replat is non-negotiable and a contingent part of the sale.

THEREFORE, I (we) agree to have the property described above replatted as required by the City of Alpine and to file said replat with the County of Brewster within sixty (60) days of the finalization of the sale of the property.

1. I (we) agree that all costs associated with the aforementioned replat, including surveying, filing, advertising and recording fees shall be the responsibility of the undersigned.
2. I (we) agree that any improvements made prior to the completion of this replat are made entirely at our own risk and the City of Alpine shall not be responsible for any cost or loss.
3. I (we) agree that the City of Alpine may seek injunctive relief to enforce the terms of this agreement and that I (we) shall be assessed with those costs, expenses and reasonable attorney's fees.
4. This agreement is binding upon the parties and their heirs, successors and assigns.
5. I (we) agree to deliver a certified check to the Alpine Finance Department no later than five (5) working days after the passage of the ordinance.

In witness whereof, I (we) have hereunto set my (our) hand(s) this the 3rd day of October, 2024

Michael McCargo

Printed name of Purchaser

Mia McLane

Signature of Purchaser

THE STATE OF TEXAS §

COUNTY OF Brewster §

This instrument was acknowledged before me on this the 3rd day of

October, 2024.

[SEAL]



Mechelle Webber
Notary Public, State of Texas

Lynn M. Carson
Printed name of purchaser

Lynn M. Carson
Signature of purchaser

THE STATE OF TEXAS §
COUNTY OF Brewster §

This instrument was acknowledged before me on this the 3rd day of
October, 2024.



Mechelle Webber
Notary Public, State of Texas



EXHIBIT 1

PETITION FOR CLOSURE & PURCHASE OF CITY-OWNED PROPERTY

STATE OF TEXAS §

COUNTY OF BREWSTER §

TO THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS:

Now, come(s) Michael and Lynn McCarson of the City of Alpine, County of Brewster, State of
(Purchaser)

Texas, and request the City Council of the City of Alpine, Texas to close and/or abandon a
street/alley described as: Moriloso Avenue

(alley, street location and boundaries)

Said) Michael and Lynn McCarson represents that they/he/she own(s) the following property:
(property owner(s))

and legally described as

(Street Address)

Colima Addition Blocks 1-6

which adjoins or abuts

(Legal Description)

the street/alley. Said property owner(s) request the above referenced street/alley be closed and/or
abandoned for the following reason(s): Creation of new plat

ABUTTING PROPERTY OWNER PETITION

I, Michael McCarson, affirm that I own the property that abuts the street or
(Abutting Property Owner Printed Name)
alley that the above petition is concerning. I hereby request the closure, abandonment, and sale of
the land to the above petitioner.

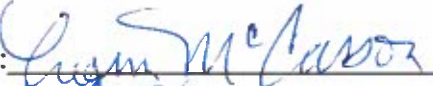
Address: 853 McCarson Ranch Rd Mt Home Tx
Phone Number: 830 719 2935

Signature: 
Date: 10-3-24

ABUTTING PROPERTY OWNER PETITION

I, Lynn McCarson, affirm that I own the property that abuts the street or
(Abutting Property Owner Printed Name)
alley that the above petition is concerning. I hereby request the closure, abandonment, and sale of
the land to the above petitioner.

Address: 853 McCarson Ranch Rd Mt Home Tx
Phone Number: 830 719 2935

Signature: 
Date: 10-3-24

The City shall have the right to reserve easements necessary for the existing utilities or require the owner(s) provide a new utility/drainage easement should the closing required relocation of utilities. The said property owner(s) agree(s) that should the closing require relocation of utilities, such relocation shall be at their expense.

The purchaser(s) agree(s) that expenses related to the survey (plat and field notes including jointers), appraisal, publication and mailing of public hearing notices and any other applicable fees shall be at the petitioner's expense.

We, the petitioner(s) agree to hold the City of Alpine harmless, and indemnify it against all suits, costs, expenses and damages that may arise out of this request for closure and abandonment.

RESPECTFULLY SUBMITTED BY Michael McCarsa this the day 3rd of

October, 20 24.
(Month) (Year)

(Printed Name of Purchaser)

(Day)

Michael McCarsa
(Signature of Purchaser)

THE STATE OF TEXAS §

COUNTY OF Brewster §

This instrument was acknowledged before me on this the 3rd day of

October, 20 24.



Mechelle Webber
Notary Public, State of Texas

RESPECTFULLY SUBMITTED BY Lynn McCarsa this the day 3rd of

October, 20 24.
(Month) (Year)

(Printed Name of Purchaser)

(Day)

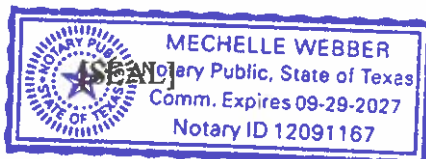
Lynn McCarsa
(Signature of Purchaser)

THE STATE OF TEXAS §

COUNTY OF Brewster §

This instrument was acknowledged before me on this the 3rd day of

October, 20 24.



Mechelle Webber
Notary Public, State of Texas

EXHIBIT 2

AGREEMENT TO REPLAT PURCHASED PROPERTY

WHEREAS, I (we), the undersigned purchaser(s) of real property described as

Moriloso Avenue

(alley, street location and boundaries)

located in the City of Alpine, County of Brewster, and State of Texas wish to purchase said property from the City of Alpine; and

WHEREAS, said purchase requires that the property described above be replatted upon approval by the City Council; and

WHEREAS, I (we) understand that the replat is non-negotiable and a contingent part of the sale.

THEREFORE, I (we) agree to have the property described above replatted as required by the City of Alpine and to file said replat with the County of Brewster within sixty (60) days of the finalization of the sale of the property.

1. I (we) agree that all costs associated with the aforementioned replat, including surveying, filing, advertising and recording fees shall be the responsibility of the undersigned.
2. I (we) agree that any improvements made prior to the completion of this replat are made entirely at our own risk and the City of Alpine shall not be responsible for any cost or loss.
3. I (we) agree that the City of Alpine may seek injunctive relief to enforce the terms of this agreement and that I (we) shall be assessed with those costs, expenses and reasonable attorney's fees.
4. This agreement is binding upon the parties and their heirs, successors and assigns.
5. I (we) agree to deliver a certified check to the Alpine Finance Department no later than five (5) working days after the passage of the ordinance.

In witness whereof, I (we) have hereunto set my (our) hand(s) this the 5th day of October, 2024.

Michael McCaven

Printed name of Purchaser

Michael McCaven

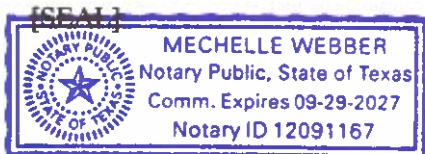
Signature of Purchaser

THE STATE OF TEXAS §

COUNTY OF BREWSTER §

This instrument was acknowledged before me on this the 5th day of October, 2024.

Mechelle Webber
Notary Public, State of Texas



Lynn McCarron

Printed name of purchaser

Lynn McCarron

Signature of purchaser

THE STATE OF TEXAS §

COUNTY OF ^{Real} ~~BREWSTER~~ §

This instrument was acknowledged before me on this the 3rd day of October, 2024.



Mechelle Webber

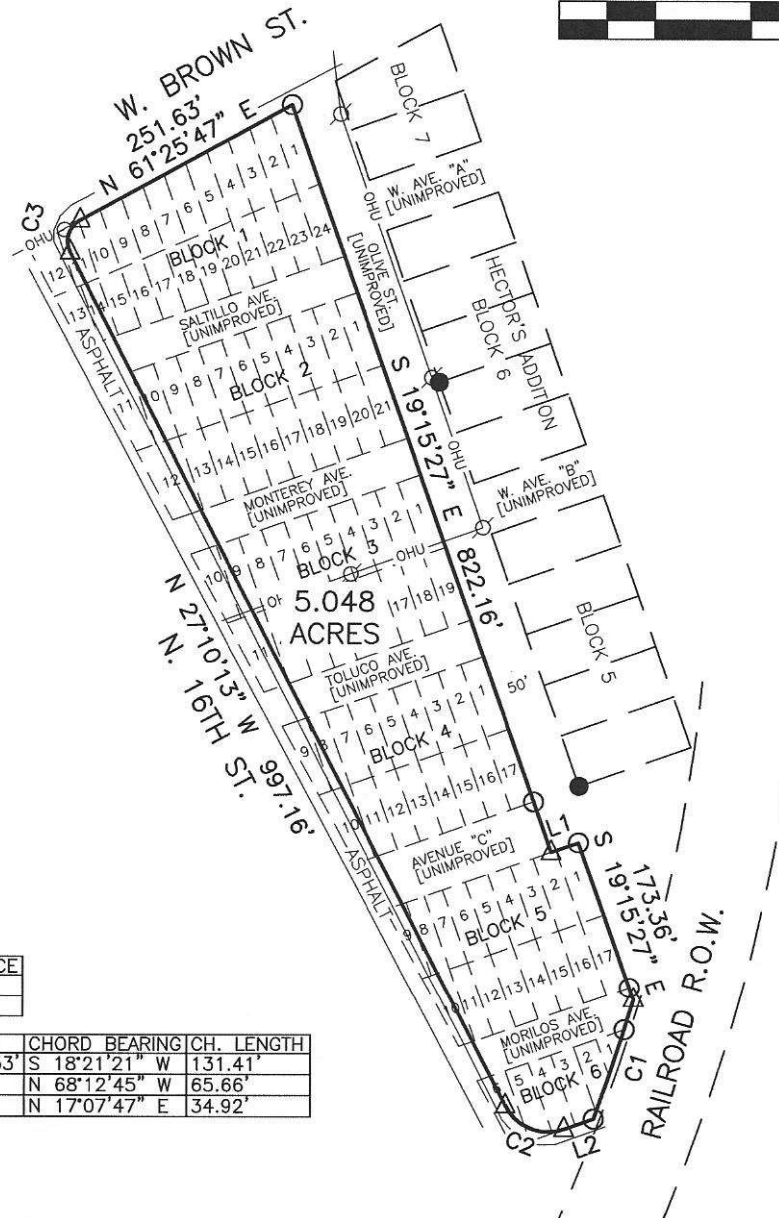
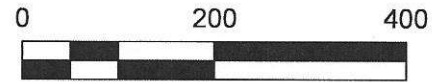
Notary Public, State of Texas



SURVEY PLAT

5.048 ACRES OUT OF THE COLIMA ADDITION TO ALPINE
ENVELOPE 67, PLAT RECORDS OF BREWSTER COUNTY, TEXAS

ALPINE, TEXAS



LINE	BEARING	DISTANCE
L1	N 70°44'33" E	30.26'
L2	S 70°44'43" W	32.29'

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CH. LENGTH
C1	131.43'	1,946.53'	S 18°21'21" W	131.41'
C2	71.63'	50.00'	N 68°12'45" W	65.66'
C3	38.66'	25.00'	N 17°07'47" E	34.92'

AN INDEPENDENT EXHAUSTIVE SEARCH OF THE PUBLIC RECORD HAS NOT BEEN CONDUCTED. EASEMENTS/RESTRICTIONS NOT SHOWN HEREON MAY AFFECT THIS TRACT.

LEGEND

- IRON ROD FOUND [CAPPED AS NOTED]
- CAPPED 1/2 INCH IRON ROD SET [MUELLER]
- △ CALCULATED POINT
- UTILITY POLE
- OHU — OVERHEAD UTILITY
- () RECORD INFORMATION

BEARING BASIS: WGS 84



ACCORDING TO FEMA FIRM MAP PANEL 4800850002B, DATED 11/16/1990, THIS TRACT APPEARS TO LIE WITHIN ZONE X [AREAS OUTSIDE THE 500-YEAR FLOODPLAIN].

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL ON THE GROUND SURVEY AND THAT THE LINES AND CORNERS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Kevin Mueller

8-20-19

KEVIN MUELLER
105 N. COCKRELL ST.
(512) 492-5502
KEVIN.MUELLER@SAWTOOTHSSURVEY.COM

SAW TOOTH SURVEY
P.O. BOX 1751
ALPINE, TX 79831



APPRAISAL REPORT

UNIMPROVED CITY STREETS

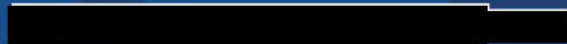
TBD N 16TH STREET, ALPINE,
BREWSTER COUNTY, TX 79830

EFFECTIVE DATE: SEPTEMBER 9, 2024

REPORT DATE: SEPTEMBER 10, 2024

PREPARED FOR

MIKE MCCARSON
(830) 719-2935





PARAMOUNT PROPERTY ANALYSTS

STATEWIDE COMMERCIAL REAL ESTATE APPRAISERS

www.ppabv.com

North Texas Division
Phone: (214) 550-8834

South Texas Division
Phone: (210) 265-6453

Headquarters
Central Texas Division
3600 State Highway 6 S Ste 103
College Station, Texas 77845
Phone: (979) 485-8999
Fax: (979) 485-8544

East Texas Division
Phone: (281) 661-3633

West Texas Divisions
San Angelo Office
Phone: (325) 340-3052

Alpine Office
Phone: (432) 360-3052

September 10, 2024

Mike McCarson
(830) 719-2935



Subject Property:
Unimproved City Streets
TBD N 16th Street, Alpine
Brewster County, TX 79830

Mr. McCarson,

As requested by our client, Mike McCarson, we are providing an Appraisal Report of the above-referenced property. The purpose of this appraisal is to develop an opinion of the 'As Is' market value of the subject property with an effective date of September 9, 2024 reported on September 10, 2024. The value is of the Fee Simple interest of the subject property. The appraiser has not performed any prior services regarding the subject within the three-year period immediately preceding the agreement to perform the assignment. It is our opinion that the requested Market Value estimate is as follows:

“As Is” Market Value: \$30,000

THIRTY THOUSAND DOLLARS

Effective Date – “As Is” September 9, 2024

Market value, as used herein, is defined as, the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (a) Buyer and seller are typically motivated; (b) Both parties are well informed or well advised, and each is acting in what they consider their own best interests; ; (c) A reasonable time is allowed for exposure in the open market; (d) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto;

and (e) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by someone associated with the sale. (Source: *Section 34 of Title 12, Code of Federal Regulations and subsequent Interagency publications*)

The following appraisal sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to the opinion of value. The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with, our interpretation of the guidelines and recommendations set forth in the Uniform Standards of Professional Appraisal Practice (USPAP – 2024 Edition), the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. It also conforms to the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) and Title XI Regulations.

It should be noted that the value estimate is based on a reasonable marketing/exposure period of 12 months or less, which is based on an analysis of market transactions and on our interpretation of market participants in Brewster County and the surrounding area. The appraisal has been prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) and The Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. The appraisal is not based on a requested minimum valuation, specific valuation, or loan approval.

Respectfully Submitted,

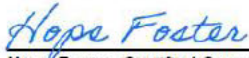
PARAMOUNT PROPERTY ANALYSTS 
STATEWIDE COMMERCIAL REAL ESTATE APPRAISERS



Timothy T. Mayfield, MAI
State Certification TX-1338382-G
Ph: (214)-550-8834
Email: tim@ppabv.com



Sterling D. Fryar, MAI
State Certification TX-1380309-G
Ph: (325)-276-0757
Email: sterling@ppabv.com



Hope Foster, Certified General Appraiser
State Certification TX-1381149-G
Ph: (432)-213-0909
Email: hope@ppabv.com

Hypothetical Conditions

There are no hypothetical conditions for this appraisal.

Extraordinary Assumptions

There are no Extraordinary Assumptions for this appraisal.

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SUMMARY OF SALIENT FACTS



Subject Summary	
Property Name	Unimproved City Streets
Property Major Type	Land
Address	TBD N 16th Street
City	Alpine
County	Brewster
State	TX
Zip	79830
Tax ID	NA
Legal Description	Saltillo Avenue, Monterey Avenue, Tuluco Avenue, Avenue "C", and Morilos Avenue, all situated within the Colima Addition Blocks 1-6.
Owner	Michael Freeman McCarson & Elizabeth Lynn McCarson
Land SF	38,638
Acres	0.887
Zoning	R-2, Two Family District

Report Dates	
Report Date	September 10, 2024
Inspection Date	September 9, 2024
As Is Date of Value	September 9, 2024

Highest and Best Use	
Highest and Best Use as Vacant/As Is	assemblage for residential use

Intended Use and Users	
Intended Use	The intended use of this report is for the exclusive use of Mike McCarson for internal valuation purposes.
Intended Users	No other users are permitted outside the intended user of this report, which is the addressee, Mike McCarson.

As Is Value Indications	
As Is	09/09/2024
Interest Appraised	Fee Simple
Estimated Exposure Time	12 months
Estimated Marketing Time	12 months
Cost Approach	
Cost Approach Value	NA
Sales Comparison Approach	
No. of Land Sales	6
Sales Approach Value	\$30,000
Income Capitalization Approach	
Income Approach Value	NA
Conclusion	\$30,000
Hypothetical Conditions	
There are no hypothetical conditions for this appraisal.	
Extraordinary Assumptions	
There are no Extraordinary Assumptions for this appraisal.	

AERIAL MAP AND SUBJECT PROPERTY PHOTOS



24-329
Texas, AC +/-



Boundary

The information contained herein was obtained from sources deemed to be reliable. Land USA Services makes no warranties or guarantees as to the completeness or accuracy thereof.

All boundaries are approximate



Typical View of the Subject Property



Typical View of the Subject Property



Typical View of the Subject Property



Typical View of the Subject Property



Typical View of the Subject Property



Typical View of the Subject Property



Typical View of the Subject Property



Typical View Looking Southeast along N 16th Street



Typical View Looking Northwest along N 16th Street

PREFACE



Preface

An appraisal is a type of research into the law of probabilities with respect to real estate valuation. Through an appraiser's education, training, experience, knowledge, and integrity, he or she is able to project sellers' and buyers' activities into a forecast of real estate values. Because of the individuality and uniqueness of each property, comparisons of like properties often entail adjustments in arriving at a conclusion. Financial consideration for similar properties sometimes reflect sentiment, compassion, sympathy, bias, politics, specific needs, lack of understanding, and other factors not considered by the impartial appraiser. The appraiser is an advocate of the property being appraised. His or her judgment and opinion cannot be altered by principals of the transaction, lender, seller, purchaser, or broker.

An appraisal cannot be guaranteed or proved. However, the opinion of value can be substantiated and justified. The final opinion of value is the result of the professional analysis of a considerable quantity of physical and economic facts. An appraisal must not be considered absolute but should be used as a basis of negotiation between parties involved in the property, whatever their interests.

With the foregoing in mind, the reader is invited to review the following report, which sets forth the data and reasoning that lead to the estimate of value of the property under appraisal.

This is an Appraisal Report, as defined by Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2 (a) and/or (b). The analyses and conclusions contained in this report are specific to the needs of the client and for the intended use as stated. The appraiser is not responsible for any unauthorized use of this appraisal report.

ABBREVIATIONS UTILIZED IN APPRAISAL REPORT

RR – Railroad	NRA – Net Rentable Area
IH – Interstate Highway	GBA – Gross Building Area
NOI – Net Operating Income	GIM – Gross Income Multiplier
US – United States	EGIM – Effective Gross Income Multiplier
FM – Farm-to-Market	SF – Square Foot
ROW – Right of Way	FF – Front Foot
SH – State Highway	LF – Linear Foot
CR – County Road	OAR – Overall Rate

INTRODUCTION AND DEFINITIONS



Introduction and Definitions

The purpose of this appraisal is to develop an opinion of the 'As Is' market value of the subject property based on market conditions as of September 9, 2024.

MARKET VALUE DEFINITIONS

Market Value is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and each is acting in what they consider their own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by someone associated with the sale.

Source: *Section 34 of Title 12, Code of Federal Regulations and subsequent Interagency publications*

REAL ESTATE

An identified parcel or tract of land, including improvements, if any.¹

FEE SIMPLE ESTATE

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.²

¹ The Dictionary of Real Estate Appraisal, 7th Edition, Page 154.

²The Dictionary of Real Estate Appraisal, 7th Edition, Page 73.

LEASED FEE INTEREST

The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires.³

LEASEHOLD ESTATE

The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease.⁴

LEGAL DESCRIPTION

Saltillo Avenue, Monterey Avenue, Tuluco Avenue, Avenue 'C', and Morilos Avenue, all situated within the Colima Addition Blocks 1-6. , Brewster County, TX

MARKETING/EXPOSURE TIME PERIOD

Marketing and exposure times are important considerations in the appraisal process. While these two time frames may appear to be similar, there are distinct differences. Marketing time is an estimate of the time it might take to sell a property interest in real estate at the estimated market value level during the period immediately after the effective date of an appraisal. Conversely, exposure time is the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. This is a retrospective estimated based upon an analysis of past events assuming a competitive and open market.

The reasonable marketing time is a function of price, time, use, and anticipated market conditions such as changes in the cost and availability of funds; not an isolated estimate of time alone. The following chart summarizes the estimates of marketing time for various property types as reported by *PricewaterhouseCoopers (PwC)*.

³ The Dictionary of Real Estate Appraisal, 7th Edition, Page 105.

⁴The Dictionary of Real Estate Appraisal, 7th Edition, Page 105.

Marketing Time (in months)		
Property Type	PwC	
	Range	Average
Office - CBD	3-15	9.80
Office - Suburban	2-15	9.50
Office - Medical	1-12	5.40
Office - Secondary	3-12	6.80
Retail - Regional Mall	3-18	9.50
Retail - Power Center	3-12	6.90
Retail - Strip Shopping Center	2-15	8.20
Industrial - Warehouse	0-12	3.70
National Self-Storage	1-9	3.00
National Apartments	3-15	6.30
Student Housing	2-12	7.00
Net Leased Assets	3-18	8.50
Hotel - Full-Service	0-12	6.10
Hotel - Limited-Service Midscale	3-12	7.30
Hotel - Luxury/Upper-Upscale	4-12	7.40
Hotel - Select-Service	1-12	6.40
PwC Investor Survey 2nd Qtr 2024		

Comp	City	Date	Price	Acres	Days on Market	Months on Market
1	Alpine	7/31/2024	\$22,500	0.84	NA	NA
2	Alpine	3/28/2024	\$48,000	1.00	173	5.77
3	Alpine	4/28/2023	\$22,000	0.38	116	3.87
4	Alpine	4/21/2022	\$125,000	5.04	Unknown	NA
5	Alpine	4/1/2022	\$50,000	2.00	108	3.60
6	Alpine	1/21/2022	8/6/58	5.05	Unknown	NA

Based on the survey data, the comparable sales contained herein, location of the subject property, and current economic conditions, we have estimated a marketing period at 12 months or less.

Due to the current economic conditions and sales contained herein it is estimated that an appropriate exposure time for the subject properties should be around 12 months or less. This time frame assumes reasonable marketing efforts and an asking price similar to the value contained herein.

INTENDED USER

No other users are permitted outside the intended user of this report, which is the addressee, Mike McCarson.

PROPERTY RIGHTS APPRAISED

The value estimate contained herein is based on the Fee Simple interest of the subject property based on market conditions as of September 9, 2024.

INTENDED USE

The intended use of this report is for the exclusive use of Mike McCarson for internal valuation purposes.

SCOPE OF THE APPRAISAL

The term "scope of the appraisal" is defined as the extent of the process of collecting, confirming, and reporting the pertinent data contained in an appraisal report. In this appraisal, an attempt was made to collect and verify all relevant general and specific data pertaining to the subject property and the subject market area. Information was obtained from real estate and economic publications, the appraiser's own files, as well as contacts with other appraisers, brokers, developers, and other knowledgeable people in the subject market area. The information obtained from these sources was verified by more than one source and is felt to be reliable but is not guaranteed.

The valuation of the subject property involved the following steps: 1) an inspection of the subject property and surrounding neighborhood to observe physical conditions, amenities, and available services; 2) a detailed highest and best use analysis to determine the most profitable use for the subject property; 3) an estimate of the market value of the subject property through the use of one or more of the Cost, Income and Sales Comparison Approaches.

As noted in the Certification, Sterling D. Fryar, MAI has not made a personal inspection of the property that is the subject of this report. Timothy T. Mayfield, MAI has not made a personal inspection of the property that is the subject of this report. Hope L. Foster has made a personal inspection of the property that is the subject of this report. We may or may not have not formally inspected all of the Comparables Sales and/or Comparable Rentals included in this report and the descriptions have been derived from discussions with the local market participant who confirmed the details or the listing on MLS, Costar, or any other listing service available to the appraiser. Photos of Comparables may have been taken from these listing services, with permission, and aerial photos have been taken from Google Earth. This appraisal has been prepared based on the assumption that all information and photos of the Comparables included is accurate. Should any information become available that is contradictory to this assumption, we reserve the right to revisit and/or amend this appraisal, if deemed necessary.

HAZARDOUS MATERIAL DISCLOSURE

The existence of potentially hazardous material, which may or may not be present on the property, was not observed during the inspection, nor is there any knowledge of the existence of such materials on or in the property. Various construction materials may contain items that have been or could in the future be determined to be hazardous (toxic) or undesirable and may need to be specifically treated or removed. For example, some properties have transformers and other electrical components contain PCB's, and asbestos is sometimes used in components such as fireproofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum floor tiles, roofing, drywall, and plaster. There may be hazardous or undesirable metals, minerals, chemicals, hydrocarbons, and biological and/or radioactive items (including electric and magnetic fields) in the soils, water, building components, above or

belowground containers, or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate appraisers have no expertise in the direction or correction of hazardous or undesirable items. Expert inspections are necessary and advised. Current or future laws may require clean up or correction by past, present, and/or future owners and/or operators. It is the responsibility of the client to retain qualified experts to detect and correct such matters and to consult with the legal counsel of his or her choice to determine what provisions, if any, he or she may wish to include in transaction documents regarding the subject property.

AMERICANS WITH DISABILITIES ACT DISCLOSURE

The United States Congress enacted the Americans with Disabilities Act (ADA) in 1990, which, among other things, is intended to make many business establishments equally accessible to persons with a variety of disabilities. The Americans with Disabilities Act Amendments Act (ADAAA) made major changes to the definition of “disability” and became effective January 1, 2009. The requirements of ADA and ADAAA may or may not require modifications to the subject property, which could include the installation of or modifications to access ramps, door widths, public restrooms, etc. State and local laws also may mandate changes to the subject improvements. Real estate appraisers are not qualified to advise the client what, if any, changes may be required now, or in the future. Owners and tenants should consult the attorneys and qualified designated professionals of their choice for information regarding these matters. Real estate appraisers also cannot determine which attorneys and/or designated professionals have expertise in this area.

USPAP COMPETENCY PROVISION COMPLIANCE

According to the competency provision of the Uniform Standards of Professional Appraisal Practice (USPAP), "an appraiser must properly identify the problem to be addressed and have the knowledge and experience to complete the assignment competently..."⁵ This assignment involves the appraisal of unimproved city streets. The appraisers involved in this assignment have adequate knowledge and experience in the appraisal of this type of property within this particular market area; therefore, no further steps were taken to comply with the competency provision of USPAP.

⁵Uniform Standards of Professional Appraisal Practice; page B-4; The Appraisal Foundation, December 1990; Washington, D.C.

HISTORY AND PROPERTY TAX ASSESSMENT



History and Property Tax Assessment

According to the Brewster County tax records, the subject is currently owned by Michael Freeman McCarson & Elizabeth Lynn McCarson. They purchased the subject parent tract on January 21st, 2022, for \$167,500 from William P Davis, Fred W Davis, and Barbara Crousen. The property is not currently under contract, nor is it listed for sale. No other known transactions have occurred in the past three years.

The subject property does not have a tax assessed value due to the city having ownership.

AREA DATA



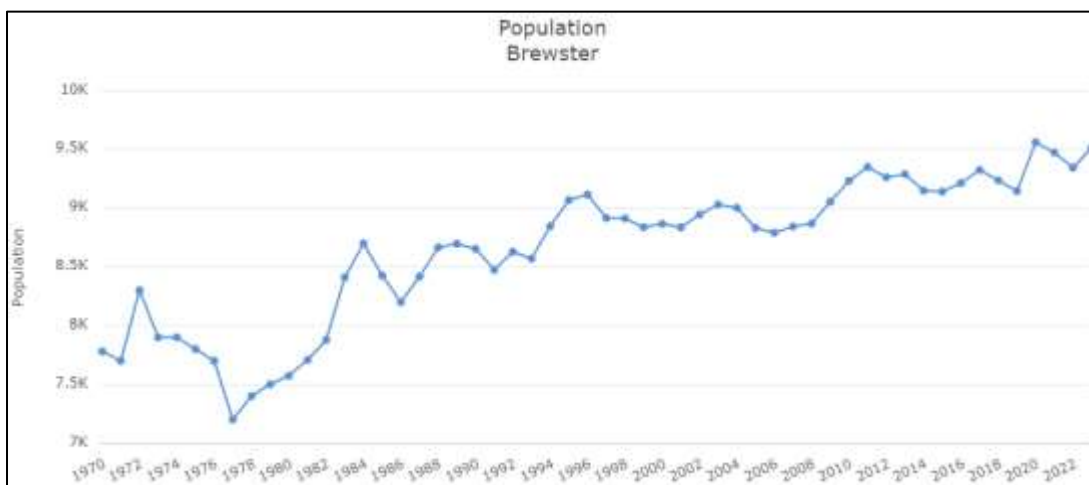
Area Data

BREWSTER COUNTY

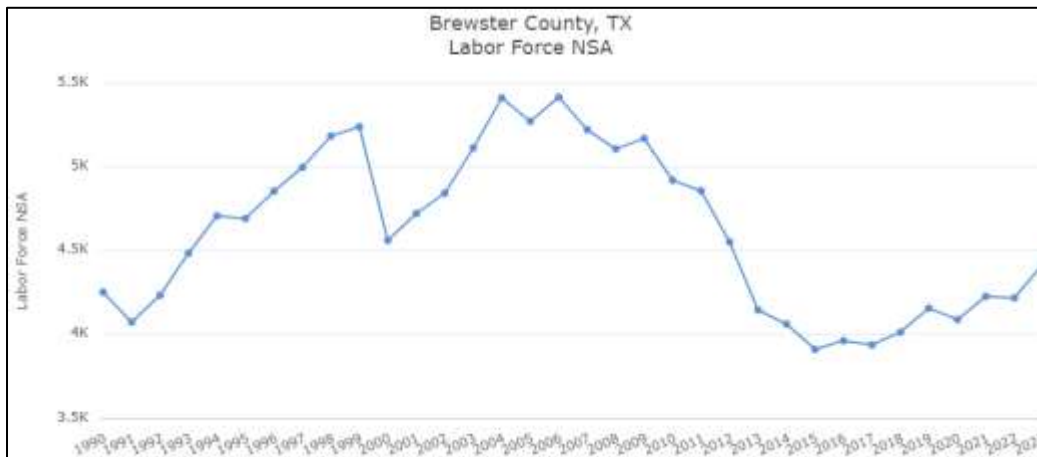
Brewster County, the largest county in Texas in land area, is located in the Trans-Pecos region of West Texas, and is the site of Big Bend National Park, the largest park in the state. Brewster County is bordered by Presidio County to the west, Jeff Davis County to the northwest, Pecos County and Terrell County to the east, and the Rio Grande to the south. Alpine, the county seat and largest town, is 220 miles southeast of El Paso in north western Brewster County.

Population

Population in Brewster County has remained fairly stable over the past 10 years. Brewster County had a most recent population of 9,513, up 1.81% from 2022, according to the U.S. Census Bureau.



Date	Population	% Change	Components of Change				
			Total Population Change	Births	Deaths	International Immigration	Domestic Migration
2023	9,513	1.81%	169	90	109	40	148
2022	9,344	-1.36%	-129	85	110	39	-145
2021	9,473	-0.91%	-87	75	114	20	-72
2020	9,560	4.55%	416	12	20	0	27
2019	9,144	-1.00%	-92	82	73	1	-102
2018	9,236	-0.94%	-88	109	73	6	-128
2017	9,324	1.21%	111	81	100	7	123
2016	9,213	0.80%	73	102	84	7	48
2015	9,140	-0.09%	-8	101	68	10	-51
2014	9,148	-1.51%	-140	102	66	0	-179
2013	9,288	0.28%	26	124	61	-1	-36



Date	Employment		Unemployment	
	Total	% Change Year Ago	Rate	Unit Change Year Ago
2023	4,417	4.72%	3.24%	-6.36%
2022	4,218	-0.21%	3.46%	-24.29%
2021	4,227	3.37%	4.57%	-31.07%
2020	4,089	-1.64%	6.63%	127.84%
2019	4,157	3.56%	2.91%	-13.39%
Monthly Data				
Jul-24	4,640	5.79%	3.38%	-5.06%
Jun-24	4,680	5.60%	3.48%	0.87%
May-24	4,652	5.08%	2.90%	-6.15%
Apr-24	4,716	5.91%	2.63%	-5.40%
Mar-24	4,570	4.84%	3.02%	-5.92%
Feb-24	4,551	5.42%	3.41%	-10.26%
Jan-24	4,481	5.02%	3.41%	-7.34%
Dec-23	4,479	4.94%	2.72%	-9.33%
Nov-23	4,547	7.32%	2.73%	-17.27%
Oct-23	4,468	6.03%	2.91%	-13.13%
Sep-23	4,431	6.49%	3.32%	0.91%
Aug-23	4,432	6.49%	3.61%	4.34%

Brewster County's total employment has been steadily increasing over the past five years, with a slight decrease in 2020 likely due to the Covid-19 pandemic. There is a total employment of 4,640 in the most recent available month, according to the Texas A&M University Real Estate Center. The unemployment rate has been steady over the last few months.

Transportation – Highways

-  U.S. Highway 67
-  U.S. Highway 90
-  U.S. Highway 385
-  State Highway 118

Education

Alpine Independent School District serves more than 1,000 local students attending Alpine Elementary School, Alpine Middle School, and Alpine High School, in classes from Pre-K, Kinder, and 1st thru 12th grades.

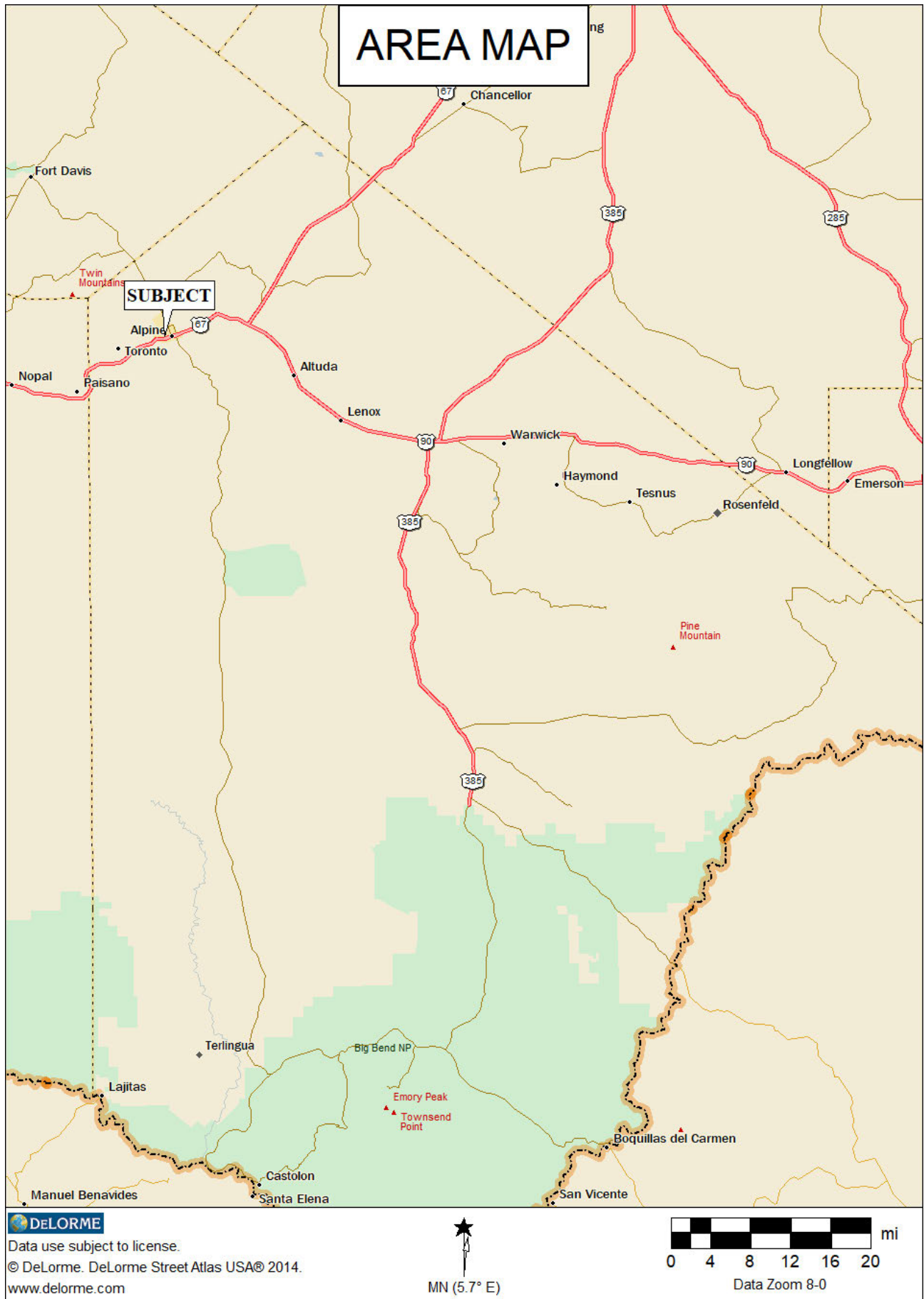
On the Texas Education Agency Report card for 2013-2014, the high school, with 277 students in grades 9-12, reached "Met Standard" overall, while receiving Distinction Designations in Mathematics, Social Studies, Top 25% Closing Performance gaps, and Postsecondary Readiness. Notably, average class sizes in Alpine High are only about two-thirds the state average. The Middle School, with 309 students in grades 5-8, also reached "Met Standard", while receiving Distinction Designations in Mathematics and Social Studies.

School colors are Purple and Old Gold. The high school is home to the Alpine Fightin' Bucks and Lady Bucks. Sports include football, volleyball, cross-country, girls' basketball, boys' basketball, powerlifting, track & field, baseball, softball, golf, athletic training, and tennis. Alpine hosts the Big Bend Mountain Ramble, a "mile-high cross country meet, the highest race in Texas", as well as high school and junior high relays.

Sul Ross State University, began as a teachers college in 1920, with its original campus in Alpine. Named for Lawrence Sullivan Ross, a Confederate States Army general during the American Civil War, Texas' 19th governor and later president of the new land grant college which became Texas A&M, it is now a member of the Texas State University System.

Conclusion

The general economy is expected to continue a moderate and steady upward trend. A primary factor in this continued recovery is the effort on the part of governmental and business sectors to attract and promote new industry and expand existing industry, reflecting efforts to diversity and modernize the economy. Long term prospects are enhanced by a low cost of living, a productive workforce, and abundant natural resources.



NEIGHBORHOOD DATA



Neighborhood Data

NEIGHBORHOOD ANALYSIS

A neighborhood is generally part of a larger city, town or community. According to *The Appraisal of Real Estate, 15th Edition*, a neighborhood is defined as a grouping of complimentary land uses. It is usually considered to be an area with definite boundaries that exhibit fairly high degrees of homogeneity as to use, tenancy and certain other property characteristics.

BOUNDARIES

North:	City Limits
South:	City Limits
East:	City Limits
West:	City Limits

LOCATION

Alpine, Texas

MAJOR THOROUGHFARES

The primary thoroughfares throughout the subject neighborhood are U.S. Highway 90 and State Highway 118. These thoroughfares are developed with commercial properties along the majority of their frontages within the subject neighborhood.

ACCESSIBILITY

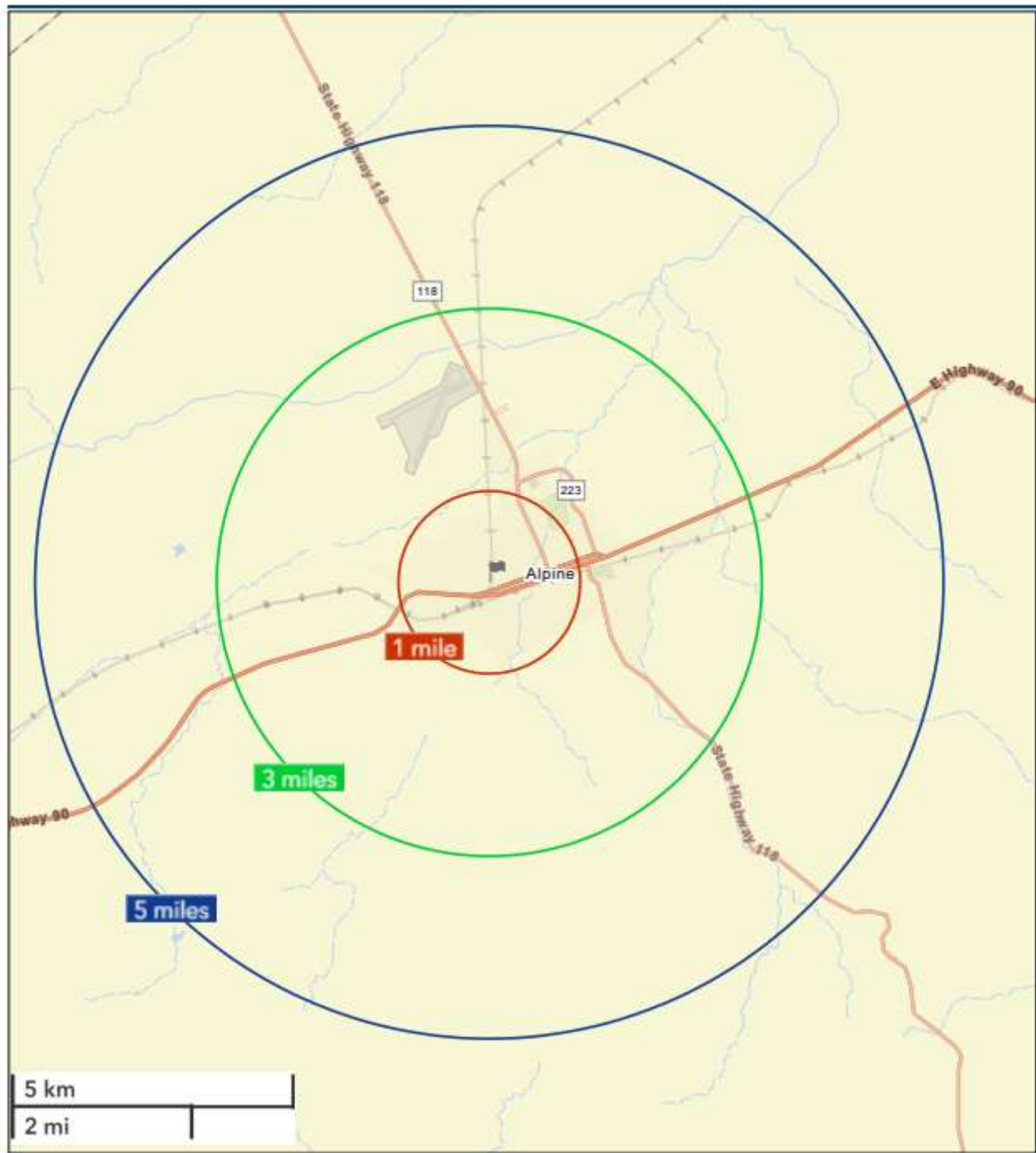
The subject neighborhood has convenient access to employment within the neighborhood and other nearby areas in Terrell, Jeff Davis, Reeves, Ward, Crane, and Crockett counties. Churches, retail centers, and recreation facilities are easily accessible from the neighborhood. There are several major traffic routes that allow convenient travel throughout the neighborhood. The subject neighborhood is considered to have good accessibility via the above-mentioned thoroughfares.

LAND USE

The neighborhood is approximately 90% built-up and is primarily of commercial developments in average to good condition fronting major thoroughfares and single-family homes along secondary thoroughfares. The subject property's neighborhood is located in a place that is in a stable stage of development. Land use patterns are anticipated to incur a stable increase in commercial and residential development.

CONFORMITY

The construction quality of improved properties fronting the major thoroughfares within the neighborhood is generally of good conformity.



September 09, 2024

Executive Summary

N 16th St, Alpine, Texas, 79830
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.35667
Longitude: -103.67259

	1 mile	3 miles	5 miles
Population			
2010 Population	3,893	6,630	6,887
2020 Population	4,011	6,912	7,181
2024 Population	3,918	6,803	7,060
2029 Population	3,802	6,691	6,944
2010-2020 Annual Rate	0.30%	0.42%	0.42%
2020-2024 Annual Rate	-0.55%	-0.37%	-0.40%
2024-2029 Annual Rate	-0.60%	-0.33%	-0.33%
2020 Male Population	50.5%	50.5%	50.5%
2020 Female Population	49.5%	49.5%	49.5%
2020 Median Age	39.0	38.9	39.4
2024 Male Population	51.1%	51.2%	51.2%
2024 Female Population	48.9%	48.8%	48.8%
2024 Median Age	39.6	39.4	40.0

In the identified area, the current year population is 7,060. In 2020, the Census count in the area was 7,181. The rate of change since 2020 was -0.40% annually. The five-year projection for the population in the area is 6,944 representing a change of -0.33% annually from 2024 to 2029. Currently, the population is 51.2% male and 48.8% female.

Median Age

The median age in this area is 40.0, compared to U.S. median age of 39.3.

Households

2024 Wealth Index	66	63	66
2010 Households	1,871	2,972	3,084
2020 Households	1,865	2,952	3,067
2024 Households	1,856	2,977	3,093
2029 Households	1,857	3,001	3,118
2010-2020 Annual Rate	-0.03%	-0.07%	-0.06%
2020-2024 Annual Rate	-0.11%	0.20%	0.20%
2024-2029 Annual Rate	0.01%	0.16%	0.16%
2024 Average Household Size	2.00	2.12	2.13

The household count in this area has changed from 3,067 in 2020 to 3,093 in the current year, a change of 0.20% annually. The five-year projection of households is 3,118, a change of 0.16% annually from the current year total. Average household size is currently 2.13, compared to 2.18 in the year 2020. The number of families in the current year is 1,651 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini Index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

September 09, 2024

*Information provided by Esri and ArcGIS

**This page of the Executive Summary was slightly modified to omit data associated with race.

Executive Summary

N 16th St, Alpine, Texas, 79830
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.35667
Longitude: -103.67259

	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	28.6%	27.4%	27.1%
Median Household Income			
2024 Median Household Income	\$52,618	\$53,689	\$55,036
2029 Median Household Income	\$61,703	\$62,216	\$63,995
2024-2029 Annual Rate	3.24%	2.99%	3.06%
Average Household Income			
2024 Average Household Income	\$79,021	\$77,375	\$78,981
2029 Average Household Income	\$88,892	\$86,563	\$88,303
2024-2029 Annual Rate	2.38%	2.27%	2.26%
Per Capita Income			
2024 Per Capita Income	\$35,253	\$33,821	\$34,649
2029 Per Capita Income	\$40,887	\$38,767	\$39,691
2024-2029 Annual Rate	3.01%	2.77%	2.75%
GINI Index			
2024 Gini Index	46.4	45.8	45.5

Households by Income

Current median household income is \$55,036 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$63,995 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$78,981 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$88,303 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$34,649 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$39,691 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	82	86	87
2010 Total Housing Units	2,117	3,394	3,528
2010 Owner Occupied Housing Units	1,095	1,727	1,816
2010 Renter Occupied Housing Units	776	1,245	1,268
2010 Vacant Housing Units	246	422	444
2020 Total Housing Units	2,272	3,595	3,740
2020 Owner Occupied Housing Units	1,133	1,771	1,864
2020 Renter Occupied Housing Units	732	1,181	1,203
2020 Vacant Housing Units	417	661	689
2024 Total Housing Units	2,325	3,691	3,842
2024 Owner Occupied Housing Units	1,148	1,817	1,912
2024 Renter Occupied Housing Units	708	1,160	1,181
2024 Vacant Housing Units	469	714	749
2029 Total Housing Units	2,354	3,757	3,909
2029 Owner Occupied Housing Units	1,172	1,864	1,960
2029 Renter Occupied Housing Units	685	1,137	1,157
2029 Vacant Housing Units	497	756	791
Socioeconomic Status Index			
2024 Socioeconomic Status Index	51.4	52.4	52.9

Currently, 49.8% of the 3,842 housing units in the area are owner occupied; 30.7%, renter occupied; and 19.5% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 3,740 housing units in the area and 18.4% vacant housing units. The annual rate of change in housing units since 2020 is 0.64%. Median home value in the area is \$238,405, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.18% annually to \$252,798.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

September 09, 2024

*Information provided by Esri and ArcGIS

ZONING

The City of Alpine utilizes zoning ordinances in an attempt to ensure property conformity and balance for land use within the city. Surrounding uses are commercial and residential in nature.

CONCLUSIONS

In summary, the neighborhood is positively influenced by its easy access to U.S. Highway 90 and State Highway 118. The neighborhood benefits from convenient accessibility provided by other major traffic routes that extend to the immediate community and throughout the Alpine area. Based on surrounding property influences and recent growth trends, property prices should generally remain steady in the near term.

NEIGHBORHOOD MAP

Alpine-Casper's Muni

Hancock Hill

Shiloh Park

SUBJECT

Alpine

East Mountain

Jackpot Field

New Town Park

Highway 118

Highway 87

Highway 223

N. HARRISON ST

LOOP RD

N. COCKERBERRY ST

mi

0 1/4 1/2 3/4 1

Data Zoom 12-4

MN (6.0° E)

DeLORME

Data use subject to license.

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www.delorme.com

SITE DATA



Site Summary	
Location	The subject unimproved streets are located along the east line of N 16th Street, south of W Brown Avenue.
Current Use	Vacant
Highest and Best Use Site as Vacant/"As Is"	assemblage for residential use
Legal Description	Saltillo Avenue, Monterey Avenue, Tuluco Avenue, Avenue "C", and Morilos Avenue, all situated within the Colima Addition Blocks 1-6.
Map Latitude	30.3582
Map Longitude	-103.6734
Site Analysis & Comments	The subject has overall average visibility and accessibility. Other than the subject being non-contiguous there are no known negative characteristics which could limit development of the subject sites.

Zoning Summary	
Zoning Authority	City of Alpine
Zoning District	R-2, Two Family District
Zoning Code	R-2, Two Family District
Zoning Type/Description	This zone is intended to provide for medium density living, for example with not more than one (two bedroom) dwelling unit permitted for each 3,500 square feet of lot area. Permitted uses include duplex, local utility service, group residential (two separate single-family structures on one lot), R-1 single-family residential, and townhouses.
Current Use Legally Conforming	The subject is legal and conforming use.

Site Size Attributes	
Gross Land Area (Sq Ft)	38,638
Gross Land Area (Acres)	0.887

Site Characteristics	
Primary Frontage Street Name	N 16th Street
View	average
Access	average
Site Visibility	average
Landscaping	Typical landscaping
Topography	The subject is generally flat.
Shape	The site unimproved streets have rectangular shapes, more or less.
Soil Conditions	the soil conditions observed at the subject appear to be typical of the region and adequate to support development.

Site Utilities	
Public Electricity	Public Electricity along W Brown Avenue & N 16th Street
Water Supply Type	Public Water along W Brown Avenue & N 16th Street
Sewer Type	Public Sewer along W Brown Avenue & N 16th Street

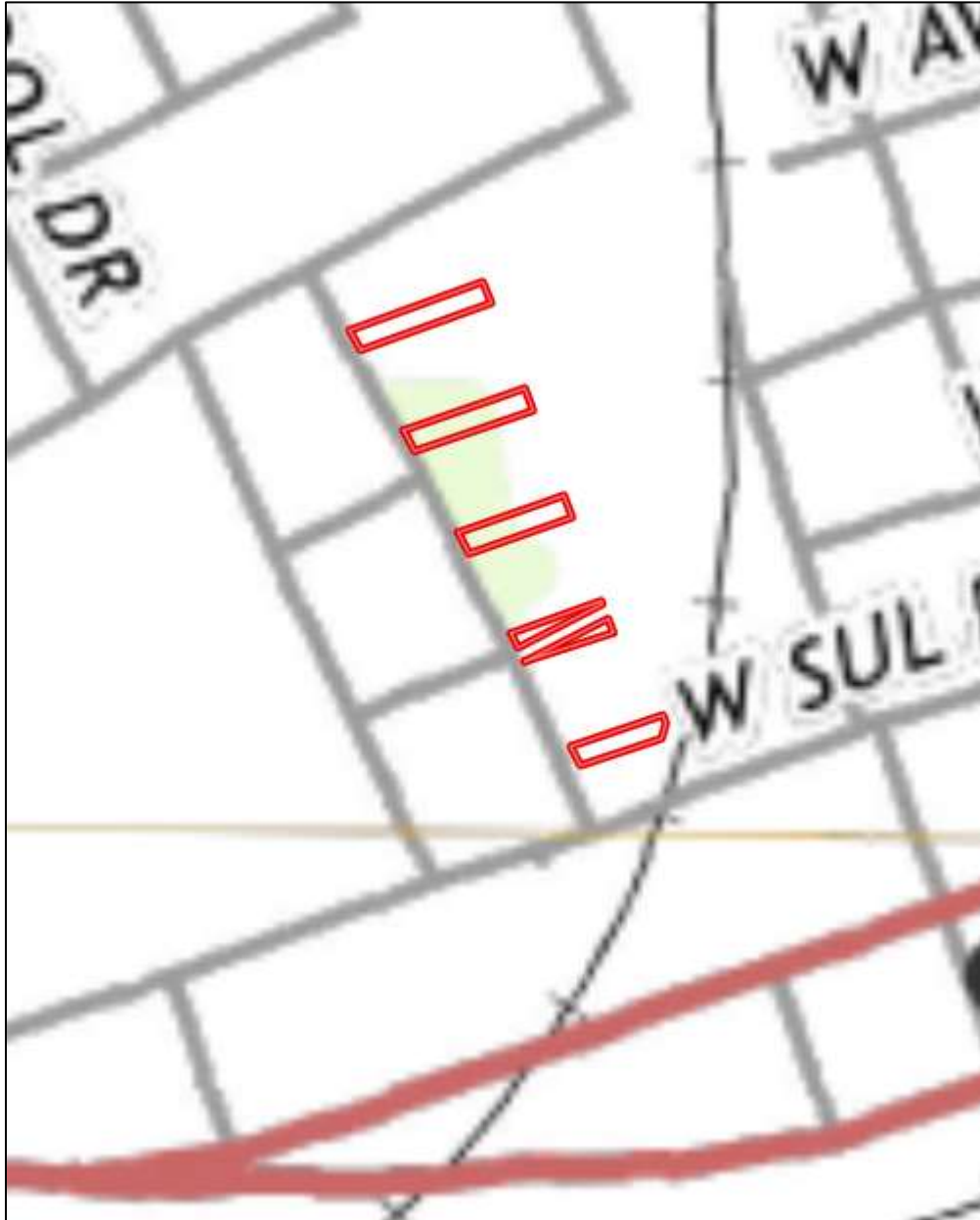
Site Hazards	
FEMA Map #	4800850002B
FEMA Map Date	11/16/1990
Flood Zone	X
In Flood Plain	is not
Flood Zone Comments	The subject sites do not appear to be situated in the 100-year flood plain, according to the available FEMA flood maps.
Encumbrance / Easement Description	There are no known adverse encumbrances or easements. Please reference Limiting Conditions and Assumptions.
Environmental Issues	There are no known adverse environmental conditions on the subject site. Please reference Limiting Conditions and Assumptions.

Extraordinary Assumptions	
There are no Extraordinary Assumptions for this appraisal.	

SITE MAP



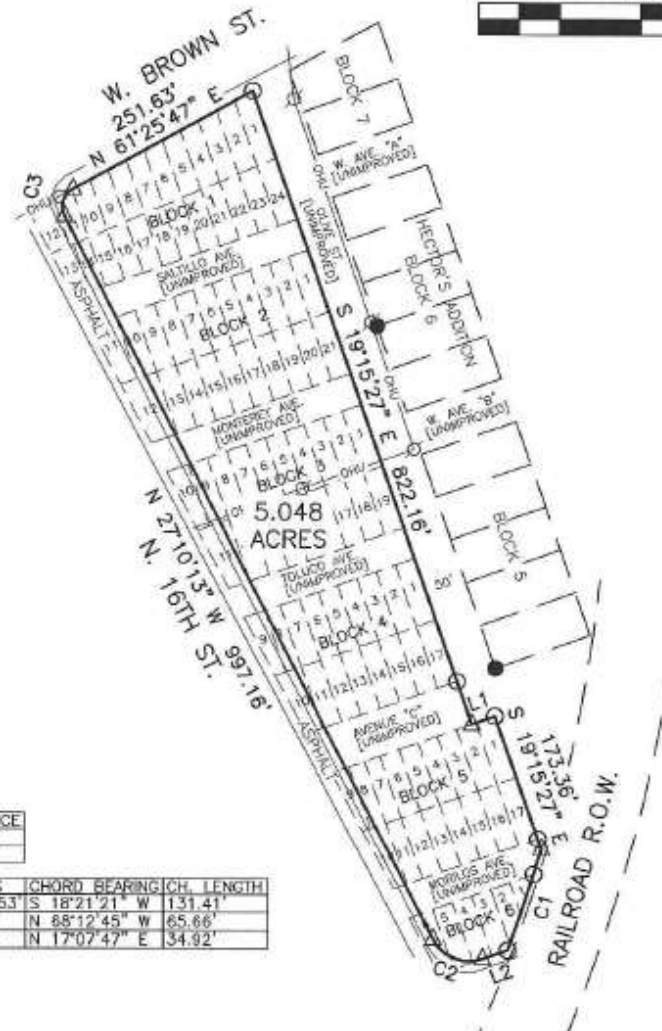
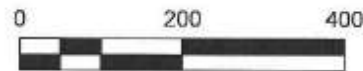
TOPOGRAPHY MAP



SURVEY PLAT

19-0110

5.048 ACRES OUT OF THE COLIMA ADDITION TO ALPINE
ENVELOPE 67, PLAT RECORDS OF BREWSTER COUNTY, TEXAS
ALPINE, TEXAS



LINE	BEARING	DISTANCE
L1	N 70°44'33" E	30.26'
L2	S 70°44'43" W	32.29'

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CH. LENGTH
C1	131.43'	1,946.53'	S 18°21'21" W	131.41'
C2	71.63'	50.00'	N 88°12'45" W	65.66'
C3	38.68'	25.00'	N 17°07'47" E	34.92'

AN INDEPENDENT EXHAUSTIVE SEARCH OF THE PUBLIC RECORD HAS NOT BEEN CONDUCTED. EASEMENTS/RESTRICTIONS NOT SHOWN HEREON MAY AFFECT THIS TRACT.

LEGEND

- IRON ROD FOUND [CAPPED AS NOTED]
- CAPPED 1/2 INCH IRON ROD SET [MUELLER]
- △ CALCULATED POINT
- ⊙ UTILITY POLE
- OHU — OVERHEAD UTILITY
- () RECORD INFORMATION

BEARING BASIS: WGS 84



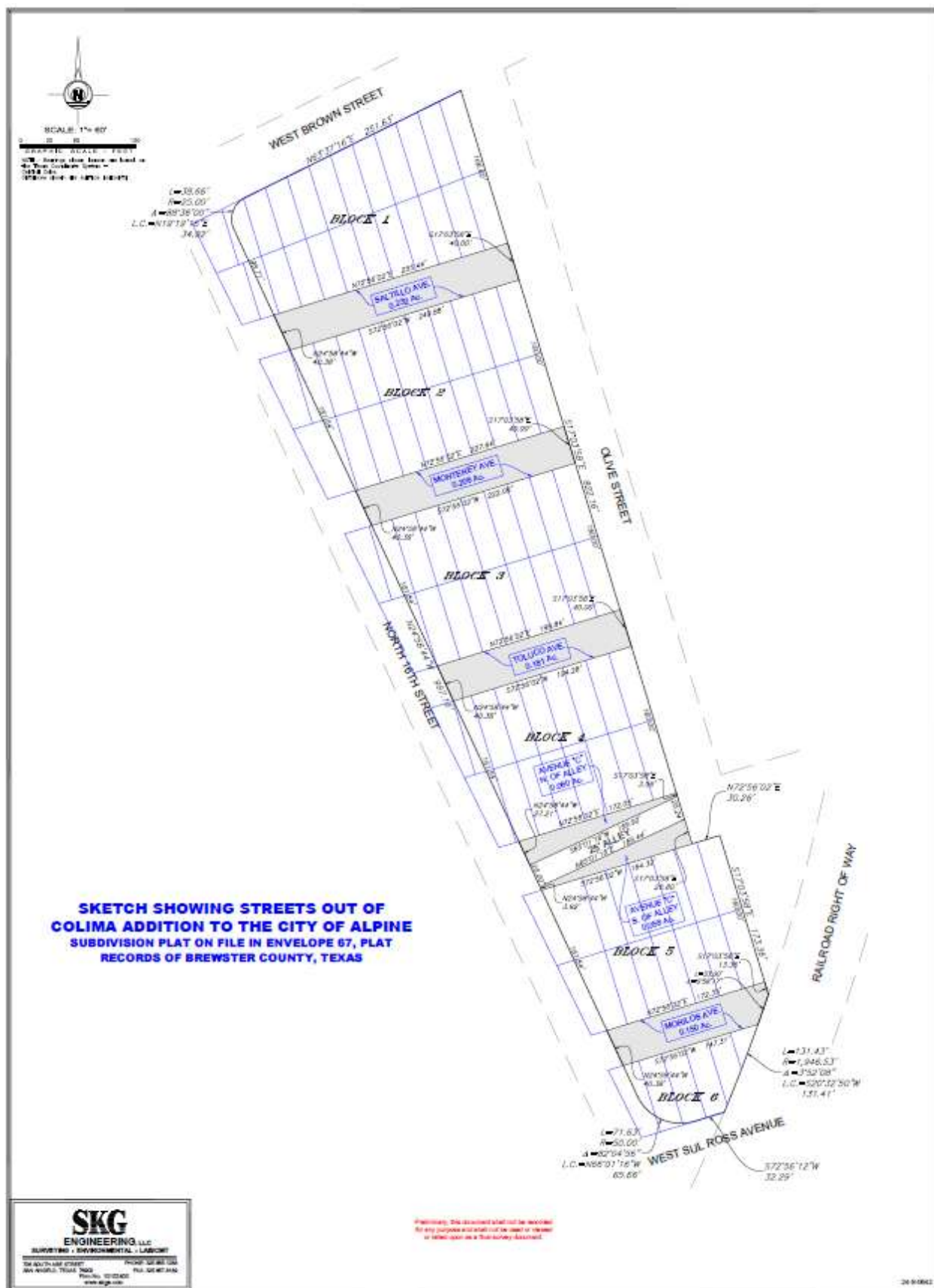
ACCORDING TO FEMA FIRM MAP PANEL 4800850002B, DATED 11/16/1990, THIS TRACT APPEARS TO LIE WITHIN ZONE X [AREAS OUTSIDE THE 500-YEAR FLOODPLAIN].

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL ON THE GROUND SURVEY AND THAT THE LINES AND CORNERS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

8-20-19

KEVIN MUELLER
105 N. COCKRELL ST.
(512) 492-5502
KEVIN.MUELLER@SAWTOOTHSURVEY.COM

SAW TOOTH SURVEY
P.O. BOX 1751
ALPINE, TX 79831





MAP DATA

FEMA Special Flood Hazard Area: No
Map Number: 4800850002B
Zone: X
Map Date: November 16, 1990
FIPS: 48043

MAP LEGEND

- | | |
|--|---|
|  Areas inundated by 500-year flooding |  Protected Areas |
|  Areas inundated by 100-year flooding |  Floodway |
|  Velocity Hazard |  Subject Area |

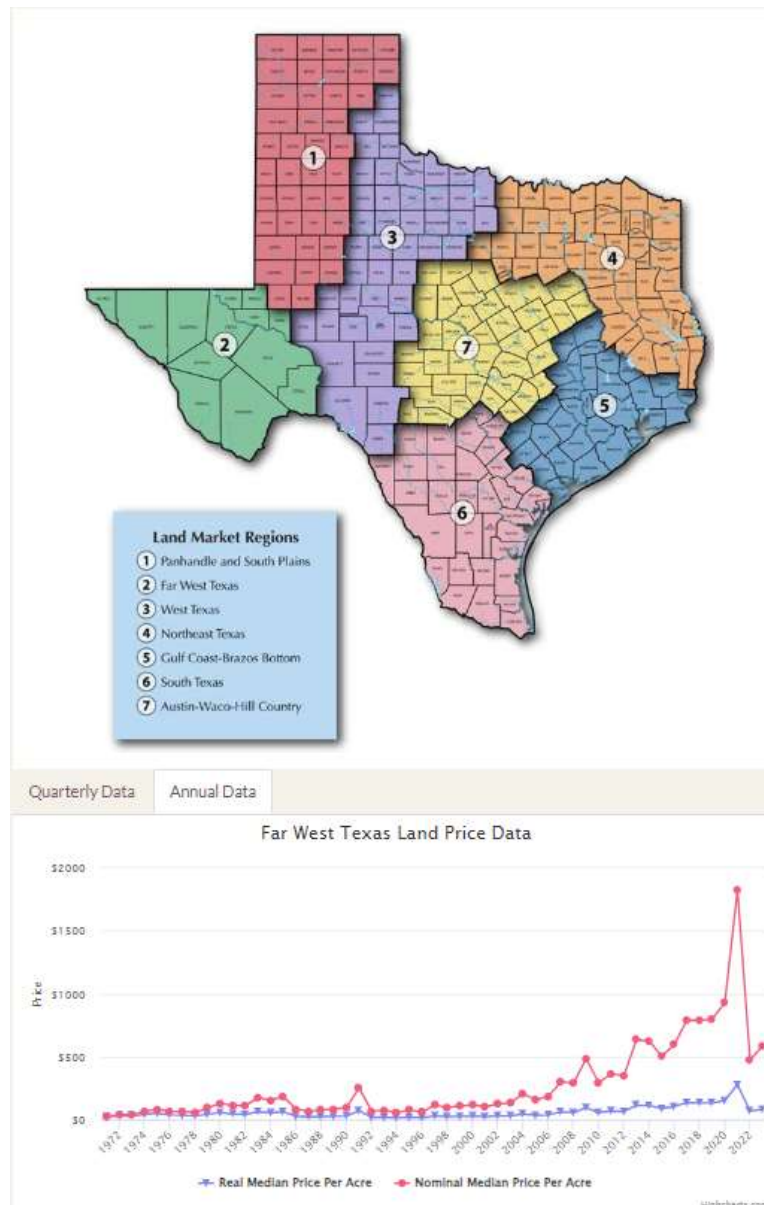
Powered by CoreLogic®

Market Analysis

ANALYSIS OF MARKET TRENDS AND SALES

The market of this area community was investigated. All sales found were analyzed for price trends and general market behavior of the community. An analysis of the sales found and verified as being compatible with the definition of **Market Value** is recorded herein and used as market trend indicators for this community.

Rural land prices for the subject's market has been steadily increasing since 1992 with decreases in 2010 and 2015, a sharp increase in 2021, and back to steady in 2022 and 2023.



Source: Texas A&M Real Estate Center

The above graph represents values reported to the Texas A&M Real Estate Center and includes all land for the various reporting districts including any improvement value. Obviously, these price estimated are very general in nature and are only used as general support of market trends.

RURAL LAND PRICES FOR SUBJECT MARKET AREA

Year	Tract Size (acres)	Nominal			Real		Volume of Sales
		Price Per Acre	Percentage Change (YoY)	Annual Compound 5-Year Growth Rate	Price per Acre	Percentage Change (YoY)	
2013	9,883	\$637	83.05%	17.12%	\$115	79.69%	25
2014	7,837	\$622	-2.35%	5.19%	\$111	-3.48%	22
2015	6,965	\$505	-18.81%	11.5%	\$89	-19.82%	21
2016	10,621	\$597	18.22%	10.4%	\$104	16.85%	24
2017	6,923	\$791	32.5%	17.85%	\$135	29.81%	37
2018	11,846	\$788	-0.38%	4.35%	\$132	-2.22%	28
2019	9,072	\$799	1.4%	5.14%	\$132	0%	35
2020	7,668	\$930	16.4%	12.99%	\$151	14.39%	26
2021	8,953	\$1,826	96.34%	25.06%	\$279	84.77%	21
2022	9,883	\$474	-74.04%	-9.73%	\$68	-75.63%	23
2023	9,107	\$586	23.63%	-5.75%	\$82	20.59%	16

As can be seen in the table above, land prices for the subject's region have been steadily increasing in the past 10 years with a significant drop in 2022. The median price/AC for the subject's region was \$586/AC for an average size of 9,107 acres.

Strengths, Weaknesses, Opportunities, & Threats (SWOT)

Strengths/ Opportunities

- The subject has all utilities

Weaknesses/ Threats

- Non-contiguous tracts of land

HIGHEST AND BEST USE



Highest and Best Use

A property is an integral part of its neighborhood and cannot be treated as an entity separate and apart from its environment. The value of real property is not intrinsic, but flows into the property from surrounding forces and shares the future with the neighborhood in which it is located. Real Estate is valued in terms of its highest and best use. According to *The Appraisal of Real Estate, 15th Edition*, highest and best use is defined as the reasonable, probable, and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The highest and best use of the site as if vacant may be different from the highest and best use of the improved property. This will be true when the improvement is not an appropriate use and yet contributes to total property value in excess of the value of the land.

The highest and best use of both land as though vacant and property as improved must meet four criteria: 1) physically possible; 2) legally permissible; 3) financially feasible; and 4) maximally productive. These criteria are usually considered sequentially. Explanations for each criterion are as follows:

1) Physically Possible Uses

Many characteristics of the subject parcel such as size, shape, topography, frontage, depth, ingress, egress, and utility are factors which must be considered when estimating the possible physical uses of the site. Also included are the off-site improvements, such as public utilities, roadway maintenance, infrastructure, and all other physical aspects that might affect the uses to which a site can be developed.

2) Legally Permissible Uses

Consideration is given to legally permissible uses such as deed restrictions, zoning districts, building codes, historic district controls, and environmental regulations, as they may preclude or enhance the potential highest and best use.

3) Financially Feasible Uses

In determining which uses are physically possible and legally permissible, several uses are eliminated from consideration. Then the uses that meet the first two criteria are analyzed further to determine which are likely to produce an income or return equal to or greater than the amount needed to satisfy operating expenses, financial obligations, and capital amortization. All uses that are expected to produce a positive return are regarded as financially feasible.

4) Maximally Productive Uses

Of the financially feasible uses, the use that produces the highest price or value is considered to be the most profitable utilization of a property. The opinion of such use may be based on the highest and most profitable continuous use to which the property is adapted and needed, or likely to be in demand in the reasonably near future. It should be noted that the "most profitable use" may take

the form of amenities; thus, it cannot always be interpreted strictly in terms of money. The use that produces the greatest return to the property is considered to be the maximally productive use. After satisfying the four criteria of being physically possible, legally permissible, financially feasible, and maximally productive, the remaining use is considered to be the highest and best use of the property.

After analyzing the data gathered in the Site Analysis, the following analysis considers the highest and best use of the subject as if vacant. In this analysis, the subject land will be considered for all uses that are physically possible, legally permissible, financially feasible, and maximally productive.

Highest and Best Use of the Site (as if Vacant/As Is):

1) Physically Possible

The subject has overall average visibility and accessibility. Other than the subject being non-contiguous there are no known negative characteristics which could limit development of the subject sites. Therefore, the possible use of the tract based on physical characteristics includes most uses.

2) Legal Restrictions

The subject lies within the R-2, Two Family District. This zone is intended to provide for medium density living, for example with not more than one (two bedroom) dwelling unit permitted for each 3,500 square feet of lot area. Permitted uses include duplex, local utility service, group residential (two separate single-family structures on one lot), R-1 single-family residential, and townhouses. There do not appear to be any land use restrictions imposed on the site. Should information be provided to the contrary, we reserve the right to review land use restrictions and amend the appraisal if deemed necessary by the appraisers. Therefore, the subject site as vacant could be utilized for most residential uses.

3) Financially Feasible

The surrounding properties and land uses are considered when determining feasible uses. The subject property is positioned on and near primary traffic routes and secondary roadways within an area primarily improved with residential properties. Also, based on the current market conditions, while factoring in the subject's average visibility, access, and location, the potential use which would provide a positive return to the land would most likely be for assemblage for residential use.

4) Maximally Productive

The land market in the subject's market area, overall, continue to be stable, if not increase over time. The subject's location would justify development and the maximally productive use for the subject land would most likely be assemblage for residential use.

5) Conclusion

After analyzing all four criteria for highest and best use, it is our opinion that the highest and best use of the subject site, as if vacant, is for assemblage for residential use. This type of use represents

the most feasible uses considering the size, land use pattern (conformity), and convenient access near primary traffic routes in the subject neighborhood.

THE APPRAISAL PROCESS



The Appraisal Process

There are three basic approaches that may be used by appraisers in the estimation of market value. These three approaches provide market data from three different sources when all are available. One is known as the Cost Approach, which involves an estimate of reproduction cost new and of accrued depreciation as of the date of the value estimate, plus an estimate of the value of the site based upon the sales of similar or comparable sites. The second approach is the Direct Sales Comparison Approach, which has as its premise a comparison of the subject property with others of similar design, utility and use that sold in the recent past. The third approach is the Income Approach, which involves translating net income which, when capitalized in a manner that is commensurate with the risk and the life expectancy of the improvements, will indicate the present value of the income stream.

Normally these three approaches will each indicate a different value. The best possible judgment must be exercised to estimate the value of the ownership interests being appraised under the market conditions or standards specified in the appraisal problem. Therefore, alternative techniques for approaching a professionally acceptable and reliable valuation conclusion are used.

The appraiser uses his or her tools of analysis to simulate the thought processes of the most likely buyer in a market, rather than a specific buyer with a specified individual interest. The various approaches to valuation represent alternative tools that the buyer may employ in his or her decision-making process. The appraiser must judge the applicability of the approaches to the problem in question, collect the data and information necessary to correctly apply these approaches, and select the analytical approach and data that provide the most insight to the problem.

Thus, depending upon the type of property appraised or the purpose of the appraisal, one approach may carry more weight or may furnish a more reliable indication of value for the subject property. In other instances, because of the inadequacy or unavailability of data, one or two of the approaches may be accorded little weight in the final value estimate.

The value indications developed via consideration of the Cost Approach, Sales Comparison Approach and the Income Approach follow in subsequent sections of this report. The conclusions obtained by analyzing the property by each of the applicable approaches utilized are then correlated into a final estimate of value.

The subject is vacant land; therefore, the Sales Comparison Approach was the only applicable approach to value.

SALES COMPARISON APPROACH



Sales Comparison Approach

The Sales Comparison Approach is a method of estimating market value whereby a subject property is compared with comparable properties that have sold recently. One premise of the Sales Comparison Approach is that the market will determine a price of the property being appraised in the same manner that it determines the prices of comparable, competitive properties. In this approach, the comparison is applied to the unique characteristics of real estate that cause its prices to vary. Following are the comparable improved sales utilized and conclusion via this approach.

The following land analysis was undertaken to estimate the site's value:

Land Comparable 1



Transaction			
Address	Lots 2-6 Quince Street	Date	7/31/2024
City	Alpine	Price	\$22,500
State	TX	Price per Acre	\$26,712
Zip	79830	Price per Land SF	\$0.61
Tax ID	33052	Transaction Type	Closed Sale
Grantor	Cruz H Martinez & Gerardo Martinez	Financing	Cash
Grantee	West Emerald Properties LLC	Property Rights	Fee Simple
Legal Description	METTA HARMS ORIENT ADDITION, Block 14, Lots 2-6	Days on Market	NA
Book/Page or Reference Doc	119769	Verification	Navica MLS

Site			
Acres	0.84	Topography	Generally Level
Land SF	36,691	Zoning	R-2, Two Family District
Primary Frontage Street	Quince Street (appears unimproved)	Flood Zone	None
Shape	Rectangular	Encumbrance or Easement	No adverse known
Utilities	Public Utilities Available at W Brown	Environmental Issues	No Adverse Known

Sale Comments

This was the sale of vacant land that is rectangular in shape, has all public utilities, and is zoned for R-2, Two Family District.

Note: The confirming appraiser did not formally inspect this Comparable and all information about this property was derived from public record, the confirmation source listed, LandsofTexas.com, Costar, MLS, among others. The photo was downloaded via a Google search or one of the listing services. We assume this information is correct and the appraisal has been prepared based on the assumption that all information provided to us is accurate. Should any information become available that is contradictory to this assumption, we reserve the right to revisit and/or amend this appraisal, if deemed necessary.

Land Comparable 2



Transaction

Address	418 Mountain View Road	Date	3/28/2024
City	Alpine	Price	\$48,000
State	TX	Price per Acre	\$48,000
Zip	79830	Price per Land SF	\$1.10
Tax ID	13237	Transaction Type	Closed Sale
Grantor	Mattie Nichols Matthaei	Financing	Cash
Grantee	Raul G Hernandez & Consuelo C Hernandez	Property Rights	Fee Simple
Legal Description	BLK 9, SEC 43, TR: 16	Days on Market	173
Book/Page or Reference Doc	119085	Verification	Navica MLS

Site

Acres	1.00	Topography	Generally Level
Land SF	43,560	Zoning	None
Primary Frontage Street	Mountain View Road	Flood Zone	None Apparent
Shape	Square	Encumbrance or Easement	No adverse known
Utilities	Shared Water Well, Electric	Environmental Issues	No Adverse Known

Sale Comments

The property is located just outside of the Alpine, TX city limits. The property has a shared water well and electric and does not contain zoning restrictions.

Note: The confirming appraiser did not formally inspect this Comparable and all information about this property was derived from public record, the confirmation source listed, LandsofTexas.com, Costar, MLS, among others. The photo was downloaded via a Google search or one of the listing services. We assume this information is correct and the appraisal has been prepared based on the assumption that all information provided to us is accurate. Should any information become available that is contradictory to this assumption, we reserve the right to revisit and/or amend this appraisal, if deemed necessary.

Land Comparable 3



Transaction

Address	TBD W Murphy Ave	Date	4/28/2023
City	Alpine	Price	\$22,000
State	TX	Price per Acre	\$57,501
Zip	79830	Price per Land SF	\$1.32
Tax ID	12885	Transaction Type	Closed Sale
Grantor	Ned W Allen	Financing	Cash
Grantee	Ruben Montilva	Property Rights	Fee Simple
Legal Description	1155 TTH, BLOCK 9, LOT 4-6	Days on Market	116
Book/Page or Reference Doc	117302	Verification	Navica MLS

Site

Acres	0.38	Topography	Generally Level
Land SF	16,666	Zoning	R-4, Mobile Home District
Primary Frontage Street	W Murphy Ave	Flood Zone	100% Flood Zone AE
Shape	Roughly square	Encumbrance or Easement	No adverse known
Utilities	All Public Available	Environmental Issues	No Adverse Known

Sale Comments

This was the sale of vacant land that is square in shape, has all public utilities, and is zoned for mobile home uses.

Note: The confirming appraiser did not formally inspect this Comparable and all information about this property was derived from public record, the confirmation source listed, LandsofTexas.com, Costar, MLS, among others. The photo was downloaded via a Google search or one of the listing services. We assume this information is correct and the appraisal has been prepared based on the assumption that all information provided to us is accurate. Should any information become available that is contradictory to this assumption, we reserve the right to revisit and/or amend this appraisal, if deemed necessary.

Land Comparable 4



Transaction			
Address	2106 W Sul Ross Ave	Date	4/21/2022
City	Alpine	Price	\$125,000
State	TX	Price per Acre	\$24,815.37
Zip	79830	Price per Land SF	\$0.57
Tax ID	11335, 11338, 11377	Transaction Type	Closed Sale
Grantor	Benjamin Forrest Morrow	Financing	Conventional
Grantee	Galaxy Projects LLC	Property Rights	Fee Simple
Legal Description	METTA HARM, BLK: 7, LOTS: 5-6, BLK: 8, LOTS: 1-5 & 6-10, BLK: 9, LOTS: 1,2 & E/2-OF LOT 3 & E/2 OF LOT: 8, ALL OF LTS 9,10; METTA HARM, BLOCK 15,16; METTA HARM, BLOCK 28, LOT ALL	Days on Market	Unknown

Site			
Acres	5.04	Topography	Generally Level
Land SF	219,420	Zoning	R-2: Two-Family District
Primary Frontage Street	Lemon Street	Flood Zone	None Apparent
Shape	Rectangular	Encumbrance or Easement	No adverse known
Utilities	All Public Utilities	Environmental Issues	No Adverse Known

Sale Comments

The property is located in the city limits of Alpine, TX. It is currently vacant land zoned R-2, Two Family District which permits duplexes, local utility service, group residential, single family residential, and townhomes. The property contains all public utilities. Additionally, the property contains unimproved city streets throughout the property.

Note: The confirming appraiser did not formally inspect this Comparable and all information about this property was derived from public record, the confirmation source listed, LandsofTexas.com, Costar, MLS, among others. The photo was downloaded via a Google search or one of the listing services. We assume this information is correct and the appraisal has been prepared based on the assumption that all information provided to us is accurate. Should any information become available that is contradictory to this assumption, we reserve the right to revisit and/or amend this appraisal, if deemed necessary.

Land Comparable 5



Transaction			
Address	420 Mountain View Road	Date	4/1/2022
City	Alpine	Price	\$50,000
State	TX	Price per Acre	\$25,000.00
Zip	79830	Price per Land SF	\$0.57
Tax ID	13195	Transaction Type	Closed Sale
Grantor	James Hawk	Financing	Conventional
Grantee	Kimberly Wright	Property Rights	Fee Simple
Legal Description	BLK 9, SEC 43 TRS 18, 20 GHSA RR	Days on Market	108

Site			
Acres	2.00	Topography	Generally Level
Land SF	87,120	Zoning	None
Primary Frontage Street	Mountain View Road	Flood Zone	None Apparent
Shape	Rectangular	Encumbrance or Easement	No adverse known
Utilities	None	Environmental Issues	No Adverse Known

Sale Comments	
The property is located just outside the city limits of Alpine, TX. It is vacant land and does not contain any utilities. The property was purchased for the development of short term rental properties.	

Note: The confirming appraiser did not formally inspect this Comparable and all information about this property was derived from public record, the confirmation source listed, LandsofTexas.com, Costar, MLS, among others. The photo was downloaded via a Google search or one of the listing services. We assume this information is correct and the appraisal has been prepared based on the assumption that all information provided to us is accurate. Should any information become available that is contradictory to this assumption, we reserve the right to revisit and/or amend this appraisal, if deemed necessary.

Land Comparable 6



Transaction			
Address	TBD N 16th Street	Date	1/21/2022
City	Alpine	Price	\$167,500
State	TX	Price per Acre	\$33,181.46
Zip	79830	Price per Land SF	\$0.76
Tax ID	10309, 10310, 10311, 10312, 10313, 10314	Transaction Type	Closed Sale
Grantor	William P Davis, Fred W Davis, Barbara Crousen	Financing	Cash
Grantee	Michael Freeman McCarson, Elizabeth Lynn McCarson	Property Rights	Fee Simple
Legal Description	COLIMA, BLOCK 2, LOT 1-21	Days on Market	Unknown

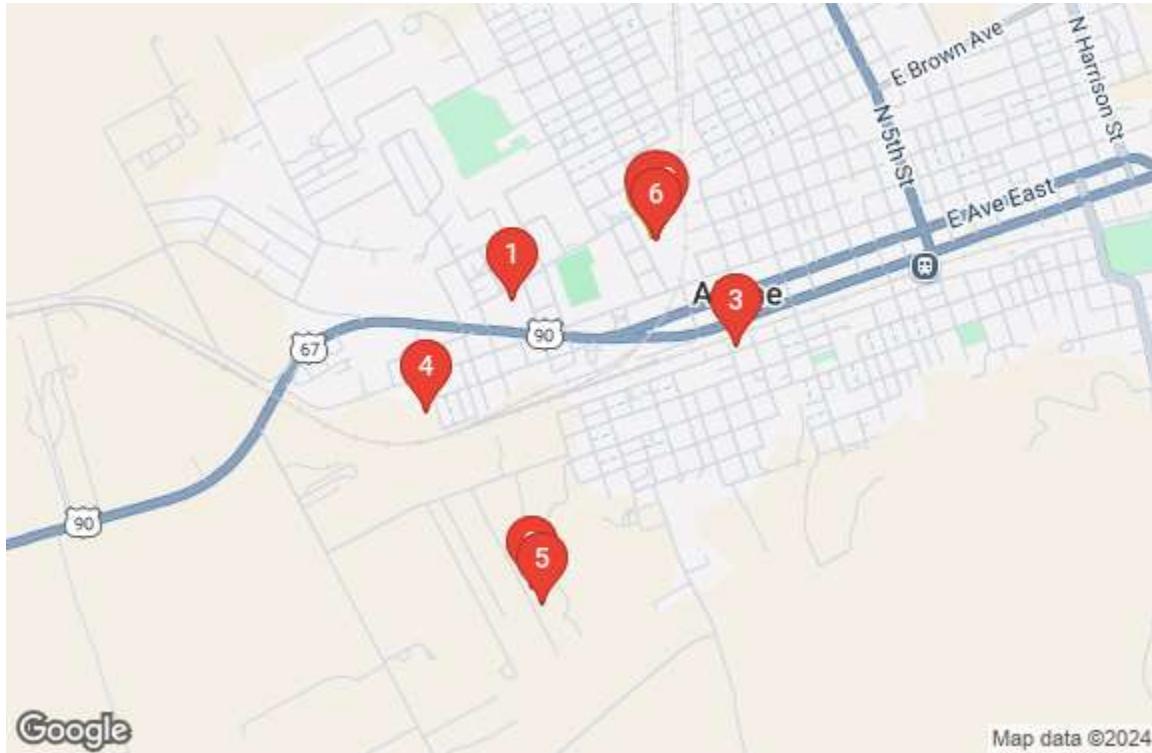
Site			
Acres	5.05	Topography	Generally Level
Land SF	219,891	Zoning	R-2: Two-Family District
Primary Frontage Street	N 16th Street, Brown Street	Flood Zone	None Apparent
Shape	Rectangular, more or less	Encumbrance or Easement	No adverse known
Utilities	Utilities Available along W Brown Avenue &	Environmental Issues	No Adverse Known

Sale Comments

The property is located in the city limits of Alpine, TX. It is currently vacant land zoned R-2, Two Family District which permits duplexes, local utility service, group residential, single family residential, and townhomes. The property contains all public utilities. Additionally, the property contains unimproved city streets throughout the property.

Note: The confirming appraiser did not formally inspect this Comparable and all information about this property was derived from public record, the confirmation source listed, LandsofTexas.com, Costar, MLS, among others. The photo was downloaded via a Google search or one of the listing services. We assume this information is correct and the appraisal has been prepared based on the assumption that all information provided to us is accurate. Should any information become available that is contradictory to this assumption, we reserve the right to revisit and/or amend this appraisal, if deemed necessary.

COMPARABLE LAND SALES MAP



**The Subject and Comparable Six are located in close proximity.
Comparables Two and Five are located in close proximity.**

SITE ANALYSIS

The subject site consists of approximately 0.8870 acres or 38,638 SF. It has average accessibility to allow for its highest and best use. All of the land sales were located in areas which would point towards a similar highest use.

Real Property Rights Conveyed

All of the Comparable Sales conveyed the Fee Simple rights to the property, similar to the subject, and no adjustment was applied.

Financing Terms

All of the Comparable Sales sold with typical financing and no adjustments were deemed necessary.

Conditions of Sale

A condition of sale adjustment is utilized when there is evidence that the buyer and/or seller involved in a transaction are non-typically motivated. All of the Comparables were purchased under typical conditions.

Capital Expenditures Immediately After Sale

All of the Comparables were judged similar to the subject, having no capital expenditures after the sale, and no adjustments were needed.

Market Conditions

Based on a comparison of the sales included and per discussions with local market participants it appears land prices in the subject's immediate area have remained relatively stable over the past few years. Therefore, no adjustments were given.

Size

Where deemed appropriate, the data was adjusted to reflect the economies of scale using 10% per doubling. In general, larger tracts of land sell for lower unit prices (price per square foot or acre), and smaller parcels of land sell for higher unit prices. The Comparables were adjusted accordingly.

Location

The subject unimproved streets are located along the east line of N 16th Street, south of W Brown Avenue. Comparable One appears to be located along an unimproved city street, is considered inferior, and was given an upward adjustment. The remaining Comparables are considered similar to the subject.

Flood Plain

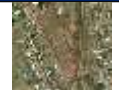
The subject sites do not appear to be situated in the 100-year flood plain, according to the available FEMA flood maps. However, the appraiser is not qualified to make a specific determination and therefore recommends that a determination be made by a qualified professional. We reserve the right to amend the appraisal if and when this documentation is provided. Comparable three is located within the flood zone, is considered inferior, and was given an upward adjustment. The remaining Comparables were considered similar.

Utilities

As noted earlier, the subject contains public utilities along W Brown Avenue and N 16th Street. The owner noted that he would have to pay the city to extend the utilities onto the property. Comparables Two, Three, and Four are superior to the subject and were given upward adjustments. Comparable Five does not contain public utilities and does not have access to them along the road. Therefore, Comparable Five is considered inferior and was given an upward adjustment. Comparables One and Six are similar to the subject.

Development Potential

As previously stated, the subject contains a generally level topography, is non-contiguous, and is located in the R-2, Two Family Zoning District. Comparables Four and Six are similar to the subject. Comparable One contains the same zoning restrictions as the subject however it is contiguous, is considered superior, and was given a downward adjustment. Comparables Two and Five do not contain zoning restrictions, are contiguous, and were given downward adjustments. Comparable Three contains less zoning restrictions compared to the subject, is contiguous, and was also given a downward adjustment.

Land Analysis Grid		Comp 1		Comp 2		Comp 3		Comp 4		Comp 5		Comp 6	
													
Address	TBD N 16th Street	Lots 2-6 Quince Street		418 Mountain View Road		TBD W Murphy Ave		2106 W Sul Ross Ave		420 Mountain View Road		TBD N 16th Street	
City	Alpine	Alpine		Alpine		Alpine		Alpine		Alpine		Alpine	
State	TX	TX		TX		TX		TX		TX		TX	
Date	September 9, 2024	July 31, 2024		March 28, 2024		April 28, 2023		April 21, 2022		April 1, 2022		1/21/2022	
Price		\$22,500		\$48,000		\$22,000		\$125,000		\$50,000		\$167,500	
Land SF	38,638	36,691		43,560		16,666		219,420		87,120		219,891	
Land SF Unit Price		\$0.61		\$1.10		\$1.32		\$0.57		\$0.57		\$0.76	
Transaction Adjustments													
Property Rights	Fee Simple	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%
Financing	Cash	Cash	0.0%	Cash	0.0%	Cash	0.0%	Conventional	0.0%	Conventional	0.0%	Cash	0.0%
Conditions of Sale	Normal	Market	0.0%	Markete	0.0%	Market	0.0%	0	0.0%	0	0.0%	Market	0.0%
Expend. After Sale		0		0		0		0		0		0	
Adjusted Land SF Unit Price		\$0.61		\$1.10		\$1.32		\$0.57		\$0.57		\$0.76	
Market Trends Through	9/9/2024	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Adjusted Land SF Unit Price		\$0.61		\$1.10		\$1.32		\$0.57		\$0.57		\$0.76	
Characteristics Adjustments													
Location	Average	Inferior		Similar		Similar		Similar		Similar		Similar	
% Adjustment		15%		0%		0%		0%		0%		0%	
Land SF	38,638	36,691		43,560		16,666		219,420		87,120.00		219,890.88	
% Adjustment		0%		0%		-10%		25%		10%		25%	
Flood Zone	None Apparent	None		None Apparent		100% Flood Zone AE		None Apparent		None Apparent		None Apparent	
% Adjustment		0%		0%		10%		0%		0%		0%	
Utilities	Public Utilities along W Brown Avenue & N 16th Street	Public Utilities Available at W Brown Avenue		Shared Water Well, Electric		All Public Available		All Public Utilities		None		Utilities Available along W Brown Avenue & N 16th	
% Adjustment		0%		-5%		-10%		-10%		10%		0%	
Development Potential	Average	Superior		Superior		Superior		Similar		Superior		Similar	
% Adjustment		-5%		-10%		-10%		0%		-10%		0%	
Adjusted Land SF Unit Price		\$0.67		\$0.94		\$1.06		\$0.66		\$0.63		\$0.95	
Net Adjustments		10.0%		-15.0%		-20.0%		15.0%		10.0%		25.0%	

As seen above, the comparables have an adjusted range of \$0.63/SF to \$1.06/SF, with an average of \$0.82/SF and a median of \$0.81/SF. Therefore, we have concluded in the middle of the range at \$0.80/SF.

Land Value Ranges & As Is Reconciled Value				
Number of Comparables:	6	Unadjusted	Adjusted	% Δ
Low:		\$0.57	\$0.63	11%
High:		\$1.32	\$1.06	-20%
Average:		\$0.82	\$0.82	-1%
Median:		\$0.97	\$0.81	-17%
Reconciled Value/Unit Value:			\$0.80	land sf
Subject Size:			38,638	
Indicated Value:			\$30,910	
As Is Indicated Value:			\$30,910	
Reconciled Final As Is Value:			\$30,000	
Thirty Thousand Dollars				

RECONCILIATION & FINAL ESTIMATE



Reconciliation and Final Estimate

COST APPROACH:	NA
SALES COMPARISON APPROACH:	\$30,000
INCOME APPROACH:	NA

The Cost Approach is employed through estimation of replacement costs, which after deducting all forms of depreciation and adding the land value produces a reliable indication for properties of newer age and those not affected by economic obsolescence. The Cost Approach has been excluded from this report due to it not being applicable.

The Sales Comparison Approach included sales of similar properties. All were selected for being comparable to the subject in one or more of several categories including age, condition, construction and location. The appraisers were able to locate similar Comparable Land Sales to compare to the subject property.

The Income Approach tends to indicate what the typical purchase or investor in income-producing properties will pay for future income stream and is best used in the case of an income-producing property. The Income Approach was excluded from this report.

As Is Value Indications	
As Is	09/09/2024
Interest Appraised	Fee Simple
Estimated Exposure Time	12 months
Estimated Marketing Time	12 months
Cost Approach	
Cost Approach Value	NA
Sales Comparison Approach	
No. of Land Sales	6
Sales Approach Value	\$30,000
Income Capitalization Approach	
Income Approach Value	NA
Conclusion	\$30,000

“As Is” Market Value: \$30,000

CERTIFICATION & FINAL VALUE ESTIMATE



Certification

We certify that, to the best of our knowledge and belief:

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- we have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- we have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- Sterling D. Fryar, MAI has not made a personal inspection of the property that is the subject of this report. Timothy T. Mayfield, MAI has not made a personal inspection of the property that is the subject of this report. Hope L. Foster has made a personal inspection of the property that is the subject of this report.
- The appraiser has not performed any prior services regarding the subject within the three-year period immediately preceding the agreement to perform the assignment.
- the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- As of the date of this report, Timothy T. Mayfield, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.
- As of the date of this report, Sterling D. Fryar, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.

Final Value Estimate

The following concludes the requested value for the subject property:

“As Is” Market Value: \$30,000

THIRTY THOUSAND DOLLARS

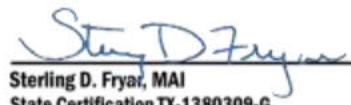
Effective Date: September 9, 2024

Respectfully Submitted,

PARAMOUNT PROPERTY ANALYSTS 
STATEWIDE COMMERCIAL REAL ESTATE APPRAISERS



Timothy I. Mayfield, MAI
State Certification TX-1338382-G
Ph: (214)-550-8834
Email: tim@ppabv.com



Sterling D. Fryar, MAI
State Certification TX-1380309-G
Ph: (325)-276-0757
Email: sterling@ppabv.com



Hope Foster, Certified General Appraiser
State Certification TX-1381149-G
Ph: (432)-213-0909
Email: hope@ppabv.com

ASSUMPTIONS AND LIMITING CONDITIONS



Assumptions and Limiting Conditions

This appraisal is subject to the following assumptions and limited conditions:

The appraiser(s) total liability in connection with any claims relating to the appraisal is limited to the amount of the appraisal fee paid by the client.

It is hereby understood and noted that the appraiser will not be available for any expert witness testimony regarding this assignment.

This appraisal report and all of the appraisers work in connection with the appraisal assignment are subject to the limiting conditions and all other terms stated in the report. Any use of the appraisal by any party, regardless of whether such use is authorized or intended by the appraiser, constitutes acceptance of all such limiting conditions and terms.

This appraisal report has been prepared for the exclusive benefit of Mike McCarson It may not be used or relied upon by any other party. Any party who uses or relies upon any information in this report, without the preparer's written consent, does so at his own risk.

Mutual Limitations of Liability: Appraiser and Client agree that the following mutual limitation of liability is agreed to in consideration of the fees to be charged and the nature of Appraiser's services under this Agreement. Appraiser and Client agree that to the fullest extent permitted by applicable law, each party's and its Personnel's maximum aggregate and joint liability to the other party for claims and causes of action relating to this Agreement or to appraisals or other services under this Agreement shall be limited to the total fees and costs charged by Appraiser for the services that are the subject of the claim(s) or cause(s) of action. This limitation of liability extends to all types of claims or causes of action, whether in breach of contract or tort, including without limitation claims/causes of action for negligence, professional negligence or negligent misrepresentation on the part of either party or its Personnel, but excluding claims/causes of action for intentionally fraudulent conduct, criminal conduct or intentionally caused injury. The Personnel of each party are intended third-party beneficiaries of this limitation of liability. "Personnel," as used in this paragraph, means the respective party's staff, employees, contractors, members, partners and shareholders. Appraiser and Client agree that they each have been free to negotiate different terms than stated above or contract with other parties.

The legal description furnished to the Appraiser is assumed to be correct. We assume no responsibility for matters legal in character, nor do we render any opinion as to the title, which is assumed to be good. Any existing liens, easements, deed restrictions, clouds, encumbrances, and other conditions have been disregarded and the property appraised as though free and clear under responsible ownership and competent management. Insurance against financial loss resulting in claims that may arise out of defects in the subject property's title should be sought from a qualified title company that issues or insures title to real property.

We have made no survey and assume no responsibility in connection with such matters. We believe the information furnished by others identified in this report to be reliable, but we assume no responsibility for its accuracy. Unless otherwise specifically noted in the body of this report, it

is assumed: that the existing improvements on the property or properties being appraised are structurally sound, seismically safe and code conforming; that all building systems (mechanical/electrical, HVAC, elevator, plumbing, etc.) are in good working order with no major deferred maintenance or repair required; that the roof and exterior are in good condition and free from intrusion by the elements; that the property or properties have been engineered in such a manner that the improvements, as currently constituted, conform to all applicable local, state, and federal building codes and ordinances. The construction and condition of the improvements mentioned in the body of this report is based on observation, and no engineering study has been made which would discover any latent defects. No certification as to any of the physical aspects could be given unless a proper engineering study was made. Unless otherwise specifically noted in the body of the report: no problems were brought to the attention of Paramount Property Analysts by ownership or management; and we inspected less than 100% of the entire interior and exterior portions of the improvements. If questions in these areas are critical to the decision process of the reader, the advice of competent engineering consultants should be obtained and relied upon. If engineering consultants retained should report negative factors of a material nature, or if such are later discovered, relative to the condition of improvements, such information could have a substantial negative impact on the conclusions reported in the appraisal. Accordingly, if negative findings are reported by engineering consultants, Paramount Property Analysts reserves the right to amend the appraisal conclusions reported herein.

The distribution of the total valuation between land and improvements in this report applies only under the existing program of utilization. The separate valuations for land and improvements must not be used in conjunction with any other appraisal, and are invalid if so used.

It is assumed there are no hidden or unapparent conditions of the property, subsoil or structures that would render it more or less valuable. No responsibility is assumed for such conditions or the engineering which may be required to discover such factors. Since no engineering or percolation tests were made, no liability is assumed for soil conditions. Because such knowledge goes beyond the scope of this appraisal, any observed condition comments given in this appraisal report should not be taken as a guarantee. No guarantee is made as to the adequacy of the foundation, roof, exterior walls, interior walls, floors, heating system, air conditioning, plumbing, electrical service, insulation, or any other construction matters. If any interested party is concerned about the existence, condition, or adequacy of any particular item, we would strongly suggest that a construction expert be hired for a detailed investigation.

Information (including projection of income and expenses) provided by others is assumed to be true, correct, and reliable. No responsibility for the accuracy of such information is assumed by the appraiser.

The comparable sales data relied upon in the appraisal are believed to be from reliable sources. The value conclusions are subject to the accuracy of said data. Engineering analyses of the subject property were neither provided for use nor made as part of this appraisal contract. Any representation as to the suitability of the property for uses suggested in this analysis is based on an investigation by the appraiser and the value conclusions are subject to said limitations.

All values shown in the appraisal report are based on our analysis as of the date of the appraisal. These values are not valid in other time periods or as conditions change. Further, that the dollar amount of any value opinion herein rendered is based upon the purchasing power of the American Dollar on that date. Since the values are based on estimates and assumptions which are inherently subject to uncertainty and variation depending on evolving events, we do not represent them as results that will be achieved.

Unless otherwise noted in the body of the report, it is assumed that there are no mineral deposits or subsurface rights of value involved in this appraisal, whether they are gas, liquid, or solid. Nor are the rights associated with extraction or exploration of such elements considered unless otherwise stated in the appraisal report. Unless otherwise stated it is also assumed that there are no air or development rights of value that may be transferred.

Paramount Property Analysts is not aware of any contemplated public initiatives, government development controls, or rent controls that would significantly affect the value of the subject.

The estimate of Market Value, which may be defined within the body of this report, is subject to change with market fluctuations over time. Market Value is highly related to exposure, time promotion effort, terms, motivation, and conclusions surrounding the offering. The value estimate(s) consider the productivity and relative attractiveness of the property, both physically and economically, on the open market.

Any cash flows included in the analysis are forecast of estimated future operating characteristics are predicated on the information and assumptions contained within the report. Any projections of income, expenses and economic conditions utilized in this report are not predictions of the future. Rather, they are estimates of current market expectations of future income and expenses. The achievement of the financial projections will be affected by fluctuating economic conditions and is dependent upon other future occurrences that cannot be assured. Actual results may vary from the projections considered herein. We do not warrant these forecasts will occur. Projections may be affected by circumstances beyond the current realm of knowledge or control of Paramount Property Analysts.

Unless specifically set forth in the body of the report, nothing contained herein shall be construed to represent any direct or indirect recommendation of Paramount Property Analysts to buy, sell, or hold the properties at the value stated. Such decisions involve substantial investment strategy questions and must be specifically addressed in consultation form.

Also, unless otherwise noted in the body of this report, it is assumed that no changes in the present zoning ordinances or regulations governing use, density, or shape are being considered. The property is appraised assuming that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, nor national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report is based, unless otherwise stated.

Acceptance and use of information in this report in any manner or purpose is acknowledgment that the entire report has been read by the user and that he agrees with the conclusion and the data

contained in this report. The client agrees to notify the appraiser of any error, omissions or invalid data within 15 days of receipt of the appraisal and return the report along with all copies to the appraiser for correction prior to any use whatsoever. Information contained in the appraisal may be utilized by the specified client, but the report remains the property of Paramount Property Analysts. The company or appraiser(s) liability will not exceed the fee actually collected by the appraiser and possession of the report carries no right of publication or distribution without written approval from Paramount Property Analysts.

No evidence of toxic or hazardous materials were viewed during the inspection. We were not provided the documentation of this removal; and therefore, as a special limiting condition this appraisal has been prepared under the assumption that the subject property is free and clear of all toxic or hazardous waste contamination, and it is the appraiser's suggestion that the site be inspected by a qualified authority to determine whether or not the subject property is contaminated. The appraiser, however, is not qualified to test such substances or conditions. The presence of such substances, such as asbestos, urea formaldehyde foam insulation, contaminated ground water, or other hazardous substances or environmental conditions, may affect the value of the property, and the value rendered herein would be invalid. The value estimate is predicated on the assumption that there are no such conditions on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

All furnishings, equipment and business operations, except as specifically stated and typically considered as part of real property, have been disregarded with only real property being considered in the report unless otherwise stated. Any existing or proposed improvements, on or off-site, as well as any alterations or repairs considered, are assumed to be completed in a workmanlike manner according to standard practices based upon the information submitted to Paramount Property Analysts. This report may be subject to amendment upon re-inspection of the subject property subsequent to repairs, modifications, alterations and completed new construction. Any estimate of Market Value is as of the date indicated; based upon the information, conditions, and projected levels of operation.

We are not required to give testimony or attendance in court by reason of this appraisal with reference to the property in question unless arrangements have been made therefore. It is hereby understood and noted that the appraiser will not be available for any expert witness testimony regarding this assignment.

Possession of this report or a copy thereof does not carry with it the right of publication. It may not be used for any purpose by anyone other than the addressee without the previous written consent of the appraiser. The Client shall indemnify and hold Appraiser harmless from any claims, expenses, judgments or other items or costs arising as a result of the client's failure or the failure of any of the Client's agents to provide a complete copy of the appraisal report to any third party. In the event of any litigation between the parties, the prevailing party to such litigation shall be entitled to recover from the other reasonable attorney fees and costs.

Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media without the written consent and approval of the author, particularly as to valuation conclusions, the identity of the appraiser or firm with which he is connected, or any reference to the Appraisal Institute or the MAI designation.

Any value estimate provided in the report applies to the entire property, and any pro ration or division of the title into fractional interests will invalidate the value estimate, unless such pro ration or division of interests has been set forth in the report.

The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. Component values for land and/or buildings are not intended to be used in conjunction with any other property or appraisal and are invalid if so used.

The maps, plats, sketches, graphs, photographs and exhibits included in this report are for illustration purposes only and are to be utilized only to assist in visualizing matters discussed within this report. Except as specifically stated, data relative to size or area of the subject and comparable properties has been obtained from sources deemed accurate and reliable. None of the exhibits are to be removed, reproduced, or used apart from this report. Paramount maintains the right to use selected photos on occasion for website marketing purposes unless client instructs otherwise.

Paramount Property Analysts assumes no responsibility for any costs or consequences arising due to the need, or the lack of need, for flood hazard insurance. An agent for the Federal Flood Insurance Program should be contacted to determine the actual need for Flood Hazard Insurance.

Paramount Property Analysts maintains an affiliate relationship with Kathy McKinney-Certified General Appraiser, Ryan Healy-ARA, Karen Dixon, Charles M. Tomblin, P.E., and George Abraham, CVA, CBA, BCA, CMEA and on occasion subcontracts Real Estate, Mineral, and Business Enterprise Valuation services.

Acceptance and/or use of this report constitutes full acceptance of the Contingent and Limiting Conditions and special assumptions set forth in this report. It is the responsibility of the Client, or client's designees, to read in full, comprehend and thus become aware of the aforementioned contingencies and limiting conditions. Neither the Appraiser nor Paramount Property Analysts assumes responsibility for any situation arising out of the Client's failure to become familiar with and understand the same. The Client is advised to retain experts in areas that fall outside the scope of the real estate appraisal/consulting profession if so desired.

Hypothetical Conditions

There are no hypothetical conditions for this appraisal.

Extraordinary Assumptions

There are no Extraordinary Assumptions for this appraisal.

ADDENDA



 PARAMOUNT PROPERTY ANALYSTS
STATEWIDE COMMERCIAL REAL ESTATE APPRAISERS
www.ppaby.com

Headquarters
Central Texas Division
3600 State Highway 6 S Ste 103
College Station, Texas 77845
Phone: (979) 485-8999

East Texas Division
Houston, Texas 77046
Phone: (281) 661-3633

West Texas Division:
San Angelo, TX 76904
Phone: (325) 340-4389

Alpine, Texas 79830
Phone: (432) 360-3052

North Texas Division
Dallas, TX 75225
Phone: (214) 550-8834

South Texas Division
San Antonio, Texas 78213
Phone: (210) 365-6453

July 24, 2024

Attention: Mike McCarson
830-719-2935
[REDACTED]

Reference: Proposal to appraise address and streets according to survey located in Exhibit "B" attached hereto in Alpine, Brewster County, Texas.

Dear Mr. McCarson:

As requested, this letter serves as our proposal to provide an Appraisal Report¹ for the above referenced property.

The purpose of this appraisal is to estimate the "As Is" Market Value of the fee simple surface estate² of the address and streets according to survey located in Exhibit "B" attached hereto for internal valuation purposes.

The intended user of the appraisal report is Mike McCarson.

The term "scope of the appraisal" is defined as the extent of the process of collecting, confirming, and reporting the pertinent data contained in an appraisal report. In this appraisal, an attempt will be made to collect and verify all relevant general and specific data pertaining to the subject property and the subject market area. Information will be obtained from real estate and economic publications, the appraiser's own files, as well as contacts with other appraisers, brokers, developers and other knowledgeable people in the subject's market area. The information obtained from these sources will be verified by more than one source and will be deemed reliable, but is not guaranteed.

The valuation of the subject property to be appraised will involve the following steps: 1) a detailed highest and best use analysis to determine the most profitable use for the subject property; 2) an estimate of market value of the subject property by consideration of the Cost, Income and Sales Comparison Approaches. The appraiser is bound by current Uniform Standards of Professional Appraisal Practice (USPAP) guidelines.

In addition to all other terms and conditions of this agreement, Appraiser and Client agree that Appraiser's services under this agreement and appraisal report(s), and any use of the report(s), are and will be subject to the statements, limiting conditions and other terms set forth in the appraisal report(s). Appraiser's standard appraisal statements, limiting conditions and terms are

¹ The Dictionary of Real Estate Appraisal, 7th Edition, Page 163.

² The Dictionary of Real Estate Appraisal, 7th Edition, Page 73.

attached to this agreement as Exhibit "A" and incorporate herein. Appraiser may determine additional conditions and terms affecting the appraisal during performance of the assignment which may be identified in the report(s).

Paramount Property Analysts will deliver the Appraisal Report for a fee of \$1,950.00 in approximately 2.5 weeks. *It is hereby understood and noted that the appraiser will not be available for any expert witness testimony regarding this assignment.* Your signature below and payment of the agreed-upon fee above confirms your authorization to proceed with this assignment. Signor understands and agrees that payment will be as follows: 1) Retainer of \$975.00 due up front prior to commencement and 2) Remainder to be paid prior to delivery. We can take payment in the form of a company check, cashier's check, money order or credit card. By countersigning this engagement letter, you acknowledge you are responsible for payment of fees outlined herein.

Acknowledged by:

Mike McCarson

Signature

Mike McCarson owner

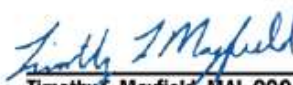
Print name and title

081924

Date

Sincerely,

PARAMOUNT PROPERTY ANALYSTS 
STATEWIDE COMMERCIAL REAL ESTATE APPRAISERS


Timothy J. Mayfield, MAI, COO
State Certification TX-1338382-G
Ph: (214)-550-8834
Email: tim@ppabv.com


Brian M. Stephen, MAI, CEO
State Certification TX-1320550-G
Ph: (979)-485-8999
Email: bstephen@ppabv.com

Enclosures: Assumptions & Limiting Conditions,
Appraiser Qualifications,
Company Profile,
Territory Map,
References,
Definitions



Certified General Real Estate Appraiser

Appraiser: **Timothy Tavis Mayfield**

License #: **TX 1338382 G**

License Expires: **04/30/2025**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz
Commissioner



Certified General Real Estate Appraiser

Appraiser: **STERLING DAVIDSON FRYAR**

License #: **TX 1380309 G**

License Expires: **04/30/2026**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz
Executive Director



Certified General Real Estate Appraiser

Appraiser: **Hope Foster**
License #: **TX 1381149 G**

License Expires: **12/31/2025**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.


Chelsea Buchholtz
Executive Director

PARAMOUNT PROPERTY ANALYSTS SPECIALIZATIONS

Type of Property	Property Specifics
Special Purpose	Golf Courses, Texas World Speedway, Angleton Race Track, Ice Skating Rinks, Airport ground lease evaluation/consultation; Ground Water rights, 60 plus Bank Buildings including First City, former Southwest Savings branches, multi-tenant Bank owned building; other special purpose properties including 1.0 million square foot former Cotton Warehouse, 300K square foot Candle Making Plant, Timeshare units, Auto dealerships, vacant Hospital, Resort Facility, Bowling alleys, Mobile home parks, Daycare facilities, Churches, Gymnasiums Schools/Educational Facilities and Car Washes.
Farm and Ranch/Agricultural	Large income producing ranches up to 30,000 acres all over Texas and Southern US, High Voltage Transmission line impact studies.
Hotel/Motel	Lodging facilities ranging from Mom and Pop operated motel to chain operated motel to high rise luxury full service flagged hotels.
Student Housing Multi-Family	Various student housing apartment communities in College Campus cities in Southern US. Garden type apartment projects ranging from 20 units to 600+ units with estimated values ranging from \$300,000 to \$10 million plus.
Retail	Ranging from small strip centers to large community centers of 200,000 square feet and up; estimated values ranging from \$500,000 to \$15 million plus.
Convenience Stores	From Mini Marts to Convenience Stores with 3 or more inline retail spaces.
Restaurants	Fast food and sit down restaurants including Pizza Huts, Dairy Queens, Whataburger's, Shoney's, etc including those with long term absolute net leases.
Office	Single tenant office buildings and multi-tenant high rise downtown; values ranging from \$350,000 to \$30 million plus.
Light and heavy industrial; Research and Development Flex (R&D)	Single tenant light industrial metallic structure to multi-tenant service distribution of 150,000 square feet plus; and heavy manufacturing facilities values from \$300,000 to \$5 million plus and R & D Flex properties.
Land	Environmentally contaminated sites, ± 700 acres on South Padre Island, commercial & residential subdivision land, conservation land in Galveston County.

Appraiser Qualifications

Tim Mayfield, MAI

- Masters of Land Economics and Real Estate
- BS in Mechanical Engineering
- General Certified, MAI designation

Tim has over ten years of appraisal experience. He received a Bachelor's Degree in Mechanical Engineering in 2001 and a Master's Degree in Land Economics & Real Estate in 2005, both from Texas A&M University. He is a general certified real estate appraiser with the MAI designation from the Appraisal Institute.

Sterling D. Fryar, MAI

- BS in Agricultural Economics
- General Certified Appraiser, MAI designation
- Texas Real Estate Broker
- Designated Member, Appraisal Institute
- Property Tax Consultant

Sterling is a Certified General Real Estate Appraiser, Texas Licensed Real Estate Broker, Texas Licensed Property Tax Consultant, and Designated Member, Appraisal Institute. He received a Bachelor's Degree in Agricultural Economics with a focus in Finance and Real Estate, along with double minors in Business and Economics in 2008 from Texas A&M University. He has been in real estate for over twelve years and he specializes in commercial appraisal including retail, office, multi-family, subdivision, developments, industrial and farm & ranch. Originally from San Angelo, Texas, he has an extensive background in agriculture and continues to participate in his family's ranching operation.

Hope L. Foster

- BS in Agricultural Economics
- General Certified Appraiser

Hope is a Certified General Real Estate Appraiser. She received a Bachelor's Degree in Agricultural Economics with a focus in Finance and Real Estate from Texas A&M University.

PARAMOUNT PROPERTY ANALYSTS
Real Estate Appraisers and Consultants

Paramount Property Analysts provides territorial coverage for commercial, and farm/ranch valuation services for entire State of Texas and is centrally located in **College Station**, with offices in *Dallas, San Angelo, Houston, and Alpine* Texas. Paramount Property Analysts was founded in 1992 to provide professional appraisal and real estate counseling services. Brian M. Stephen is the sole owner of the firm. Since 1984, Mr. Stephen has been engaged in evaluating various types of real estate, including commercial, industrial, special purpose properties, farm and ranches, and vacant land, throughout entire State of Texas. Clients included banks, mortgage lenders, insurance companies, government agencies, asset management companies, developers, and individuals. The staff of Paramount Property Analysts has developed the expertise to analyze all types of real property through intensive education provided by the Appraisal Institute. These services include appraisals, investment counseling, and feasibility and market studies for such purposes as: mortgage loan, estate planning, investment analysis, and condemnation purposes.

The firm of Paramount Property Analysts is dedicated to the highest standards of professionalism and subscribes to the Code of Ethics and Professional Practice of the Appraisal Institute. The company, through its principals and staff, will continue to provide the highest quality, reliable service for which it is recognized and meet the challenges of the ever-changing field of real estate in the endeavor.

PRINCIPALS OF PARAMOUNT PROPERTY ANALYSTS

BRIAN M. STEPHEN, MAI is Managing Member of Paramount Property Analysts and has been a practicing real estate appraiser and consultant since 1984. He holds a Bachelor of Business Administration degree from Sam Houston State University. His qualifications include MAI designation of the Appraisal Institute, licensed real estate broker in the State of Texas and licensed property tax consultant for Texas. Real estate and appraisal education includes real estate land and real estate finance at Sam Houston State University, Real Estate Principles, Basic Valuation Procedures, Standards of Professional Practice, Capitalization Theory and Techniques Parts A and B, Narrative Report writing, and Case Study courses with the Appraisal Institute. Mr. Stephen's background in real estate appraising includes commercial, industrial, residential, condemnation, special-use properties, feasibility studies, and real estate consultation. The Appraisal Institute conducts a program of continuing education for its designated members. MAIs and SRPAs who meet the minimum standards of this program are awarded periodic education certification. Mr. Stephen is currently certified under this program. Mr. Stephen is currently a State certified General Real Estate Appraiser, Certificate No. TX-1320550-G for Texas. He has been designated an expert witness in Leon and McLennan counties for a Bankruptcy and Condemnation case, respectfully.

Timothy T Mayfield, MAI
Permanent: (512) 940-3115 ~ Tim@ppabv.com
MAI Designation – Member of the Appraisal Institute
State Certified General Real Estate Appraiser—TX-1338382

EDUCATION

Texas A&M University, College Station, Texas
Master's of Land Economics and Real Estate
Graduation: May 2005

Texas A&M University, College Station, Texas
Bachelor of Science in Mechanical Engineering
Graduation: May 2001

SIGNIFICANT COURSEWORK

Real Estate Development
Income Property Analysis
Market Analysis for Development
Analysis of Real Estate Investments
Hotel/Motel Valuation

Real Estate Appraisal
Commercial Real Estate Law
Real Estate Development Analysis
Managing Construction Operations
Appraising Convenience Stores

Real Estate Investment
Land Economics
Real Property Valuation
Real Property Finance

General Appraiser Market Analysis and Highest & Best Use
General Appraiser Site Valuation & Cost Approach
General Appraiser Sales Comparison Approach

SKILLS

Argus, Microsoft Word, Windows Operating System, Microsoft Excel, Microsoft PowerPoint, IBI-Focus programming language, Patran Command Language

WORK EXPERIENCE

Paramount Property Analysts, College Station, Texas

07/03-Present

Senior Commercial Real Estate Appraiser/Partner: Perform appraisals of numerous types of commercial real estate, including retail, office, apartment/student housing, hotel/motel, subdivision development, industrial, and farm & ranch properties. Value fee simple and leasehold interests for the purposes of financing, disposition and acquisition. Responsibilities involve all aspects of the appraisal process including market research and demographic analysis, comparable verification and data collection, subject property inspection, financial analysis and report writing.

El Paso Energy Corp, Houston, Texas

05/01-07/03

Asset Management Analyst: Took the lead role in the development and implementation of the new gas trading system. It is an intranet based system that tracks trades made throughout the day. Performed open season operations which include preparing and posting the initial offering of pipeline capacity, evaluating all bids according to net present value, and preparing posting the winning bids. Gathered any data needed by the traders and generated reports using the IBI-Focus programming language.

Universal Computer Systems, College Station, Texas

10/00-5/01

Quality Control: Checked that computers were operating properly before being sent out to the customer. Evaluated the manufacturing process of products to ensure quality and efficiency. Tested computer software to make sure there were no system errors and the program ran as designed for the customer.

Sterling Davidson Fryar, MAI

3314 W Loop 306
San Angelo, Texas 76904



Sterling@ppabv.com
325.276.0757

EDUCATION:

Texas A&M University, College Station, Texas
Bachelor of Science in Agricultural Economics
Degree Focus: Finance and Real Estate

May 2008

WORK EXPERIENCE:

Paramount Property Analysts, College Station, Texas

January 2008 – Present

Vice President – West Texas Division

- Assist in the appraisal of various types of commercial real estate including light and heavy industrial properties, office buildings, churches, hotels/motels, golf courses, residential subdivisions, apartments, retail centers, convenience stores, restaurants, and agricultural, farm, and ranch properties.
- Execute appraisal reports based on market value in fee simple, leased fee, or leasehold interest; assist in conducting feasibility studies and associated financial/economic analyses.
- Responsibilities involve all aspects of the appraisal process including market research and demographic analysis, comparable verification and data collection, subject property inspection, financial analysis, and report writing.

Keller Williams Realty, San Angelo, Texas

February 2019 – Present

Supervising Broker, REALTOR®, ABR®

- Supervise agents in order to maintain compliance.
- Act as a liaison between agents and clients, agents, and other brokers.
- Assist potential buyers and/or sellers by performing research of sales and listings in order to facilitate sales.
- Prepare listing agreements, buyer representation agreements, and other real estate contracts for buyers and/or sellers.
- Responsibilities involve all aspects of the sales process including market research and demographic analysis, contract preparation, and working in conjunction with title companies and lending institutions.

Scott Allison Real Estate, LLC, San Angelo, Texas

August 2014 – February 2019

Broker Associate, REALTOR®, ABR®

- Assist potential buyers and/or sellers by performing research of sales and listings in order to facilitate sales.
- Prepare listing agreements, buyer representation agreements, and other contracts for buyers and/or sellers.
- Responsibilities involve all aspects of the sales process including market research and demographic analysis, contract preparation, and working in conjunction with title companies and lending institutions.

Stirrup Ranch Company, Ozona, Texas

- Continued participation in the management of a family-owned ranching operation.

COMPLETED COURSEWORK & TRAINING:

Principles of Real Estate Appraisal
Procedures of Real Estate Appraisal
Real Estate Principles I & 2
General Appraiser Site Valuation & Cost Approach
General Appraiser Report Writing & Case Studies
General Appraiser Statistics, Modeling, and Finance
General Appraisal Sales Comparison Approach
General Appraisal Income Approaches 1 & 2
General Appraisal Market Analysis and Highest & Best Use
Fundamentals of Separating Real and Personal Property from Intangible Property
Advanced Concepts & Case Studies
Advanced Income Capitalization
Quantitative Analysis
Advanced Market Analysis and Highest & Best Use

USPAP Coursework
Law of Contracts
Land Economics and Real Estate
Accredited Buyer's Representative
Farm & Ranch Real Estate
Business Practice and Ethics

Law of Agency
Real Estate Marketing
Appraisal of Real Estate
Real Estate Brokerage
Promulgated Contracts
Broker Responsibility Course
Water Rights for Texas REALTORS
Commercial Contract 101
Commercial Leasing 101

LICENSES & DESIGNATIONS:

Texas Real Estate Broker (585689)
Certified General Real Estate Appraiser (TX -1380309-G)
Accredited Buyer's Representative (ABR®)
Designated Member, Appraisal Institute

Property Tax Consultant (12116)
2020-2022 San Angelo Association of Realtors Director
2020 West Texas Rehab Center Board of Directors
2020 San Angelo A&M Club President

Hope Halfmann

hope@ppahv.com

432.213.0909

EDUCATION

Texas A&M University, College Station, Texas May 2019
Bachelor of Science in Agricultural Economics (Finance and Real Estate)
GPR: 3.826

WORK EXPERIENCE

Paramount Property Analysts, College Station, TX

General Appraiser – West Texas Division October 2020- Present

- Assist in the appraisal of various types of commercial real estate including light and heavy industrial properties, office buildings, churches, hotels/motels, residential subdivisions, apartments, convenience stores, restaurants, and agricultural, farm, and ranch properties.
- Execute appraisal reports based on market value in fee simple, leased fee, or leasehold interest.
- Responsibilities involve all aspects of the appraisal process including market research and demographic analysis, comparable verification and data collection, subject property inspection, financial analysis, and report writing.

Allen, Williford, & Seale, Right of Way Valuations, Houston, TX

Staff Appraiser June 2019- September 2020

- Research and analysis of market data.
- Compilation of approximately 200 appraisal reports.
- Inspecting subjects and market data.
- Prepare litigation materials.

College Station ISD, College Station, Texas

January 2019-May 2019

Substitute Teacher

- Fulfill short-term substitute assignments across all subjects.
- Effectively taught students of varied academic and age levels (K-12).
- Instruct classes of as many as 20 students; communicate with teachers, administrators, and parents.

College of Veterinary Medicine, Office of the Dean, College Station, TX

Admissions Office Student Worker August 2017- November 2018

- Process 700 applications yearly.
- Assist students through the phone and over email in applying to Veterinarian School.
- Accommodate the selections committee of 15 in order to ease the decision process.

SIGNIFICANT COURSEWORK

Basic Appraisal Principles
Basic Appraisal Procedures
Report Writing and Case Studies
Appraisal Subject Matter Electives

Sales Comparison Approaches
USPAP Coursework
Statistics, Modeling and Finance

LICENSES

Certified General Real Estate Appraiser (TX-1381149-G)

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PARAMOUNT PROPERTY ANALYSTS
PARTIAL CLIENT LIST

Austin Bank
Bank of America
BB&T
Brazos County Bank
Citizens Bank
Citizens National Bank
City Bank of Texas
Commercial State Bank
Community Bank of Texas
Commerce National Bank
Crockett National
BBVA Compass Bank
Extraco Banks
Farmers State Bank
Fidelity Bank of Texas
First Community Credit Union
First National
First National Bank of Anderson
First National Bank of Bédias
First National Bank of Huntsville
First National Bank of Mertzon
First National Bank of Paducah
First Financial Bankshares, Inc.
First State Bank
Fort Davis State Bank
Guaranty Bank & Trust
Haginas & Shillings
Heritage Bank
Iberia Bank
Independent Bank
Lubbock National Bank
MidSouth Bank
Normangee State Bank
Oldham Goodwin Group, LLC
Payne, Malechek, Scherr, Campbell & Moore, PC
Pioneer Bank
Prosperity Bank
Regions Bank
Sage Capital
State National Bank
Stockmans Bank

PARTIAL CLIENT LIST CONTINUED

Synovus
Texas A&M Systems Real Estate Office
Texas First Bank
Texas Regional Bank
The Bank & Trust of Bryan/College Station
The Bank & Trust of San Angelo
Total Appraisal Management and Review
TransPecos Bank
Vantage Bank
Vera Bank
Wells Fargo RETECH

CITY COUNCIL AGENDA ITEM REPORT

January 7, 2025

Agenda Item No. 12B

Department: Office of the City Manager

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Megan Antrim, City Manager

Staff Recommendation: Approve



AGENDA ITEM

Approve the first reading of Ordinance 2025-01-01, repealing Article III – Water Conservation Plan and Article IV – Drought Contingency Plan of Chapter 66 – Natural Resources to the Alpine Code of Ordinances; Establishing an updated Water Conservation and Drought Contingency Plan; Establishing criteria for the initiation and termination of drought response stages; Establishing restrictions on certain water uses; Establishing penalties for the violation of and provisions for enforcement of these restrictions; Establishing procedures for granting variances; Providing the establishment of up to a \$500 penalty per occurrence for violations of the ordinance; And providing for the following clauses: Cumulative, Penalty, Savings, Severability, Proper Notice & Meeting, and Effective Date. (M. Antrim, City Manager)

EXECUTIVE SUMMARY

At the December 3, 2024, Regular City Council meeting, a draft copy of the proposed Water Conservation and Drought Contingency Plan was discussed. The ordinance will repeal the current plan and replace it with the draft plan prepared by Jacob and Martin. Key differences between the current and proposed plans are outlined below:

Key Differences:

1. Purpose and Scope:

- The Emergency Water Demand Management Plan emphasizes immediate response to crises such as equipment failures, natural disasters, or periods of extreme drought. It focuses on specific emergency measures, public notification, and enforcement strategies.
- The 2024-2025 Draft Plan incorporates broader water conservation goals, aligning with Texas Commission on Environmental Quality (TCEQ) requirements, and includes proactive measures for reducing per capita water use and system losses over a 10-year horizon.

2. Water Usage Goals:

- The Draft Plan sets measurable conservation targets, aiming for an 11.4% reduction in per capita use by 2034, and a reduction in water loss through infrastructure upgrades such as meter replacement.
- The Emergency Plan provides tiered triggers and responses for varying severity levels of water demand and shortage, with immediate enforcement mechanisms.

3. Public Education and Outreach:

- The Draft Plan includes provisions for ongoing education, distribution of conservation materials, and periodic updates to the public.
- The Emergency Plan outlines notification processes tailored to the severity of the water crisis, such as media alerts and public service announcements.

4. Enforcement and Penalties:

- The Emergency Plan emphasizes fines and restrictions during critical water shortages.
- The Draft Plan focuses on long-term enforcement tied to compliance with conservation practices.

Importance of Maintaining Updated Plans:

1. Regulatory Compliance:

- Both plans are essential to meet TCEQ mandates requiring cities to establish and periodically update drought contingency and water conservation strategies.

2. Funding Opportunities:

- A current and comprehensive water management plan increases eligibility for state and federal funding, particularly for infrastructure improvements and conservation programs.

3. Public and Stakeholder Confidence:

- Demonstrating a commitment to proactive and responsive water management reassures the community and stakeholders about the city's preparedness for water-related challenges.

Maintaining and aligning these plans ensures the City of Alpine remains compliant, resilient, and sustainable in its water management efforts. Continued collaboration with regional planning groups and regular updates to these plans will support long-term water security for the community.

SUPPORTING MATERIALS

1. Ordinance 2025-01-01 - Water Conservation and Drought Contingency Plan

BUDGET CONSIDERATIONS

Expenditure Required: Codification Fees
 Savings Anticipation: N/A
 Current Budget FY 2024-2025: N/A
 Additional Funding: N/A

APPROVERS

Alex Tackett, Records Clerk
 Geoffrey R. Calderon, City Secretary
 Megan Antrim, City Manager

Approved - 12/18/2024
 Approved - 12/18/2024
 Final Approval - 12/18/2024

ORDINANCE 2025-01-01

AN ORDINANCE OF THE CITY OF ALPINE, TEXAS, REPEALING ARTICLE III – WATER CONSERVATION PLAN AND ARTICLE IV – DROUGHT CONTINGENCY PLAN OF CHAPTER 66 – NATURAL RESOURCES TO THE ALPINE CODE OF ORDINANCES; ESTABLISHING AN UPDATED WATER CONSERVATION AND DROUGHT CONTINGENCY PLAN; ESTABLISHING CRITERIA FOR THE INITIATION AND TERMINATION OF DROUGHT RESPONSE STAGES; ESTABLISHING RESTRICTIONS ON CERTAIN WATER USES; ESTABLISHING PENALTIES FOR THE VIOLATION OF AND PROVISIONS FOR ENFORCEMENT OF THESE RESTRICTIONS; ESTABLISHING PROCEDURES FOR GRANTING VARIANCES; PROVIDING THE ESTABLISHMENT OF UP TO A \$500 PENALTY PER OCCURRENCE FOR VIOLATIONS OF THE ORDINANCE; AND PROVIDING FOR THE FOLLOWING CLAUSES: CUMULATIVE, PENALTY, SAVINGS, SEVERABILITY, PROPER NOTICE & MEETING, AND EFFECTIVE DATE.

WHEREAS, the City of Alpine, Texas recognizes that the amount of water available to the City and its water utility customers is limited and subject to depletion during periods of extended drought; and

WHEREAS, the City recognizes that natural limitations due to drought conditions and other acts of God cannot guarantee an uninterrupted water supply for all purposes; and

WHEREAS, Sections 11.1271 and 11.1272 of the Texas Water Code and applicable rules of the Texas Commission on Environmental Quality require all public water supply systems in Texas to prepare a drought contingency plan; and

WHEREAS, as authorized under law, and in the best interests of the citizens of Alpine, Texas, the City Council deems it expedient and necessary to establish certain rules and policies for the orderly and efficient management of limited water supplies during drought and other water supply emergencies.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF ALPINE, TEXAS THAT:

SECTION I.

STATEMENT OF ACTION & FINDINGS OF FACT

The City of Alpine, Texas Water Conservation and Drought Contingency Plan attached hereto as Exhibit “A” and made part hereof for all purposes be, and the same is hereby, adopted as the official policy of the City. The premises attached as Exhibit “A” are found to be true and correct legislative and factual findings of the City Council of the City of Alpine and are hereby approved and incorporated as findings of fact.

SECTION II.

INCLUSION IN THE CODE OF ORDINANCES

The provisions of this ordinance set forth as Exhibit “B” shall become and be made a part of the Code of Ordinances of Alpine, Texas. The sections of the Ordinance may be renumbered or re-lettered to

accomplish such, and the word “ordinance” may be changed to “section,” “article,” or any other appropriate word. The codifier of the City is empowered to make amendments to match the style of the existing code.

**SECTION III.
CUMULATIVE CLAUSE**

This ordinance shall be cumulative of all provisions of the City of Alpine, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinance, in which event the conflicting provisions of such Ordinance are hereby repealed.

**SECTION IV.
PENALTY CLAUSE**

Any person, corporation, or entity who intentionally, knowingly, recklessly, or with criminal negligence violates any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$500.00. Each day in which any violation occurs, or each occurrence of any violation, shall constitute a separate offense.

**SECTION V.
SAVINGS CLAUSE**

The repeal of any ordinance or part of ordinances effectuated by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any ordinances at the time of passage of this ordinance.

**SECTION VI.
SEVERABILITY CLAUSE**

It is hereby declared to be the intention of the City Council of the City of Alpine that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences paragraphs or sections of the Ordinances, since the same would have been enacted by the City Council without incorporation in this ordinance of any such unconstitutional phrases, clause, sentence, paragraph or section.

**SECTION VII.
PROPER NOTICE & MEETING**

It is hereby officially found and determined that the meeting at which this Ordinance was adopted was open to the public and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code. A public hearing was held on **January 21, 2025**, where interested parties had the opportunity to make public comments on this ordinance prior to approval. Notice of the date and time of the hearing and notice of how to obtain copies of the proposed ordinance was published in the Alpine Avalanche, the official newspaper of the City of Alpine on **January 16, 2025**.

**SECTION VIII.
EFFECTIVE DATE**

This ordinance shall take effect immediately from and after its passage and the publication of the

caption, as provided by law.

PASSED, APPROVED, AND ADOPTED BY A MAJORITY VOTE OF THE CITY COUNCIL OF THE CITY OF ALPINE, EXAS ON THIS THE 21ST DAY OF JANUARY 2025.

INTRODUCTION & FIRST READING
JANUARY 7, 2025

SECOND & FINAL READING
JANUARY 21, 2025

APPROVED:

Catherine Eaves, Mayor

ATTEST:

Geoffrey R. Calderon, City Secretary

APPROVED AS TO FORM:

Cynthia Trevino, City Attorney

Water Conservation and Drought Contingency Plan

for the

City of Alpine

January 2025

Prepared by



(325) 695-1070

www.jacobmartin.com

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Appendix C Municipal Use Public Water Supply Utility Profile

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1.0 WATER CONSERVATION PLAN

1.1 General

This Conservation Plan has been developed to meet the requirements of 30 TAC §288.5 for the City of Alpine (the City) which is a retail public water supplier of treated water to residents and commercial and industrial businesses located in the City of Alpine, Brewster County, Texas.

1.2 Utility Profile

The City of Alpine operates a public water system that provides potable water service for a population of approximately 6,000. The TWDB Water Use Survey lists the municipal water use of the City of Alpine for 2023 at 167.42 MG per year or 0.46 MG per day. The City of Alpine's Water and Sewer Certificate of Convenience and Necessity (CCN) number is 11043 and 20417, respectively. Alpine's Public Water Supply Identification Number (PWS ID) is TX0220001. A map of the City is included in Appendix A. Appendix B includes a map of the City's CCN. The municipal use public water supply utility profile for Alpine is included in Appendix C.

The City obtains groundwater from 12 wells. The source water is treated with free chlorine for disinfection. All of the wells are owned by the City. The City has a total of ten water storage tanks for a total storage volume of 3.6 million gallons.

The City of Alpine currently has no wholesale customers.

1.3 Water Conservation Goals

The average water use for the City of Alpine over the past five years is 237 gallons per capita per day (gpcd). The City's goal for water use is a 11.4 percent reduction by 2034. This goal is to reduce per capita use by 27 gallon per day per user to 210 gpcd. The 5-year water reduction goal is to reduce to 225 gpcd, and the 10-year water reduction goal is to reduce to 210 gpcd. The average single family residential water use for the past five years has been 101 gpcd. The 5-year residential goal is to reduce water use by 3 gpcd to 98 gpcd, and the 10-year residential goal is to reduce water by 6 gpcd to 95 gpcd. These goals are in line with the overall water conservation goals outlined by both the State of Texas and the TWDB Region E Water Conservation and Drought Management recommendations.

In addition, the City of Alpine over the past five years has experienced on average approximately 19% water loss through the water system, which equates to a water loss of approximately 45 gpcd. The City's 5-year goal is to reduce water loss to below 35 gpcd. The 10-year goal is to reduce water loss to below 30 gpcd. The 5 and 10-year goals will be met through replacement of old meters and distribution lines and through more accurate recording of unaccounted for water.

1.4 Schedule for Implementing Plan to Achieve Targets and Goals

The City of Alpine will adhere to the following schedule, to achieve the targets and goals for water conservation:

- Annual calibration of the master meters
- Residential water meters will continue to be monitored for accuracy annually and replaced on a fifteen-year cycle or as needed
- Water audits shall be conducted annually
 - Real water losses shall be identified and corrected
 - Real water losses shall be minimized by replacement of deteriorating water mains and appurtenances, as is conducted by City of Alpine staff on an on-going basis
- The City of Alpine will make available for viewing at City Hall water conservation materials developed by the staff, materials obtained from the Texas Water Development Board, Texas Commission on Environmental Quality, or other sources.
- A Leak Detection Program shall be implemented by the City of Alpine, which reduces real water losses.

For wholesale customers, every water supply contract entered into or renewed after official adoption of the water conservation plan, including contract extensions:

- Each wholesale customer must develop and implement a water conservation plan or water conservation measures using the applicable elements of 30 TAC §288.5.
- If wholesale customers intend on reselling the water, then the contract between the City of Alpine and its wholesale customers must provide that the contract for resale of the water have water conservation requirements in line with 30 TAC §288.5.
- A reservoir systems operation plan, if applicable; including plans to optimize water supplies as one of its significant goals.

The City of Alpine currently does not have any wholesale customers.

1.5 Tracking Targets and Goals

The City of Alpine staff shall track targets and goals by utilizing the following procedures:

- Logs shall be maintained for meter calibration, meter testing, and meter replacement programs
- Annual water audits shall be documented and kept in the Utility Department files
- Staff will keep a record of the number of mail-outs distributed semi-annually
- Rates and the fee schedule are to be reviewed and set annually by resolution
- Logs shall be maintained for the utility's Leak Detection Program

1.6 Metering Devices

All metering devices used by the City to meter water are accurate to within plus or minus 5%. All master meter are calibrated regularly and replaced as needed. Alpine inspects all residential, commercial, and industrial meters on a regular basis and when Alpine observes abnormally high or low usage for a customer. These meters are replaced as needed.

1.7 Universal Metering

All service connections in the Alpine water distribution system are metered. The City promotes an aggressive leak detection and repair program along with a computerized billing system, which together result in an accurate accounting of delivery of water.

1.8 Unaccounted-For Water Use

The City utilizes a record management program which includes water pumped, water sold, water loss and daily average water usage. In addition, the City separates water users and sales into categories of single-family residential, multi-family residential, commercial and industrial. The City visually inspects distribution lines for leaks on a daily basis and repairs reported and visually detected leaks in a timely manner. With detailed record management and leak detection programs, the City is able to minimize unaccounted-for water use.

1.9 Continuing Public Education & Information

Alpine has available at their main office posted information, pre-printed brochures, etc. pertaining to water conservation, which water customers can view and pickup at their convenience. The City also holds meetings open to the public where questions and comments can be discussed pertaining to water conservation.

1.10 Non-Promotional Water Rate Structure

Alpine has adopted a non-promotional water rate structure as outlined below. With a water rate structure which includes a per thousand-gallon charge, the City shifts the cost of supplying water to those customers who use water the most. The rates contained in this plan are subject to change from time to time as deemed appropriate and necessary by City Council.

Water Rate Structure:

- Minimum Charge – Residential Rates (Base Rates)
 - 3/4–inch = \$8.00
 - 1–inch = \$11.00
 - 1 1/2–inch = \$16.00
 - 2–inch = \$20.00

- Minimum Charge – Commercial Rates (Base Rates)
 - 3/4–inch = \$9.00
 - 1–inch = \$12.00
 - 1 1/2–inch = \$17.00
 - 2–inch = \$21.00
 - 3–inch = \$34.00
 - 4–inch = \$43.00
 - 6–inch = \$58.00
 - 8–inch = \$69.00
- Residential and Commercial Water Rates (per thousand gallons)
 - Minimum (first 2,000 gallons) = \$8.57
 - For every 1,000 gallons over 2,000 gallons = \$3.30
 - For every 1,000 gallons over 5,000 gallons = \$3.35
 - For every 1,000 gallons over 12,000 gallons = \$3.40
 - For every 1,000 gallons over 25,000 gallons = \$3.50
 - For every 1,000 gallons over 100,000 gallons = \$3.60
- Bulk Water Rates
 - First 1,000 gallons = \$50.00
 - For Every 1,000 gallons thereafter = \$45.00

1.11 Enforcement Procedure & Plan Adoption

This water conservation plan has been adopted by the City of Alpine on January 21, 2025, and a copy of the resolution adopting the Plan is included in Appendix D. The adopted Plan will be enforced by the City by providing water service only to customers complying with the Plan and discontinuing service to customers who do not pay their water bills or refuse to comply with the Plan.

1.12 Coordination with Region E Planning Group

The service area of the City of Alpine is located within the Region E water planning area and the City has provided a copy of this water conservation plan to Region E Planning Group.

1.13 Plan Review and Update

The City of Alpine will review and update this water conservation plan, as needed, based on new or updated information, such as adoption or revision of the regional water plan. The water conservation plan will be updated again before January 1, 2030 and every five (5) years thereafter.

2.0 DROUGHT CONTINGENCY PLAN

2.1 Declaration of Policy, Purpose, and Intent

In order to conserve the available water supply and/or to protect the integrity of water supply facilities, with particular regard for domestic water use, sanitation, and fire protection, and to protect and preserve public health, welfare, and safety and minimize the adverse impacts of water supply shortage or other water supply emergency conditions, the City of Alpine adopts the following Drought Contingency Plan (the Plan).

2.2 Public Involvement

Opportunity for the public and wholesale water customers to provide input into the preparation of the Plan was provided by the City of Alpine by means of scheduling and providing public notice of a public meeting to accept input on the Plan.

2.3 Wholesale Water Customer Education

The City of Alpine will periodically provide wholesale water customers with information about the Plan, including information about the conditions under which each stage of the Plan is to be initiated or terminated and the drought response measures to be implemented in each stage. This information will be provided by means of mailing a copy of the Plan to the wholesale customers. The City of Alpine currently does not have any wholesale customers.

2.4 Coordination with Regional Water Planning Groups

The water service area of the City of Alpine is located within the Far West Texas Region E and the City of Alpine has made a copy of the Plan available to the Far West Texas Region E water planning group.

2.5 Authorization

The City Manager or his/her designee is hereby authorized and directed to implement the applicable provisions of this Plan upon determination that such implementation is necessary to protect public health, safety, and welfare. The City Manager or his/her designee shall have the authority to initiate or terminate drought or other water supply emergency response measures as described in this Plan. As a wholesale public water supplier, the City of Alpine shall review and update, as appropriate, the Drought Contingency Plan, at least every five years, based on new or updated information, such as adoption or revision of the regional water plan.

2.6 Application

The provisions of this Plan shall apply to all customers utilizing water provided by the City of Alpine. The terms “person” and “customer” as used in the Plan include individuals, corporations, partnerships, associations, and all other legal entities.

2.7 Criteria for Initiation and Termination of Drought Response Stages

The City Manager or his/her designee shall monitor water supply and/or demand conditions on a weekly basis, shall monitor water storage tank levels on a continual basis, and shall determine when conditions warrant initiation or termination of each stage of the Plan. Customer notification of the initiation or termination of drought response stages will be made by mail or telephone. The news media will also be informed.

The triggering criteria described below are based on the amount of water available in the finished water storage tank and the current capacities of wells per pressure plane. Based on a recent analysis of the water sources for the City, the capacities of the wells are 75 gallons per minute (GPM) for the Sul Ross Pressure Plane, 790 GPM for the Upper Hill Pressure Plane, and 1,300 GPM for the Lower Hill Pressure Plane. Water supply for the Sul Ross Pressure Plane is supplemented by the Lower Hill Pressure Plane. Currently, the Upper Hill Pressure Plane operates independently and will do so until the existing booster pump station is operational and able to be put online.

The primary storage tanks to supply the water distribution systems for the three pressure planes are the Upper Hill Tank, the Lower Hill Tank, and the Sul Ross Tank. Maintaining suitable water levels in these three tanks is an indication of sufficient water supply for the demand. Additionally, water levels in the tanks are often an indicator of substantial leaks in a water system. Therefore, water levels of the tanks will also be an indicator of a water shortage.

2.8 Drought Response Stages

Stage 1 Triggers – MILD Water Shortage Conditions

Requirements for initiation – The City of Alpine will recognize that a mild water shortage condition exists when any of the following conditions are present: when water demand reaches 90 percent of the firm capacity in any of the pressure planes or when the water level in any of the three distribution system storage tanks for the City’s water system is equal to or less than 75 percent of storage capacity for a minimum period of twenty-four (24) consecutive hours. An additional condition is when there is a disruption to equipment of the water distribution system that would limit the capacity of the water system below 85 percent of capacity during high demand periods.

Requirements for termination – Stage 1 of the Plan may be rescinded when all of the conditions listed as triggering events have ceased to exist for a period of 14 consecutive days. The City of Alpine will notify its wholesale customers and the media of the termination of Stage 1 in the same manner as the

notification of initiation of Stage 1 of the Plan.

Stage 2 Triggers – MODERATE Water Shortage Conditions

Requirements for initiation – The City of Alpine will recognize that a moderate water shortage condition exists when any of the following conditions are present: when water demand reaches 95 percent of the firm capacity in any of the pressure planes or when the water level in any of the three distribution system storage tanks for the City’s water system is equal to or less than 50 percent of storage capacity for a minimum period of twenty-four (24) consecutive hours. An additional condition is when there is a disruption to equipment of the water distribution system that would limit the capacity of the water system below 75 percent of capacity during high demand periods.

Requirements for termination – Stage 2 of the Plan may be rescinded when all of the conditions listed as triggering events have ceased to exist for a period of 14 consecutive days. Upon termination of Stage 2, Stage 1 becomes operative. The City of Alpine will notify its wholesale customers and the media of the termination of Stage 2 in the same manner as the notification of initiation of Stage 1 of the Plan.

Stage 3 Triggers – SEVERE Water Shortage Conditions

Requirements for initiation – The City of Alpine will recognize that a severe water shortage condition exists when any of the following conditions are present: when water demand reaches 100 percent of the firm capacity in any of the pressure planes or when the water level in any of the three distribution system storage tanks for the City’s water system is equal to or less than 25 percent of storage capacity for a minimum period of twenty-four (24) consecutive hours. An additional condition is when there is a disruption to equipment of the water distribution system that would limit the capacity of the water system below 70 percent of capacity during high demand periods.

Requirements for termination – Stage 3 of the Plan may be rescinded when all of the conditions listed as triggering events have ceased to exist for a period of 14 consecutive days. Upon termination of Stage 3, Stage 2 becomes operative. The City of Alpine will notify its wholesale customers and the media of the termination of Stage 3 in the same manner as the notification of initiation of Stage 2 of the Plan.

Stage 4 Triggers – CRITICAL Water Shortage Conditions

Requirements for initiation – The City of Alpine will recognize that an emergency water shortage condition exists when any of the following conditions are present: when a major water line breaks, or pump or system failures occur, which cause unprecedented loss of capabilities to provide water services; or natural or man-made contamination of the water supply source(s).

Requirements for termination – Stage 4 of the Plan may be rescinded when all of the conditions listed as triggering events have ceased to exist for a period of 7 consecutive days. The City of Alpine will notify its wholesale customers and the media of the termination of Stage 4.

2.9 Drought Responses

The City Manager or his/her designee, shall monitor water supply and/or demand conditions and, in accordance with the triggering criteria set forth in Section 2.8, shall determine that mild, moderate, or severe water shortage conditions exist or that an emergency condition exists and shall implement the following actions:

Stage 1 Response – MILD Water Shortage Conditions

Target: Achieve a voluntary ten percent reduction in daily water demand.

Best Management Practices for Supply Management:

1. Reduce or discontinue flushing of water mains.
2. Inform all wholesale customers to initiate voluntary water restrictions and invoke Stage 1 of the Drought Contingency Plan.

Water Use Restrictions for Reducing Demand:

- (a) The City Manager or his/her designee(s) will contact wholesale water customers to discuss water supply and/or demand conditions and will request that wholesale water customers initiate voluntary measures to reduce water use by:
 - Limit irrigation of landscaped and gardens to Sundays and Thursdays for even numbered addresses and Saturdays and Wednesdays for odd numbered addresses
 - Request customers check for leaks, dripping faucets, and running toilets
- (b) The City Manager or his/her designee(s) will provide a weekly report to news media with information regarding current water supply and/or demand conditions, projected water supply and demand conditions if drought conditions persist, and consumer information on water conservation measures and practices.

Stage 2 Response – MODERATE Water Shortage Conditions

Target: Achieve a ten percent reduction in total weekly water use.

All requirements of Stage 1 shall remain in effect during Stage 2. Under threat of penalty for violation, the following water use restrictions shall also apply to all persons:

Best Management Practices for Supply Management:

- ◆ Water Use Restrictions for Reducing Demand: Limit irrigation of landscaped and gardens to

Sundays and Thursdays for even numbered addresses and Saturdays and Wednesdays for odd numbered addresses

- ◆ Request customers check for leaks, dripping faucets, and running toilets
- ◆ Washing of any motor vehicle is prohibited unless conducted on a commercial car wash and only permitted between noon and five o'clock p.m.
- ◆ The use of water for washing sidewalks, driveways or other paved or concrete areas is prohibited.
- ◆ The use of water to fill, or add to any swimming pool, wading pool, or Jacuzzi type pool is prohibited.

Water Use Restrictions for Reducing Demand:

- (a) The City Manager or his/her designee(s) will initiate weekly contact with wholesale water customers to discuss water supply and/or demand conditions and the possibility of pro rata curtailment of water diversions and/or deliveries.
- (b) The City Manager or his/her designee(s) will request wholesale water customers to initiate mandatory measures to reduce non-essential water use.
- (c) The City Manager or his/her designee(s) will initiate preparations for the implementation of pro rata curtailment of water diversions and/or deliveries by preparing a monthly water usage allocation baseline for each wholesale customer according to the procedures specified in Section 2.10 of the Plan.
- (d) The City Manager or his/her designee(s) will provide a weekly report to news media with information regarding current water supply and/or demand conditions, projected water supply and demand conditions if drought conditions persist, and consumer information on water conservation measures and practices.

Stage 3 Response – SEVERE Water Shortage Conditions

Target: Achieve a twenty percent reduction in daily water demand.

Best Management Practices for Supply Management:

All requirements of Stage 2 shall remain in effect during Stage 3. In addition, the following applies:

- ◆ Outdoor watering by handheld hoses or watering cans can only occur between six a.m. and eight a.m. and eight p.m. and ten p.m. Other methods of irrigation are prohibited.

Water Use Restrictions for Reducing Demand:

- (a) The City Manager or his/her designee(s) will contact wholesale water customers to discuss water supply and/or demand conditions and will request that wholesale water customers initiate

additional mandatory measures to reduce non-essential water use.

- (b) The City Manager or his/her designee(s) will initiate pro rata curtailment of water diversions and/or deliveries for each wholesale customer according to the procedures specified in Section 2.10 of the Plan.
- (c) The City Manager or his/her designee(s) will provide a weekly report to news media with information regarding current water supply and/or demand conditions, projected water supply and demand conditions if drought conditions persist, and consumer information on water conservation measures and practices.

Stage 4 Response – EMERGENCY Water Shortage Conditions

Target: Discontinue operations of the water system.

Best Management Practices for Supply Management:

All requirements of Stage 3 shall remain in effect during Stage 4. In addition, the following applies:

- ◆ Irrigation of landscaped areas is prohibited at all times.
- ◆ Such restrictions as determined by the Mayor at the recommendation of city staff that are determined to be required to maintain public health and safety, including elimination of service to all or part of the system.

Whenever emergency water shortage conditions exist as defined in Section 2.8 of the Plan, the City Manager shall:

1. Assess the severity of the problem and identify the actions needed and time required to solve the problem.
2. Inform the utility director or other responsible official of each wholesale water customer by telephone or in person and suggest actions, as appropriate, to alleviate problems (e.g., notification of the public to reduce water use until service is restored).
3. If appropriate, notify city, county, and/or state emergency response officials for assistance.
4. Undertake necessary actions, including repairs and/or clean-up as needed.
5. Prepare a post-event assessment report on the incident and critique of emergency response procedures and actions.

2.10 Pro Rata Water Allocation

In the event that the triggering criteria specified in Section 2.8 of the Plan for Stage 3 – Severe Water Shortage Conditions have been met, the City Manager is hereby authorized initiate allocation of water supplies on a pro rata basis in accordance with Texas Water Code Section 11.039.

2.11 Enforcement

During any period when pro rata allocation of available water supplies is in effect, wholesale customers shall pay the following surcharges on excess water diversions and/or deliveries:

- (a) Five times the normal water charge per million gallons in excess of the monthly allocation up through 5 percent above the monthly allocation.
- (b) Five times the normal water charge per million gallons in excess of the monthly allocation from 5 percent through 10 percent above the monthly allocation.
- (c) Five times the normal water charge per million gallons in excess of the monthly allocation from 10 percent through 15 percent above the monthly allocation.
- (d) Five times the normal water charge per million gallons more than 15 percent above the monthly allocation.
- (e) The above surcharges shall be cumulative.

2.12 Variances

The City Manager or his/her designee, may, in writing, grant a temporary variance to the pro rata water allocation policies provided by this Plan if it is determined that failure to grant such variance would cause an emergency condition adversely affecting the public health, welfare, or safety and if one or more of the following conditions are met:

- (a) Compliance with this Plan cannot be technically accomplished during the duration of the water supply shortage or other condition for which the Plan is in effect.
- (b) Alternative methods can be implemented which will achieve the same level of reduction in water use.

Persons requesting an exemption from the provisions of this Plan shall file a petition for variance with the City Manager within 5 days after pro rata allocation has been invoked. All petitions for variances shall be reviewed by the Alpine City Council and shall include the following:

- (a) Name and address of the petitioner(s).

- (b) Detailed statement with supporting data and information as to how the pro rata allocation of water under the policies and procedures established in the Plan adversely affects the petitioner or what damage or harm will occur to the petitioner or others if petitioner complies with this resolution.
- (c) Description of the relief requested.
- (d) Period of time for which the variance is sought.
- (e) Alternative measures the petitioner is taking or proposes to take to meet the intent of this Plan and the compliance date.
- (f) Other pertinent information.

Variances granted by the Alpine City Council shall be subject to the following conditions, unless waived or modified by the Alpine City Council or its designee:

- (a) Variances granted shall include a timetable for compliance.
- (b) Variances granted shall expire when the Plan is no longer in effect, unless the petitioner has failed to meet specified requirements.

No variance shall be retroactive or otherwise justify any violation of this Plan occurring prior to the issuance of the variance.

2.13 Wholesale Contracts

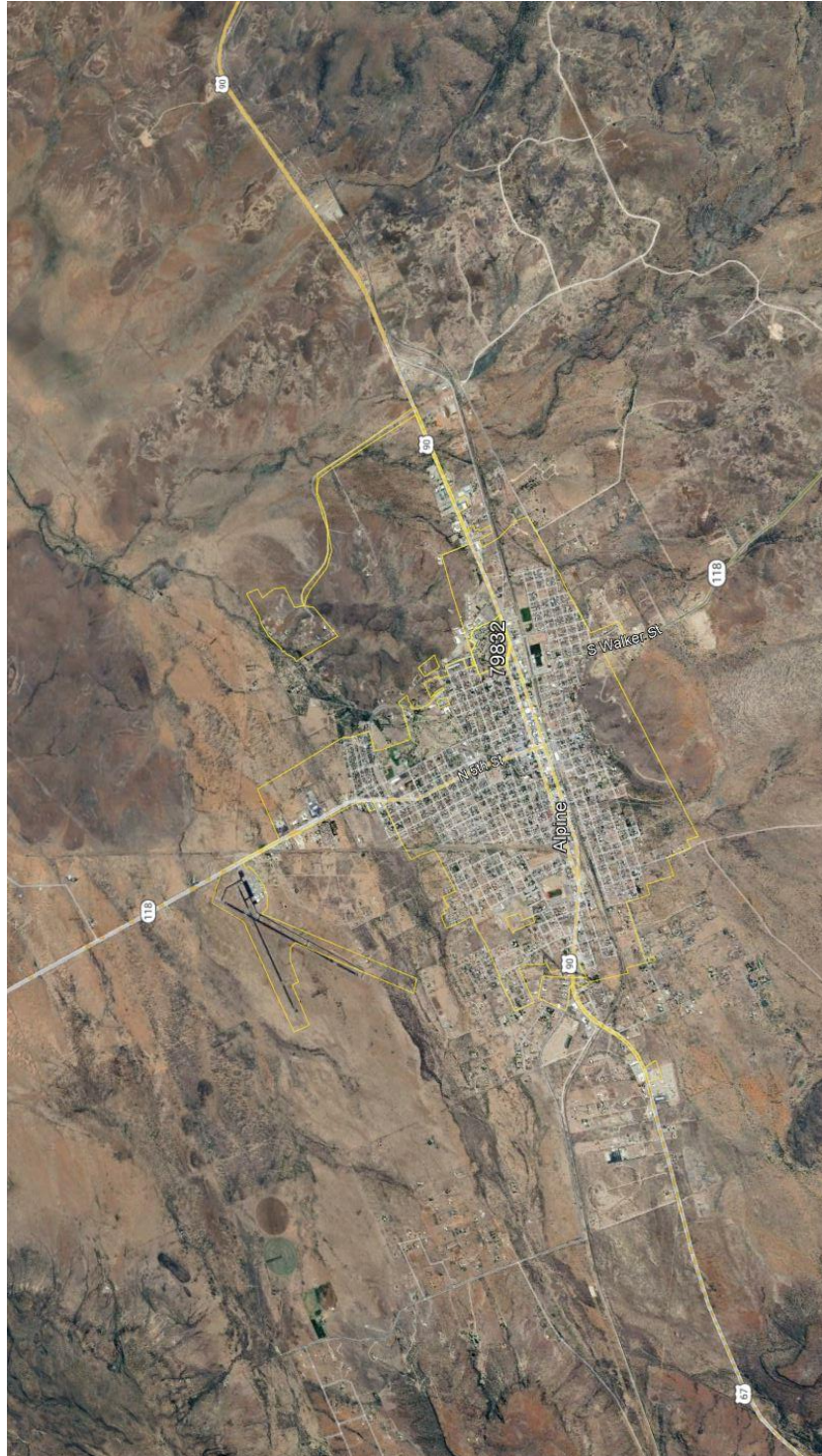
The City currently does not have any wholesale contracts. All future wholesale customer contracts or contract extensions to existing wholesale contracts shall include the following provision:

“In the case of a shortage of water resulting from drought, water to be distributed shall be divided in accordance with Texas Water Code §11.039.”

2.14 Severability

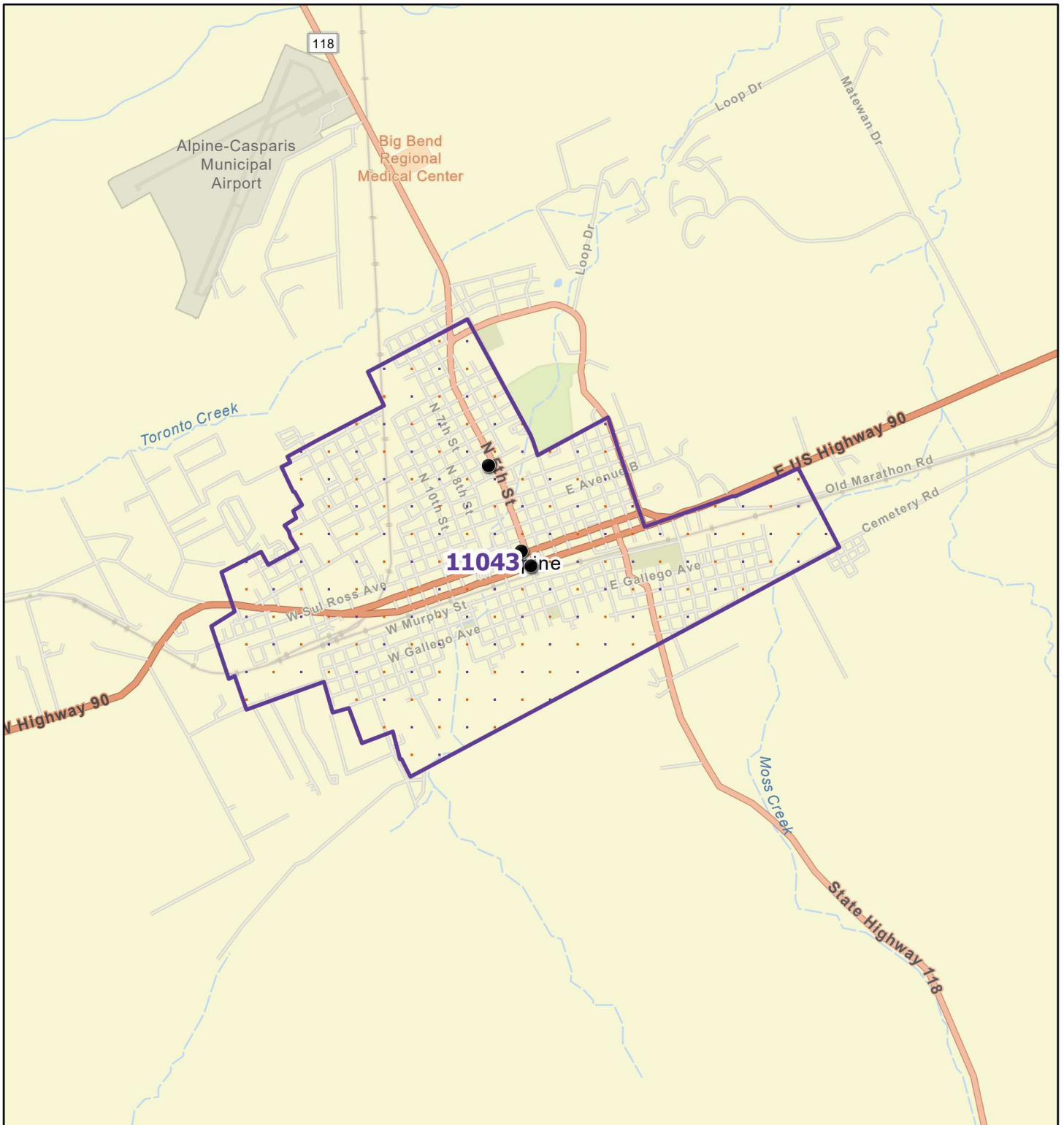
It is hereby declared to be the intention of the Alpine City Council that the sections, paragraphs, sentences, clauses, and phrases of this Plan are severable and, if any phrase, clause, sentence, paragraph, or section of this Plan shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Plan, since the same would not have been enacted by the Alpine City Council without the incorporation into this Plan of any such unconstitutional phrase, clause, sentence, paragraph, or section.

Appendix A
Alpine City Map



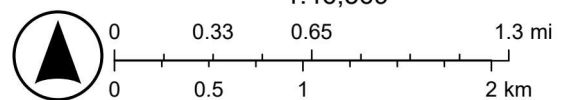
Appendix B
Alpine CCN Map

ArcGIS Web Map



5/10/2024, 11:19:20 AM

-  Water CCN Service Areas
-  Sewer CCN Service Areas



Texas Parks & Wildlife, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS

Appendix C

Municipal Use Public Water Supply Utility Profile

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

Fill out this form as completely as possible.
If a field does not apply to your entity, leave it blank.

CONTACT INFORMATION

Name of Utility: City of Alpine

Public Water Supply Identification Number (PWS ID): TX0220001

Certificate of Convenience and Necessity (CCN) Number: Water 11043 / Sewer 20417

Surface Water Right ID Number: N/A

Wastewater ID Number: WQ0014349001

Completed By: Andy Vecellio Title: P.E.

Address: 12 E. Twohig, Suite 200-S92 City: San Angelo Zip Code: 76903

Email: avecellio@jacobmartin.com Telephone Number: 325-695-1070

Date: 11/19/2024

Regional Water Planning Group: E [Map](#)

Groundwater Conservation District: BCGCD [Map](#)

Check all that apply:



Received financial assistance of \$500,000 or more from TWDB



Have 3,300 or more retail connections



Have a surface water right with TCEQ

Section I: Utility Data

A. Population and Service Area Data

- Current service area size in square miles: 5
(Attach or email a copy of the service area map.)
- Provide historical service area population for the previous five years, starting with the most current year.

Year	Historical Population Served By Retail Water Service	Historical Population Served By Wholesale Water Service	Historical Population Served By Wastewater Service
2023	5,905	0	5,979
2022	5,815	0	6,009
2021	5,847	0	6,033
2020	5,982	0	5,923
2019	6,020	0	5,831

- Provide the projected service area population for the following decades.

Year	Projected Population Served By Retail Water Service	Projected Population Served By Wholesale Water Service	Projected Population Served By Wastewater Service
2020	6,066	0	6,066
2030	6,185	0	6,185
2040	6,231	0	6,231
2050	6,265	0	6,283
2060	6,283	0	6,293

- Describe the source(s)/method(s) for estimating current and projected populations.

Historical population based on retail population served from TWDB Water Audit reports.

Population projections from Region E Far West Texas 2021 Water Plan.

B. System Input

Provide system input data for the previous five years.

Total System Input = Self-supplied + Imported – Exported

Year	Self-supplied Water in Gallons	Purchased/Imported Water in Gallons	Exported Water in Gallons	Total System Input	Total GPCD
2023	418,553,282	0	0	418,553,282	194
2022	575,399,210	0	0	575,399,210	271
2021	498,269,611	0	0	498,269,611	233
2020	591,679,866	0	0	591,679,866	271
2019	472,927,400	0	0	472,927,400	215
Historic 5-year Average	511,365,874	0	0	511,365,874	237

C. Water Supply System (Attach description of water system)

- Designed daily capacity of system 3,600,000 gallons per day.
- Storage Capacity:
Elevated 2,300,000 gallons
Ground 1,300,000 gallons
- List all current water supply sources in gallons.

Water Supply Source	Source Type*	Total Gallons
Well Field	Ground	418,553,382
	Choose One	
	Choose One	
	Choose One	
	Choose One	
	Choose One	

*Select one of the following source types: *Surface water, Groundwater, or Contract*

- If surface water is a source type, do you recycle backwash to the head of the plant?
☐ Yes estimated gallons per day
☒ No

D. Projected Demands

1. Estimate the water supply requirements for the next ten years using population trends, historical water use, economic growth, etc.

Year	Population	Water Demands (gallons)
2024	5,944	631,500,000
2025	5,984	631,826,000
2026	6,023	632,152,000
2027	6,063	632,477,800
2028	6,104	632,803,000
2029	6,144	633,129,000
2030	6,185	633,455,000
2031	6,226	633,781,000
2032	6,267	634,107,000
2033	6,309	634,433,000

2. Describe sources of data and how projected water demands were determined. Attach additional sheets if necessary.

2023 population (see Section A) = 5905
 2030 population projection from Region E Far West Texas 2021 Water Plan = 6,185
 This equates to a 0.664% population increase per year. This percent increase was used from 2024 through 2033.

Water demand projection based purely on the Region E Far West Texas 2021 Water Plan. Water demand projects in Water Plan for the City of Alpine are 1,934 ac-feet for 2020 and 1,944 ac-feet for 2030. Water demand projections are an increase of 1 ac-feet per year. (Note: the water demands in this projection are higher than current demands in Section B, but these projections were used as a conservative estimate.)

E. High Volume Customers

1. List the annual water use, in gallons, for the five highest volume **RETAIL customers**. Select one of the following water use categories to describe the customer; choose Residential, Industrial, Commercial, Institutional, or Agricultural.

Retail Customer	Water Use Category*	Annual Water Use	Treated or Raw
Wayne Huffman (Cozy Courts)	Commercial v	1,784,000	Treated
The Holland Hotel	Commercial v	1,170,000	Treated
Alpine ISD - 704 W. Sul Ross	Commercial	670,000	Treated
City of Alpine Fire Dept.	Institutional v	466,000	Treated
Brewster Cty Val Beard Complex	Institutional v	387,000	Treated

*For definitions on recommended customer categories for classifying customer water use, refer to the online [Guidance and Methodology for Reporting on Water Conservation and Water Use.](#)

2. If applicable, list the annual water use for the five highest volume **WHOLESALE customers**. Select one of the following water use categories to describe the customer; choose Municipal, Industrial, Commercial, Institutional, or Agricultural.

Wholesale Customer	Water Use Category*	Annual Water Use	Treated or Raw
N/A	Choose One v		Choose One v
	Choose One		Choose One
	Choose One		Choose One
	Choose One		Choose One
	Choose One		Choose One

*For definitions on recommended customer categories for classifying customer water use, refer to the online [Guidance and Methodology for Reporting on Water Conservation and Water Use.](#)

F. Utility Data Comment Section

Provide additional comments about utility data below.

No wholesale customers.

Section II: System Data

A. Retail Connections

1. List the active retail connections by major water use category.

Water Use Category*	Active Retail Connections			
	Metered	Unmetered	Total Connections	Percent of Total Connections
Residential – Single Family	2,417		2,417	87%
Residential – Multi-family (units)	21		21	1%
Industrial	0		0	0%
Commercial	317		317	11%
Institutional	29	1	30	1%
Agricultural	0		0	0%
TOTAL	2,784	1	2,785	

*For definitions on recommended customer categories for classifying customer water use, refer to the online [Guidance and Methodology for Reporting on Water Conservation and Water Use.](#)

2. List the net number of new retail connections by water use category for the previous five years.

Water Use Category*	Net Number of New Retail Connections				
	2023	2022	2021	2020	2019
Residential – Single Family	0	0	22	45	0
Residential – Multi-family (units)	0	0	2	0	0
Industrial	2	27	0	0	0
Commercial	-13	-38	27	-2	-3
Institutional	0	0	0	0	0
Agricultural	0	0	0	0	0
TOTAL	-11	-11	51	43	-3

*For definitions on recommended customer categories for classifying customer water use, refer to the online [Guidance and Methodology for Reporting on Water Conservation and Water Use.](#)

B. Accounting Data

For the previous five years, enter the number of gallons of RETAIL water provided in each major water use category.

Water Use Category*	Total Gallons of Retail Water				
	2023	2022	2021	2020	2019
Residential - Single Family	197,456,000	201,347,037	193,427,001	237,708,000	190,514,003
Residential – Multi-family	17,158,000	16,281,000	17,787,000	22,875,000	18,411,000
Industrial	0	0	0	0	0
Commercial	85,379,000	86,443,011	185,699,000	140,740,000	121,404,000
Institutional	70,068,000	83,862,000	0	0	0
Agricultural	0	0	0	0	0
TOTAL	370,061,000	387,933,048	396,913,001	401,323,000	330,329,003

*For definitions on recommended customer categories for classifying customer water use, refer to the online [Guidance and Methodology for Reporting on Water Conservation and Water Use](#).

C. Residential Water Use

For the previous five years, enter the residential GPCD for single family and multi-family units.

Water Use Category*	Residential GPCD				
	2023	2022	2021	2020	2019
Residential - Single Family	131	133	128	159	130
Residential – Multi-family	27	27	28	33	25

D. Annual and Seasonal Water Use

- For the previous five years, enter the gallons of treated water provided to RETAIL customers.

Month	Total Gallons of Treated Retail Water				
	2023	2022	2021	2020	2019
January	30,355,158	35,367,300	33,385,720	43,489,000	31,063,000
February	20,437,249	29,223,048	35,373,979	27,669,000	29,238,000
March	29,213,752	37,691,697	44,336,927	33,128,500	34,591,000
April	24,997,667	51,734,516	46,247,856	56,886,100	44,272,000
May	28,977,772	55,800,774	46,383,679	61,309,000	53,772,000
June	39,298,255	48,772,926	56,364,383	59,288,800	35,479,000
July	53,328,498	45,637,052	40,689,255	81,085,800	58,522,000
August	47,086,550	45,706,747	39,994,444	47,389,800	52,989,000
September	43,576,520	41,114,975	41,447,175	47,523,500	41,894,400
October	29,370,240	42,638,177	37,805,177	43,495,672	39,809,000
November	35,750,498	51,764,855	41,271,673	43,885,185	25,436,000
December	36,161,123	89,947,143	34,969,343	32,709,509	25,862,000
TOTAL	418,553,282	575,399,210	498,269,611	577,859,866	472,927,400

2. For the previous five years, enter the gallons of raw water provided to RETAIL customers.

Month	Total Gallons of Raw Retail Water				
	2023	2022	2021	2020	2019
January	0	0	0	0	0
February	0	0	0	0	0
March	0	0	0	0	0
April	0	0	0	0	0
May	0	0	0	0	0
June	0	0	0	0	0
July	0	0	0	0	0
August	0	0	0	0	0
September	0	0	0	0	0
October	0	0	0	0	0
November	0	0	0	0	0
December	0	0	0	0	0
TOTAL	0	0	0	0	0

3. Summary of seasonal and annual water use.

Water Use	Seasonal and Annual Water Use					Average in Gallons
	2023	2022	2021	2020	2019	
Summer Retail (Treated + Raw)	139,713,303	140,116,725	137,048,082	187,764,400	146,990,000	150,326,502 5yr Average
TOTAL Retail (Treated + Raw)	418,553,282	575,399,210	498,269,611	577,859,866	472,927,400	508,601,874 5yr Average

E. Water Loss

Provide Water Loss data for the previous five years.

Water Loss GPCD = [Total Water Loss in Gallons ÷ Permanent Population Served] ÷ 365

Water Loss Percentage = [Total Water Loss ÷ Total System Input] x 100

Year	Total Water Loss in Gallons	Water Loss in GPCD	Water Loss as a Percentage
2023	51,098,282	24	12%
2022	85,307,658	40	15%
2021	49,183,909	23	10%
2020	183,677,024	84	31%
2019	131,238,584	60	28%
5-year average	100,101,091	46	19%

F. Peak Water Use

Provide the Average Daily Water Use and Peak Day Water Use for the previous five years.

Year	Average Daily Use (gal)	Peak Day Use (gal)	Ratio (peak/avg)
2023	1,146,721	2,222,021	1.94
2022	1,576,436	3,747,798	2.38
2021	1,365,122	2,348,516	1.72
2020	1,583,178	3,378,575	2.13
2019	1,295,692	2,438,417	1.88

G. Summary of Historic Water Use

Water Use Category	Historic 5-year Average	Percent of Connections	Percent of Water Use
Residential SF	204,090,408	87%	0%
Residential MF	18,502,400	1%	0%
Industrial	0	0%	0%
Commercial	123,933,002	11%	0%
Institutional	30,786,000	1%	0%
Agricultural	0	0%	0%

H. System Data Comment Section

Provide additional comments about system data below.

The City's water sources are groundwater wells. The only treatment is free chlorine. Raw water is equal to treated water. Therefore, the raw water section was left blank.

Section III: Wastewater System Data

If you do not provide wastewater system services then you have completed the Utility Profile. Save and Print this form to submit with your Plan. Continue with the [Water Conservation Plan Checklist](#) to complete your Water Conservation Plan.

A. Wastewater System Data (Attach a description of your wastewater system.)

- Design capacity of wastewater treatment plant(s): 900,000
gallons per day.
- List the active wastewater connections by major water use category.

Water Use Category*	Active Wastewater Connections			
	Metered	Unmetered	Total Connections	Percent of Total Connections
Municipal	2,435		2,435	88%
Industrial	29		29	1%
Commercial	317		317	11%
Institutional	0		0	0%
Agricultural	0		0	0%
TOTAL	2,781	0	2,781	

- What percent of water is serviced by the wastewater system? 100%
- For the previous five years, enter the number of gallons of wastewater that was treated by the utility.

Month	Total Gallons of Treated Wastewater				
	2023	2022	2021	2020	2019
January	7,000,000	5,570,000	5,140,000	12,279,000	26,957,000
February	7,000,000	3,960,000	3,470,000	11,439,000	12,048,000
March	6,886,000	3,800,000	3,730,000	11,076,000	13,277,000
April	6,738,000	3,540,000	3,480,000	10,105,000	12,973,000
May	7,018,000	3,405,000	3,500,000	10,831,000	13,337,000
June	6,350,000	3,330,000	3,460,000	22,450,000	11,037,000
July	7,133,000	3,789,000	3,530,000	11,184,000	12,405,000
August	7,307,000	4,092,000	3,710,000	11,184,000	13,143,000
September	7,299,000	3,824,000	3,410,000	11,184,000	13,867,000
October	7,562,000	3,960,000	3,540,000	11,184,000	12,571,000
November	7,045,000	2,521,000	3,370,000	11,184,000	12,981,000
December	6,663,000	3,799,000	3,550,000	11,184,000	12,832,000
TOTAL	84,001,000	45,590,000	43,890,000	145,284,000	167,428,000

4. Can treated wastewater be substituted for potable water?

☐

Yes

☒

No

B. Reuse Data

1. Provide data on the types of recycling and reuse activities implemented during the current reporting period.

Type of Reuse	Total Annual Volume (in gallons)
On-site irrigation	0
Plant wash down	0
Chlorination/de-chlorination	0
Industrial	0
Landscape irrigation (parks, golf courses)	488,600
Agricultural	0
Discharge to surface water	0
Evaporation pond	0
Other	0
TOTAL	488,600

C. Wastewater System Data Comment

Provide additional comments about wastewater system data below.

For July through December 2020, the meter for the discharge of the wastewater treatment plant was offline and a new meter was on backorder. The total gallons of treated wastewater for these months was an estimated average.

For December 2022 through February 2023, the meter for the discharge of the wastewater treatment plant was offline and the meter was being repaired. The total gallons of treated wastewater for these months was an estimated average.

For the reuse data, the total annual volume is for the year 2021 only. The City did not provide reuse in 2019, 2020, 2022, or 2023. The City has started the reuse program for golf course irrigation in 2024 and plans to implement irrigation reuse into the future.

You have completed the Utility Profile. Save and Print this form to submit with your Plan. Continue with the [Water Conservation Plan Checklist](#) to complete your Water Conservation Plan.

Appendix D

Ordinance Adopting Water Conservation and Drought Contingency Plan

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ALPINE, TEXAS, ADOPTING A WATER CONSERVATION AND DROUGHT CONTINGENCY PLAN; ESTABLISHING CRITERIA FOR THE INITIATION AND TERMINATION OF DROUGHT RESPONSE STAGES; ESTABLISHING RESTRICTIONS ON CERTAIN WATER USES; ESTABLISHING PENALTIES FOR THE VIOLATION OF AND PROVISIONS FOR ENFORCEMENT OF THESE RESTRICTIONS; ESTABLISHING PROCEDURES FOR GRANTING VARIANCES; AND PROVIDING SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City of Alpine, Texas recognizes that the amount of water available to the City and its water utility customers is limited and subject to depletion during periods of extended drought;

WHEREAS, the City recognizes that natural limitations due to drought conditions and other acts of God cannot guarantee an uninterrupted water supply for all purposes;

WHEREAS, Sections 11.1271 and 11.1272 of the Texas Water Code and applicable rules of the Texas Commission on Environmental Quality require all public water supply systems in Texas to prepare a drought contingency plan; and

WHEREAS, as authorized under law, and in the best interests of the citizens of Alpine, Texas, the City Council deems it expedient and necessary to establish certain rules and policies for the orderly and efficient management of limited water supplies during drought and other water supply emergencies;

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF ALPINE, TEXAS:

SECTION 1.

That the City of Alpine, Texas Water Conservation and Drought Contingency Plan attached hereto as Exhibit "A" and made part hereof for all purposes be, and the same is hereby, adopted as the official policy of the City.

SECTION 2.

That all ordinances that are in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3.

Should any paragraph, sentence, subdivision, clause, phrase, or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional.

SECTION 4.

This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

DULY PASSED BY THE CITY OF ALPINE, TEXAS, on the _____ day of _____,
20____.

APPROVED:

MAYOR

ATTESTED TO:

CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY

Appendix E
Letter to Regional Water Planning Group

_____, 2025

Mr. Scott Reinert
Chair Region E Water Planning Group
8037 Lockheed, Suite 100
El Paso, TX 79925

Dear Mr. Reinert:

This letter is to notify you that the City of Alpine recently adopted a Water Conservation and Drought Contingency Plan. This notice is in accordance with Texas Water Development Board and Texas Commission on Environmental Quality rules.

The plan is available upon request.

Best regards,

Megan Antrim, CPFIM
Alpine City Manager

EXHIBIT “B”

EDITOR’S NOTE:

Additions are Underlined.

Omissions appear in Strikethrough Text.

ARTICLE III. WATER CONSERVATION PLAN

~~Sec. 66-61. Introduction.~~

In accordance with the guidelines of the Texas Water Development Board (TWDB), the City of Alpine, (hereafter referred to as "the City"), has prepared this Water Conservation and Drought Contingency Plan.

(Ord. No. 2005 7 23, § 1, 8 2 05)

~~Sec. 66-62. Water conservation plan goals.~~

The purpose of this water conservation plan is intended to comply with TWDB loan requirements and achieve:

- ~~Long term reductions in overall water demands five percent per capita over the next ten years;~~
- ~~Reductions in the magnitude of seasonal water demands by two percent over the next five years;~~
- ~~Reductions in wastewater flow volumes by one percent over the next five years; and~~
- ~~Reductions in percent unaccounted for water by seven percent over the next ten years.~~

Given current and projected water and wastewater service requirements and issues, specific water conservation objectives are:

- ~~To reduce waste and influence conservation habits of the residents of the city;~~
- ~~To reduce seasonal water demands such that future expansions of water treatment facilities can be deferred; and~~
- ~~To continue to investigate the feasibility of reusing wastewater for suitable non-potable uses (i.e., irrigation of public green space and private landscaping).~~

(Ord. No. 2005 7 23, § 1, 8 2 05)

~~Sec. 66-63. Background information.~~

The city provides water, wastewater, recycling, fire, police, and garbage collection services for its residents. Analysis of water production data from the city's wells provides an indication of water use patterns. Peak water demand occurs in the summer months, reflecting both seasonal population influx and increased water demand utilized for landscape irrigation. Consequently, the city's peak to average ratio of 2.5 times is slightly higher than most West Texas communities with more stable populations.

Population in the city is expected to grow from an estimated year 2000 Census population of 5,786 to a projected 6,172 by 2010, to an estimated population of 6,677 in 2030. In addition, the city provides water service to Sul Ross State University. According to the Sul Ross State University Office of Institutional Research, the university current enrollment of 2,110 is expected to grow to 3,326 in the year 2030 at a rate of annual rate of 1.7 percent.

(Ord. No. 2005 7 23, § 1, 8 2 05)

Sec. 66-64. Water utility system profile.

~~A completed water conservation utility profile, TWDB Form WRD 264 for the city is provided in Appendix A. The city had 2,309 active water connections in 2004. The 20 largest water commercial customers account for approximately 28 percent of the total water sold.~~

~~In 2002, the per capita per day water use ranged from 98 gallons per day, January 2002, to 440 gallons per day, June 2002, with an annual average of 176 gallons per day. A high volume of vacationing population influenced the peak month of June 2002.~~

~~The city's current water well and treatment facilities capacity is rated at 2,705 gallons per minute (gpm) or 3.9 million gallons per day (mgd). Total water storage capacity is 3.6 million gallons, of which 1.8 million gallons are elevated storage. The 2002 average daily water demand for the city was 1.4 mgd. The peak daily water demand for 2002 was 3.5 mgd. The distribution capacity is 3,975 gpm and provides potable water to four pressure zones within the city. In areas of the distribution system high pressure, pressure reducing/sustaining valves have been installed. The city uses a supervisory control and data acquisition (SCADA) system to monitor water system operations and performance.~~

~~The city has initiated a water meter testing and replacement program where older meters are tested and replaced as necessary. As part of the city's proposed water system improvements, old and undersized water mains will be replaced which should result in lower water loss rates and improved system water pressures. The city is also installing a drip irrigation system to serve new trees in public areas.~~

(Ord. No. 2005 7 23, § 1, 8 2 05)

Sec. 66-65. Wastewater system profile.

~~Ninety three percent of the city's water customers are also served by the city's wastewater system. The remaining seven percent utilize private on-site wastewater disposal systems (i.e., septic tank systems).~~

~~The city operates its activated sludge wastewater treatment facility with a final permitted capacity of 1.48 mgd. The average daily flow for 2003-2004 was 0.45 mgd. The peak daily wastewater flow for the 2003-2004 period was 1.04 mgd.~~

(Ord. No. 2005 7 23, § 1, 8 2 05)

Sec. 66-66. Public education.

~~The city will promote water conservation issues by informing the public in a variety of ways including:~~

- ~~•New customers will receive conservation information;~~
- ~~•Information will be available upon request;~~
- ~~•Community educational program / school demonstrations and presentations;~~
- ~~•Film productions and lectures presentations available for civic groups; and~~
- ~~•Articles will be published in the newsletter.~~

~~The city will also proclaim "National Drinking Water Week" and provide residents with information and demonstrations related to water conservation and environmental issues that effect our water.~~

(Ord. No. 2005 7 23, § 1, 8 2 05)

~~Sec. 66-67. Plumbing codes.~~

~~The city has adopted the Uniform Plumbing Code, which requires the use of water saving fixtures to be installed in new construction and in the replacement of plumbing in existing structures.~~

~~(Ord. No. 2005-7-23, § 1, 8-2-05)~~

~~Sec. 66-68. Retrofit programs.~~

~~The city shall educate the residents, plumbers, and contractors on the benefits of retrofitting existing facilities with water saving devices. This program will be encompassed in the educational and informational programs utilized by the city. The city will contact all plumbing companies and hardware stores in the area to encourage them to stock water conserving fixtures including retrofit devices.~~

~~(Ord. No. 2005-7-23, § 1, 8-2-05)~~

~~Sec. 66-69. Universal metering.~~

~~Most treatment facilities, pumping stations, and municipal structures operated by the city are now being metered. The city plans to install meters at public parks and golf course to improve water accountability.~~

~~The city will continue to provide a water meter preventive maintenance program, wherein testing, repairs, and replacement are performed in accordance with AWWA standards.~~

~~(Ord. No. 2005-7-23, § 1, 8-2-05)~~

~~Sec. 66-70. Water conserving landscape.~~

~~The city will provide information, through the public education program, to homeowners, business owners, landscape architects, and irrigation contractors about the methods and benefits of water conserving landscaping practices and devices. The city is also installing a drip irrigation system to serve new trees in public areas. The following methods will be encouraged.~~

- ~~•The use of low water consuming plants and grasses for landscaping new homes and commercial areas.~~
- ~~•The use of drip irrigation systems when possible or other water conserving irrigation systems that utilize efficient sprinklers and considerations given to prevailing winds.~~
- ~~•The use of ornamental fountains that recycle water and use a minimum amount of water.~~
- ~~•Business and nurseries to offer for sale low water consuming plants and grasses along with efficient irrigation systems and to promote their use through demonstrations and advertisements.~~

~~(Ord. No. 2005-7-23, § 1, 8-2-05)~~

~~Sec. 66-71. Rate structures of water and wastewater.~~

~~The city's water and wastewater connection fees are based of the requirements of the "cost of services" the utility provides.~~

~~Water connection fees are based on the size of the meter required: Three quarter inch connections at \$80.00; one inch connections at \$110.00; one and one half inch connections at \$200.00; and two inch connections at \$500.00. Wastewater connection fee is a set rate of \$65.00 per connection for residential and commercial connections.~~

~~The city employs a water and wastewater usage rate structure based on customer type and a uniform service charge. Current water rates and monthly meter charges for residential and commercial accounts are presented in Tables 1-1 and 1-2 below:~~

Table 1-1
City of Alpine Water Rate Structure

Usage Gal. per Month)	Cost (per 1,000 gal.)
0—1,000	4.32
2,000—5,000	2.20
6,000—12,000	2.25
13,000—25,000	2.30
26,000—100,000	2.40
Over 100,000	2.50

Table 1-2
City of Alpine Monthly Meter Charge

Meter Size	Residential	Commercial
0.75"	6.00	7.00
1.00"	9.00	10.00
1.50"	14.00	15.00
2.00"	18.00	19.00
3.00"	32.00	32.00
4.00"	41.00	41.00
6.00"	56.00	56.00
8.00"	67.00	67.00

Current wastewater rates are \$14.13 service fee (0—4,000 gal.) and \$2.20 per 1,000 gallons thereafter.
(Ord. No. 2005-7-23, § 1, 8-2-05)

~~Sec. 66-72. Leak detection and water audits.~~

~~The city has aggressively pursued leak detection and repair program and has in inventory all necessary repair materials needed to ensure prompt repairs of all leaks detected or reported.~~

~~A monthly water loss report provides an effective tracking system of metered production, metered consumption, accounted water losses, and unaccountable water loss.~~

~~The city maintains an annual unaccountable rate of 17.4 percent, which is greater than the AWWA recommended rate (10 percent). However, the city has plans to initiate a universal metering program to account for water used for irrigation of public parks and golf course that are currently unmetered.~~

~~(Ord. No. 2005-7-23, § 1, 8-2-05)~~

~~Sec. 66-73. Recycling and reuse.~~

~~The city has studied the additional possibility of using its wastewater effluent for other recycling and reuses, but has determined that at this time it is not economically feasible. The city will continue to study alternative uses for its wastewater effluent.~~

~~(Ord. No. 2005-7-23, § 1, 8-2-05)~~

~~Sec. 66-74. Implementation and enforcement.~~

~~The resolution adopting the Water Conservation Plan shall authorize the City to implement, enforce, and administer the program.~~

(Ord. No. 2005 7 23, § 1, 8 2 05)

~~Sec. 66-75. Contracts with other political subdivisions.~~

~~The city will, as part of contract for sale of water to any other entity re-selling water, require that entity to adopt applicable provisions of the city's water conservation and drought contingency plan or have a plan in effect previously adopted by TCEQ or TWDB. These provisions will be through contractual agreement prior to the sale of any water to the entity.~~

(Ord. No. 2005 7 23, § 1, 8 2 05)

~~Sec. 66-76. Coordination with the regional water planning group.~~

~~The service area of the city is located within the Regional Water Planning Area (E Far West Texas and has provided a copy of this Water Conservation and Drought Contingency Plan to the Regional Water Planning Group (E) Far West Texas.~~

(Ord. No. 2005 7 23, § 1, 8 2 05)

~~Sec. 66-77. Annual reporting to Texas Water Development Board.~~

~~The city manager shall be responsible for providing the required annual report to the Texas Water Development Board for at least three years after the date of loan/grant closing. The content and format for the annual reporting is included in the form: Water Conservation Program Annual Report, WRD 265 (Appendix B).~~

(Ord. No. 2005 7 23, § 1, 8 2 05)

1.0 General

This Conservation Plan has been developed to meet the requirements of 30 TAC §288.5 for the City of Alpine (the City) which is a retail public water supplier of treated water to residents and commercial and industrial businesses located in the City of Alpine, Brewster County, Texas.

1.1 Utility Profile

The City of Alpine operates a public water system that provides potable water service for a population of approximately 6,000. The TWDB Water Use Survey lists the municipal water use of the City of Alpine for 2023 at 167.42 MG per year or 0.46 MG per day. The City of Alpine's Water and Sewer Certificate of Convenience and Necessity (CCN) number is 11043 and 20417, respectively. Alpine's Public Water Supply Identification Number (PWS ID) is TX0220001.

The City obtains groundwater from 12 wells. The source water is treated with free chlorine for disinfection. All of the wells are owned by the City. The City has a total of ten water storage tanks for a total storage volume of 3.6 million gallons.

The City of Alpine currently has no wholesale customers.

1.2 Water Conservation Goals

The average water use for the City of Alpine over the past five years is 237 gallons per capita per day (gpcd). The City's goal for water use is a 11.4 percent reduction by 2034. This goal is to reduce per capita use by 27 gallon per day per user to 210 gpcd. The 5-year water reduction goal is to

reduce to 225 gpcd, and the 10-year water reduction goal is to reduce to 210 gpcd. The average single family residential water use for the past five years has been 101 gpcd. The 5-year residential goal is to reduce water use by 3 gpcd to 98 gpcd, and the 10-year residential goal is to reduce water by 6 gpcd to 95 gpcd. These goals are in line with the overall water conservation goals outlined by both the State of Texas and the TWDB Region E Water Conservation and Drought Management recommendations.

In addition, the City of Alpine over the past five years has experienced on average approximately 19% water loss through the water system, which equates to a water loss of approximately 45 gpcd. The City's 5-year goal is to reduce water loss to below 35 gpcd. The 10-year goal is to reduce water loss to below 30 gpcd. The 5 and 10-year goals will be met through replacement of old meters and distribution lines and through more accurate recording of unaccounted for water.

1.3 Schedule for Implementing Plan to Achieve Targets and Goals

The City of Alpine will adhere to the following schedule, to achieve the targets and goals for water conservation:

- Annual calibration of the master meters
- Residential water meters will continue to be monitored for accuracy annually and replaced on a fifteen-year cycle or as needed
- Water audits shall be conducted annually
 - Real water losses shall be identified and corrected
 - Real water losses shall be minimized by replacement of deteriorating water mains and appurtenances, as is conducted by City of Alpine staff on an on-going basis
- The City of Alpine will make available for viewing at City Hall water conservation materials developed by the staff, materials obtained from the Texas Water Development Board, Texas Commission on Environmental Quality, or other sources.
- A Leak Detection Program shall be implemented by the City of Alpine, which reduces real water losses.

For wholesale customers, every water supply contract entered into or renewed after official adoption of the water conservation plan, including contract extensions:

- Each wholesale customer must develop and implement a water conservation plan or water conservation measures using the applicable elements of 30 TAC §288.5.
- If wholesale customers intend on reselling the water, then the contract between the City of Alpine and its wholesale customers must provide that the contract for resale of the water have water conservation requirements in line with 30 TAC §288.5.
- A reservoir systems operation plan, if applicable; including plans to optimize water supplies as one of its significant goals.

The City of Alpine currently does not have any wholesale customers.

1.4 Tracking Targets and Goals

The City of Alpine staff shall track targets and goals by utilizing the following procedures:

- Logs shall be maintained for meter calibration, meter testing, and meter replacement programs
- Annual water audits shall be documented and kept in the Utility Department files
- Staff will keep a record of the number of mail-outs distributed semi-annually
- Rates and the fee schedule are to be reviewed and set annually by resolution
- Logs shall be maintained for the utility's Leak Detection Program

1.5 Metering Devices

All metering devices used by the City to meter water are accurate to within plus or minus 5%. All master meter are calibrated regularly and replaced as needed. Alpine inspects all residential, commercial, and industrial meters on a regular basis and when Alpine observes abnormally high or low usage for a customer. These meters are replaced as needed.

1.6 Universal Metering

All service connections in the Alpine water distribution system are metered. The City promotes an aggressive leak detection and repair program along with a computerized billing system, which together result in an accurate accounting of delivery of water.

1.7 Unaccounted-For Water Use

The City utilizes a record management program which includes water pumped, water sold, water loss and daily average water usage. In addition, the City separates water users and sales into categories of single-family residential, multi-family residential, commercial and industrial. The City visually inspects distribution lines for leaks on a daily basis and repairs reported and visually detected leaks in a timely manner. With detailed record management and leak detection programs, the City is able to minimize unaccounted-for water use.

1.8 Continuing Public Education & Information

Alpine has available at their main office posted information, pre-printed brochures, etc. pertaining to water conservation, which water customers can view and pickup at their convenience. The City also holds meetings open to the public where questions and comments can be discussed pertaining to water conservation.

1.9 Non-Promotional Water Rate Structure

Alpine has adopted a non-promotional water rate structure. With a water rate structure which includes a per thousand-gallon charge, the City shifts the cost of supplying water to those customers who use water the most. The rates are subject to change from time to time as deemed appropriate and necessary by City Council.

1.10 Enforcement Procedure & Plan Adoption

This water conservation plan has been adopted by the City of Alpine on January 21, 2025. The adopted Plan will be enforced by the City by providing water service only to customers complying with the Plan and discontinuing service to customers who do not pay their water bills or refuse to comply with the Plan.

1.11 Coordination with Region E Planning Group

The service area of the City of Alpine is located within the Region E water planning area and the City has provided a copy of this water conservation plan to Region E Planning Group.

1.12 Plan Review and Update

The City of Alpine will review and update this water conservation plan, as needed, based on new or updated information, such as adoption or revision of the regional water plan. The water conservation plan will be updated again before January 1, 2030 and every five (5) years thereafter.

ARTICLE IV. DROUGHT CONTINGENCY PLAN (EMERGENCY WATER DEMAND MANAGEMENT PLAN)

Sec. 66-91. Introduction.

~~It is necessary for the city to have in place a plan that will deal with emergency water demand situations. There are a number of scenarios where the public water supply could be adversely affected and the public's health jeopardized. Normal service can be interrupted by such uncontrollable circumstances as drought, hurricanes, tornadoes, vandalism, floods, or equipment failure. Water demand is usually significantly higher than normal when drought conditions are in effect causing maximum stress on the public water system.~~

~~This plan will provide the necessary indicators and control measures to temporarily abate water demand in emergency situations. These provisions are designed to be in place only as long as an emergency situation exists. To be effective the plan must have the following elements:~~

- ~~•Trigger conditions that will signal the existence of an emergency situation;~~
- ~~•Emergency control measures;~~
- ~~•Methods to relay information and notify the public;~~
- ~~•Enforcement procedures;~~
- ~~•Method of implementation of plan; and~~
- ~~•Procedure for plan termination notification.~~

~~(Ord. No. 2005 7 23, § 1, 8 2 05)~~

Sec. 66-92. System description.

~~The city's current water well and treatment facilities capacity is rated at 2,705 gallons per minute (gpm) or 3.9 million gallons per day (mgd). Total water storage capacity is 3.8 million gallons, of which 1.8 million gallons are elevated storage. The 2002 average daily water demand for the city was 1.4 mgd. The peak daily water demand for 2002 was 3.5 mgd. The distribution capacity is 3,975 gpm and provides potable water to four pressure zones within~~

the city. In areas of the distribution system high pressure, pressure reducing/sustaining valves have been installed. The city uses a SCADA system to monitor water system operations and performance.

(Ord. No. 2005 7 23, § 1, 8 2 05)

~~Sec. 66-93. Trigger conditions.~~

Daily water demand will be monitored for impending emergency conditions by city staff. Trigger conditions will be based on an emergency situation caused by a natural disaster, equipment, or system failure, or extended high daily water demands.

~~(1) Mild conditions.~~

- ~~a. Water demand reaches 90 percent of firm production capacity, or,~~
- ~~b. A disruption due to equipment or distribution system failure that would limit the capacity of the water system below 85 percent of capacity during high demand periods.~~

~~(2) Moderate conditions.~~

- ~~a. Water demand exceeds 95 percent of the firm production capacity, or,~~
- ~~b. A disruption due to equipment or distribution system failure that would limit the capacity of the water system below 75 percent of capacity during high demand periods.~~

~~(3) Severe conditions.~~

- ~~a. Water demand reaches 100 percent of firm production capacity, or,~~
- ~~b. A disruption due to equipment or distribution system failure that would limit the capacity of the water system below 70 percent of capacity during high demand periods.~~

~~(4) Critical conditions. In the event of an extended period of the severe condition or any natural catastrophic situations that interrupt or have the potential to interrupt the city's potable water supply, the city is authorized to take all reasonable measures as deemed necessary to provide for the public's safety.~~

(Ord. No. 2005 7 23, § 1, 8 2 05)

~~Sec. 66-94. Emergency drought contingency measures.~~

The city will institute the following measures when trigger conditions have occurred:

~~(1) Mild conditions.~~

- ~~a. The public shall be informed, by local news media, that a trigger condition has been reached and they should look for ways to voluntarily reduce water demand. The specific recommendations shall be provided by the city.~~
- ~~b. There shall be reduced watering of public parks, public facilities and esplanades to minimum levels to avoid loss of vegetation.~~
- ~~c. Publish a voluntary lawn watering schedule through local media.~~
- ~~d. Request voluntary water reductions of major commercial water users.~~

~~(2) Moderate conditions.~~

- ~~a. Notify customers that all preceding measures that are in place due to mild trigger conditions will be continued.~~
- ~~b. Mandatory lawn watering schedule will be instated as follows:
 - ~~1. Customers with even numbered street addresses will be allowed to water on even number days of the months.~~~~

2. ~~Customers with odd numbered street addresses will be allowed to water on odd number days of the months.~~
 3. ~~Watering shall only occur between 6:00 a.m. to 10:00 a.m. and 8:00 p.m. to 10:00 p.m.~~
 - e. ~~Water for public use shall be limited to essential practices to protect the health or safety of the community. Non-essential uses shall be prohibited, (i.e., filling of pools, hydrant flushing, street washing, etc...).~~
- (3) ~~Severe conditions.~~
- a. ~~Notify customers that all preceding measures that are in place due to moderate trigger conditions will be continued.~~
 - b. ~~Prohibit the use of water for specific outdoor activities such as watering of yards or car washing. The city shall have the authorization to grant variations for specific types businesses, such as nurseries, for limited outdoor watering. Fire protection, sewer maintenance, or other related outdoor uses that provide health and safety measures shall not be restricted.~~
 - c. ~~Set limits on water consumption for both commercial and residential customers.~~
 - d. ~~Establish monetary fines for noncompliance of water consumption limits or violation of the drought contingency plan.~~

(Ord. No. 2005-7-23, § 1, 8-2-05)

Sec. 66-95. Information and education.

The severity of the trigger conditions shall dictate the procedures for informing the public as follows:

- (1) ~~Mild conditions.~~
- a. ~~The publication of an article in the local newspaper informing the public that a trigger condition has been reached and that there is a need to conserve water. A statement shall be issued announcing the possibility of further measures instated.~~
 - b. ~~An article or notice, including control measures published in the city's newsletter or utility bill.~~
- (2) ~~Moderate conditions.~~
- a. ~~Public notices of moderate control measures will be published through local news media, including enforcement measures and penalties.~~
 - b. ~~Distribution of mandatory water schedules including a description of enforcement measures and penalties.~~
 - c. ~~Public notification of the situation published through local news media daily.~~
- (3) ~~Severe conditions.~~
- a. ~~Daily advisors to the public published through local news media of the severe situation and of sever control measures and penalties.~~
 - b. ~~Public announcements on local television and radio stations advising of the severe situation and of sever control measures and penalties.~~
 - c. ~~In the event that severe conditions persist for an extended period of time the city may ration water usage or terminate service to selected users of the system in accordance with the following sequence:~~
- ~~First: Industrial users~~
- ~~Second: Commercial users~~
- ~~Third: Residential users~~

~~Last: Public health and safety facilities~~

~~(Ord. No. 2005-7-23, § 1, 8-2-05)~~

~~Sec. 66-96. Enforcement.~~

~~No person shall knowingly or intentionally allow the use of water from the city for residential, commercial, industrial, agricultural, governmental, or any other purpose in a manner contrary to any provisions of this plan.~~

~~Any person violating any provisions of this plan shall be deemed guilty of a Class C misdemeanor and upon conviction thereof shall be punished by a fine not to exceed two thousand dollars per violation. Any employee of the city designated by the city manager may issue a citation to a person they reasonably believe to be in violation of this order.~~

~~The city will enforce this plan consistent with other rules adopted by the city in accordance to the Texas Water Code.~~

~~(Ord. No. 2005-7-23, § 1, 8-2-05)~~

~~Sec. 66-97. Variances.~~

~~The city council may consider granting customer specific variances from the provisions of this plan in cases of hardship or special conditions. All requests for variances must be submitted in writing to the city manager. After recommendation by the city manager, the city council shall consider hardship or special cases to determine whether a particular circumstance warrants a variance. A variance shall be granted only for reasons of severe economic hardship, medical hardship or for a legitimate public health concern. Such findings of the city council together with the specific facts upon which such findings are based shall be incorporated into the official minutes of the city council meeting at which such variance is recommended. A fee of \$25.00 shall be assessed per application to defray administrative costs. The fee may be waived upon the execution of an affidavit stating that applicant for variance is unable to pay the fee.~~

~~(Ord. No. 2005-7-23, § 1, 8-2-05)~~

~~Sec. 66-98. Initiation procedures.~~

~~Monitoring of the water demand, as well as the utility system condition, will be performed by city staff. As trigger conditions are exceeded, the city manager or his designee will notify the council members, fire and police department of the situation. The city manager will then initiate the drought contingency plan. TCEQ will be contacted within five working days of the initiation of drought contingency measures.~~

~~(Ord. No. 2005-7-23, § 1, 8-2-05)~~

~~Sec. 66-99. Termination notification.~~

~~Upon the elimination of the emergency situation or when the trigger condition no longer exists, the city will notify the public of the downgrading or termination of the prescribed measures. An article published in the local newspaper will be utilized for the notification of the revised status of the prescribed measures.~~

~~(Ord. No. 2005-7-23, § 1, 8-2-05)~~

~~Sec. 66-100. Annual evaluation and revisions.~~

~~The trigger conditions shall be evaluated at least once a year for overall effectiveness and trigger conditions will be revised if necessary. This plan will be updated at least every five years to provide revisions and updates as appropriately required.~~

~~(Ord. No. 2005 7 23, § 1, 8 2 05)~~

2.0 Declaration of Policy, Purpose, and Intent

In order to conserve the available water supply and/or to protect the integrity of water supply facilities, with particular regard for domestic water use, sanitation, and fire protection, and to protect and preserve public health, welfare, and safety and minimize the adverse impacts of water supply shortage or other water supply emergency conditions, the City of Alpine adopts the following Drought Contingency Plan (the Plan).

2.1 Public Involvement

Opportunity for the public and wholesale water customers to provide input into the preparation of the Plan was provided by the City of Alpine by means of scheduling and providing public notice of a public meeting to accept input on the Plan.

2.2 Wholesale Water Customer Education

The City of Alpine will periodically provide wholesale water customers with information about the Plan, including information about the conditions under which each stage of the Plan is to be initiated or terminated and the drought response measures to be implemented in each stage. This information will be provided by means of mailing a copy of the Plan to the wholesale customers. The City of Alpine currently does not have any wholesale customers.

2.3 Coordination with Regional Water Planning Groups

The water service area of the City of Alpine is located within the Far West Texas Region E and the City of Alpine has made a copy of the Plan available to the Far West Texas Region E water planning group.

2.4 Authorization

The City Manager or his/her designee is hereby authorized and directed to implement the applicable provisions of this Plan upon determination that such implementation is necessary to protect public health, safety, and welfare. The City Manager or his/her designee shall have the authority to initiate or terminate drought or other water supply emergency response measures as described in this Plan. As a wholesale public water supplier, the City of Alpine shall review and update, as appropriate, the Drought Contingency Plan, at least every five years, based on new or updated information, such as adoption or revision of the regional water plan.

2.5 Application

The provisions of this Plan shall apply to all customers utilizing water provided by the City of Alpine. The terms “person” and “customer” as used in the Plan include individuals, corporations, partnerships, associations, and all other legal entities.

2.6 Criteria for Initiation and Termination of Drought Response Stages

The City Manager or his/her designee shall monitor water supply and/or demand conditions on a weekly basis, shall monitor water storage tank levels on a continual basis, and shall determine when conditions warrant initiation or termination of each stage of the Plan. Customer notification of the initiation or termination of drought response stages will be made by mail or telephone. The news media will also be informed.

The triggering criteria described below are based on the amount of water available in the finished water storage tank and the current capacities of wells per pressure plane. Based on a recent analysis of the water sources for the City, the capacities of the wells are 75 gallons per minute (GPM) for the Sul Ross Pressure Plane, 790 GPM for the Upper Hill Pressure Plane, and 1,300 GPM for the Lower Hill Pressure Plane. Water supply for the Sul Ross Pressure Plane is supplemented by the Lower Hill Pressure Plane. Currently, the Upper Hill Pressure Plane operates independently and will do so until the existing booster pump station is operational and able to be put online.

The primary storage tanks to supply the water distribution systems for the three pressure planes are the Upper Hill Tank, the Lower Hill Tank, and the Sul Ross Tank. Maintaining suitable water levels in these three tanks is an indication of sufficient water supply for the demand. Additionally, water levels in the tanks are often an indicator of substantial leaks in a water system. Therefore, water levels of the tanks will also be an indicator of a water shortage.

2.7 Drought Response Stages

Stage 1 Triggers – MILD Water Shortage Conditions

Requirements for initiation – The City of Alpine will recognize that a mild water shortage condition exists when any of the following conditions are present: when water demand reaches 90 percent of the firm capacity in any of the pressure planes or when the water level in any of the three distribution system storage tanks for the City's water system is equal to or less than 75 percent of storage capacity for a minimum period of twenty-four (24) consecutive hours. An additional condition is when there is a disruption to equipment of the water distribution system that would limit the capacity of the water system below 85 percent of capacity during high demand periods.

Requirements for termination – Stage 1 of the Plan may be rescinded when all of the conditions listed as triggering events have ceased to exist for a period of 14 consecutive days. The City of Alpine will notify its wholesale customers and the media of the termination of Stage 1 in the same manner as the notification of initiation of Stage 1 of the Plan.

Stage 2 Triggers – MODERATE Water Shortage Conditions

Requirements for initiation – The City of Alpine will recognize that a moderate water shortage condition exists when any of the following conditions are present: when water demand reaches 95 percent of the firm capacity in any of the pressure planes or when the water level in any of the three distribution system storage tanks for the City's water system is equal to or less than 50 percent of storage capacity for a minimum period of twenty-four (24) consecutive hours. An additional condition is when there is a disruption to equipment of the water distribution system that would limit the capacity of the water system below 75 percent of capacity during high demand periods.

Requirements for termination – Stage 2 of the Plan may be rescinded when all of the conditions listed as triggering events have ceased to exist for a period of 14 consecutive days. Upon termination of Stage 2, Stage 1 becomes operative. The City of Alpine will notify its wholesale customers and the media of the termination of Stage 2 in the same manner as the notification of initiation of Stage 1 of the Plan.

Stage 3 Triggers – SEVERE Water Shortage Conditions

Requirements for initiation – The City of Alpine will recognize that a severe water shortage condition exists when any of the following conditions are present: when water demand reaches 100 percent of the firm capacity in any of the pressure planes or when the water level in any of the three distribution system storage tanks for the City’s water system is equal to or less than 25 percent of storage capacity for a minimum period of twenty-four (24) consecutive hours. An additional condition is when there is a disruption to equipment of the water distribution system that would limit the capacity of the water system below 70 percent of capacity during high demand periods.

Requirements for termination – Stage 3 of the Plan may be rescinded when all of the conditions listed as triggering events have ceased to exist for a period of 14 consecutive days. Upon termination of Stage 3, Stage 2 becomes operative. The City of Alpine will notify its wholesale customers and the media of the termination of Stage 3 in the same manner as the notification of initiation of Stage 2 of the Plan.

Stage 4 Triggers – CRITICAL Water Shortage Conditions

Requirements for initiation – The City of Alpine will recognize that an emergency water shortage condition exists when any of the following conditions are present: when a major water line breaks, or pump or system failures occur, which cause unprecedented loss of capabilities to provide water services; or natural or man-made contamination of the water supply source(s).

Requirements for termination – Stage 4 of the Plan may be rescinded when all of the conditions listed as triggering events have ceased to exist for a period of 7 consecutive days. The City of Alpine will notify its wholesale customers and the media of the termination of Stage 4.

2.8 Drought Responses

The City Manager or his/her designee, shall monitor water supply and/or demand conditions and, in accordance with the triggering criteria set forth in Section 2.8, shall determine that mild, moderate, or severe water shortage conditions exist or that an emergency condition exists and shall implement the following actions:

Stage 1 Response – MILD Water Shortage Conditions

Target: Achieve a voluntary ten percent reduction in daily water demand.

Best Management Practices for Supply Management:

1. Reduce or discontinue flushing of water mains.
2. Inform all wholesale customers to initiate voluntary water restrictions and invoke Stage 1 of the Drought Contingency Plan.

Water Use Restrictions for Reducing Demand:

- (a) The City Manager or his/her designee(s) will contact wholesale water customers to discuss water

supply and/or demand conditions and will request that wholesale water customers initiate voluntary measures to reduce water use by:

- Limit irrigation of landscaped and gardens to Sundays and Thursdays for even numbered addresses and Saturdays and Wednesdays for odd numbered addresses
- Request customers check for leaks, dripping faucets, and running toilets

(b) The City Manager or his/her designee(s) will provide a weekly report to news media with information regarding current water supply and/or demand conditions, projected water supply and demand conditions if drought conditions persist, and consumer information on water conservation measures and practices.

Stage 2 Response – MODERATE Water Shortage Conditions

Target: Achieve a ten percent reduction in total weekly water use.

All requirements of Stage 1 shall remain in effect during Stage 2. Under threat of penalty for violation, the following water use restrictions shall also apply to all persons:

Best Management Practices for Supply Management:

- ◆ Water Use Restrictions for Reducing Demand: Limit irrigation of landscaped and gardens to Sundays and Thursdays for even numbered addresses and Saturdays and Wednesdays for odd numbered addresses
- ◆ Request customers check for leaks, dripping faucets, and running toilets
- ◆ Washing of any motor vehicle is prohibited unless conducted on a commercial car wash and only permitted between noon and five o'clock p.m.
- ◆ The use of water for washing sidewalks, driveways or other paved or concrete areas is prohibited.
- ◆ The use of water to fill, or add to any swimming pool, wading pool, or Jacuzzi type pool is prohibited.

Water Use Restrictions for Reducing Demand:

- (a) The City Manager or his/her designee(s) will initiate weekly contact with wholesale water customers to discuss water supply and/or demand conditions and the possibility of pro rata curtailment of water diversions and/or deliveries.
- (b) The City Manager or his/her designee(s) will request wholesale water customers to initiate mandatory measures to reduce non-essential water use.
- (c) The City Manager or his/her designee(s) will initiate preparations for the implementation of pro rata curtailment of water diversions and/or deliveries by preparing a monthly water usage allocation baseline for each wholesale customer according to the procedures specified in Section

2.10 of the Plan.

(d) The City Manager or his/her designee(s) will provide a weekly report to news media with information regarding current water supply and/or demand conditions, projected water supply and demand conditions if drought conditions persist, and consumer information on water conservation measures and practices.

Stage 3 Response – SEVERE Water Shortage Conditions

Target: Achieve a twenty percent reduction in daily water demand.

Best Management Practices for Supply Management:

All requirements of Stage 2 shall remain in effect during Stage 3. In addition, the following applies:

- ◆ Outdoor watering by handheld hoses or watering cans can only occur between six a.m. and eight a.m. and eight p.m. and ten p.m. Other methods of irrigation are prohibited.

Water Use Restrictions for Reducing Demand:

- (a) The City Manager or his/her designee(s) will contact wholesale water customers to discuss water supply and/or demand conditions and will request that wholesale water customers initiate additional mandatory measures to reduce non-essential water use.
- (b) The City Manager or his/her designee(s) will initiate pro rata curtailment of water diversions and/or deliveries for each wholesale customer according to the procedures specified in Section 2.10 of the Plan.
- (c) The City Manager or his/her designee(s) will provide a weekly report to news media with information regarding current water supply and/or demand conditions, projected water supply and demand conditions if drought conditions persist, and consumer information on water conservation measures and practices.

Stage 4 Response – EMERGENCY Water Shortage Conditions

Target: Discontinue operations of the water system.

Best Management Practices for Supply Management:

All requirements of Stage 3 shall remain in effect during Stage 4. In addition, the following applies:

- ◆ Irrigation of landscaped areas is prohibited at all times.
- ◆ Such restrictions as determined by the Mayor at the recommendation of city staff that are determined to be required to maintain public health and safety, including elimination of service to all or part of the system.

Whenever emergency water shortage conditions exist as defined in Section 2.8 of the Plan, the City Manager shall:

1. Assess the severity of the problem and identify the actions needed and time required to solve the problem.
2. Inform the utility director or other responsible official of each wholesale water customer by telephone or in person and suggest actions, as appropriate, to alleviate problems (e.g., notification of the public to reduce water use until service is restored).
3. If appropriate, notify city, county, and/or state emergency response officials for assistance.
4. Undertake necessary actions, including repairs and/or clean-up as needed.
5. Prepare a post-event assessment report on the incident and critique of emergency response procedures and actions.

2.9 Pro Rata Water Allocation

In the event that the triggering criteria specified in Section 2.8 of the Plan for Stage 3 – Severe Water Shortage Conditions have been met, the City Manager is hereby authorized initiate allocation of water supplies on a pro rata basis in accordance with Texas Water Code Section 11.039.

2.10 Enforcement

During any period when pro rata allocation of available water supplies is in effect, wholesale customers shall pay the following surcharges on excess water diversions and/or deliveries:

- (a) Five times the normal water charge per million gallons in excess of the monthly allocation up through 5 percent above the monthly allocation.
- (b) Five times the normal water charge per million gallons in excess of the monthly allocation from 5 percent through 10 percent above the monthly allocation.
- (c) Five times the normal water charge per million gallons in excess of the monthly allocation from 10 percent through 15 percent above the monthly allocation.
- (d) Five times the normal water charge per million gallons more than 15 percent above the monthly allocation.
- (e) The above surcharges shall be cumulative.

2.11 Variances

The City Manager or his/her designee, may, in writing, grant a temporary variance to the pro rata water allocation policies provided by this Plan if it is determined that failure to grant such variance would cause an emergency condition adversely affecting the public health, welfare, or safety and if one or more of the following conditions are met:

- (a) Compliance with this Plan cannot be technically accomplished during the duration of the water supply shortage or other condition for which the Plan is in effect.
- (b) Alternative methods can be implemented which will achieve the same level of reduction in water use.

Persons requesting an exemption from the provisions of this Plan shall file a petition for variance with the City Manager within 5 days after pro rata allocation has been invoked. All petitions for variances shall be reviewed by the Alpine City Council and shall include the following:

- (a) Name and address of the petitioner(s).
- (b) Detailed statement with supporting data and information as to how the pro rata allocation of water under the policies and procedures established in the Plan adversely affects the petitioner or what damage or harm will occur to the petitioner or others if petitioner complies with this resolution.
- (c) Description of the relief requested.
- (d) Period of time for which the variance is sought.
- (e) Alternative measures the petitioner is taking or proposes to take to meet the intent of this Plan and the compliance date.
- (f) Other pertinent information.

Variances granted by the Alpine City Council shall be subject to the following conditions, unless waived or modified by the Alpine City Council or its designee:

- (a) Variances granted shall include a timetable for compliance.
- (b) Variances granted shall expire when the Plan is no longer in effect, unless the petitioner has failed to meet specified requirements.

No variance shall be retroactive or otherwise justify any violation of this Plan occurring prior to the issuance of the variance.

2.12 Wholesale Contracts

The City currently does not have any wholesale contracts. All future wholesale customer contracts or contract extensions to existing wholesale contracts shall include the following provision:

“In the case of a shortage of water resulting from drought, water to be distributed shall be divided in accordance with Texas Water Code §11.039.”

CITY COUNCIL AGENDA ITEM REPORT

January 7, 2025

Agenda Item No. 12C

Department: Administration

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Geoffrey R. Calderon, City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approve Special Use Permit 2025-01-01, a special use permit application allowing the applicant, Dollar General #24666, to obtain a wine and malt beverage retail dealer's off premise permit from the Texas Alcoholic Beverage Commission. The subject property is located at 1911 N. State Highway 118. The property owner of record is LMDGALPINE, LLC. The Parcel ID of the subject property is 21863. The current zoning designation of the subject property is C-2 Business District. If approved, the zoning will remain C-2 Business District. (M. Antrim, City Manager)

EXECUTIVE SUMMARY

The City Council is presented with a request from Dollar General Store #24666 for a Special Use Permit to obtain a Wine and Malt Beverage Retail Dealer's Off-Premise Permit from the Texas Alcoholic Beverage Commission. This permit would allow the store to sell wine and malt beverages for off-premise consumption.

A special Planning and Zoning meeting was called for December 16 to discuss this matter and take action on a recommendation from the Planning and Zoning Commission. Unfortunately, due to the absence of a quorum, the meeting could not take place and no recommendation was provided. To remain compliant with the state-imposed time requirements for processing such permits, this agenda item is being brought directly to the City Council without the customary recommendation from the Planning and Zoning Commission. The urgency in addressing this request is to ensure that the City meets regulatory timelines.

SUPPORTING MATERIALS

1. SUP 2025-01-01 Application_Redacted

BUDGET CONSIDERATIONS

None

APPROVERS

Alex Tackett, Records Clerk
Geoffrey R. Calderon, City Secretary
Megan Antrim, City Manager

Approved - 12/18/2024
Approved - 12/18/2024
Final Approval - 12/19/2024

**BUILDING SERVICES**

309 W SUL ROSS AVE

ALPINE, TX 79830

(432) 837-3281

FOR STAFF USE ONLYPERMIT # 24-007855

TOTAL FEE: \$350.00 (non-refundable)

DATE: 12/18/24**CONDITIONAL/SPECIAL USE PERMIT***Name of applicant/agent/company/contact:*

Catherine Chamblee of Brackin Schwartz PLLC as representative of Dolgencorp of Texas Inc.

Street address of applicant/agent:

Rep for Application: 511 W 7th Street Annual Permit Billing: ATTN: Director of Tax, 100 Mission Ridge

City/State/Zip Code of applicant / agent:

Rep for Applicant: Austin, TX 78701 Annual Billing Address: Goodlettsville, TN 37072

Telephone number of applicant/agents:

Rep for Applicant: (512) 548-8906 Annual Billing: (615) 855-4000

Fax number of applicant/agents:

N/A

Email address of applicant /agent:

Rep for Applicant:

Mobile phone of applicant/agent:

Annual Billing:

PART 2. PROPERTY INFORMATION*Street address of public property:*

1911 N State HWY 118, Alpine, TX 79830

Legal description of subject property (metes and bounds must be described on 8 1/2 x 11 paper

Lot: 2-11

Block: 1

Addition: Allen

*Size of subject property:**Square footage:***37016***Acres:***.85***Present zoning classification:*

F1

Proposed use of the property:

Retail Store, Commercial

Zoning ordinance provision requiring a conditional use (description & hours of operation):

Alcoholic Beverage Permit. General Merchandise Retail Store applying for

special use permit in order to sell beer and wine for off premise consumption in addition
to the merchandise currently offered.

Hours: Monday through Sunday 8AM to 10PM

PART 3. PROPERTY OWNER INFORMATION*Name of current property owner:*

LMDGAlpine, LLC

Street address of property owner:

218 Blanco Drive

City/State/Zip code of property owner:

Wimberley, TX 75775

Telephone number of property owner:

N/A

Fax number of property owner:

N/A

**PAID**

CK# 6221

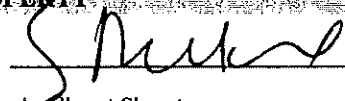


☒	Submit a letter describing the proposed conditional use and note the request on the site plan document In the same letter: 1. Describe or show on the site plan, and conditional requirements or conditions imposed upon the conditional use by applicable district regulations (example: buffer yards, distance between users). 2. Describe whether the proposed conditional use will, or will not cause substantial harm to the value, use, or enjoyment of the other property in the neighborhood. 3. Describe how the proposed conditional use will add to the value, use or enjoyment of other property in the neighborhood.
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SIGNATURE TO AUTHORIZE CONDITIONAL USE REQUEST AND LACE A CONDITIONAL USE REQUEST SIGN ON THE SUBJECT PROPERTY

Dolgencorp of Texas, Inc

Print Applicants Name


Applicant Signature

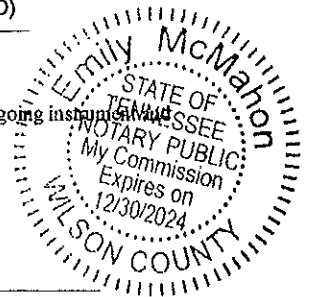
The State of Tennessee

County Of Davidson

Before Me Emily McMahon on this day personally appeared Steven R. Deckard (CEO)
(notary) (applicant)

Known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 26 day of August, A.D. 2024
(Seal)



LM DG Alpine, LLC
Linda Moore

Print Property Owners Name

Emily McMahon
Notary in And for State of ~~Texas~~ Tennessee
Linda Moore
Property Owners Signature

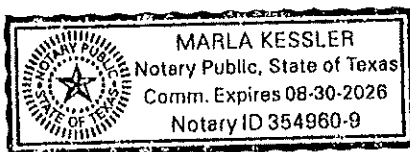
The State Of Texas

County Of Hays

Before Me Marla Kessler on this day personally appeared Linda Moore
(Notary) (Applicant)

Known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this 15th day of July, A.D. 2024
Notary in And for State of Texas.



Marla Kessler



ACKNOWLEDGEMENT

All conditional Use and Special Use Applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff.

Based on the size of the agenda, your application may be scheduled to a later date.

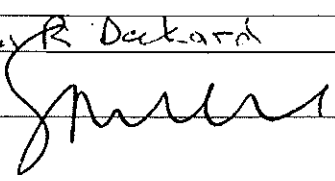
All public hearings will be opened, and testimony given by the applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.

Any changes to a site plan (no matter how minor or major) approved with a conditional use or special use permit can only be approved by city council through the public hearing process.

Any application for a change in zoning or for an amendment to the zoning ordinance shall have, from the date of submittal, a period of four months to request and be scheduled on an agenda before the Planning and Zoning Commission and City Council. If after said period of four months an application has not been scheduled before the commission and city council said application, along with the required filing fee may be resubmitted any time thereafter for reconsideration. Delays in scheduling applications before the Planning and Zoning Commission and City Council created by city staff shall not be considered a part of the four month period.

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES

I have read and understand all the requirements as set forth by the application for conditional use or special use permit and acknowledge that all requirements of this application have been met at the time of submittal.

Owner/Agent Print	Stanley R. Deckard	Date:	8/26/24
Owner/Agent Signature			



ILLUMINATION PLAN

An illumination plan to include a site photometric (including illuminated signs) and all fixture details shall be submitted as part of the site plan review process.

Applications will not be accepted without this requirement.

Chapter 18 - BUILDINGS AND BUILDING REGULATIONS | Code of Ordinances | Alpine, TX |
Municode Library "Outdoor Lighting Ordinance."

I hereby acknowledge that an illumination plan has been included as part of this submittal.

Owner/Agent Print	Stacy R DeKard	Date:	8/26/24
Applicant Signature			

PLATTING VERIFICATION

This verification statement must be signed prior to the submittal of this conditional use Application.

☐ It has been determined that the property described below does require platting or replatting and the applicant has been instructed on this procedure.

☒ It has been determined that the property described below is currently platted or does not require platting or replatting at this time.

Address of subject property:	1911 N State HWY 118, Alpine, TX 79830
Legal description of subject property:	Allen, Block 1, Lot 2-11



STAFF USE ONLY:

Building Services Department Signature:

X	Date
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This form is signed by the building services department and submitted along with a completed application to the planning and zoning department of building services.

Mayor Signature:

X	Date
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City Secretary Signature:

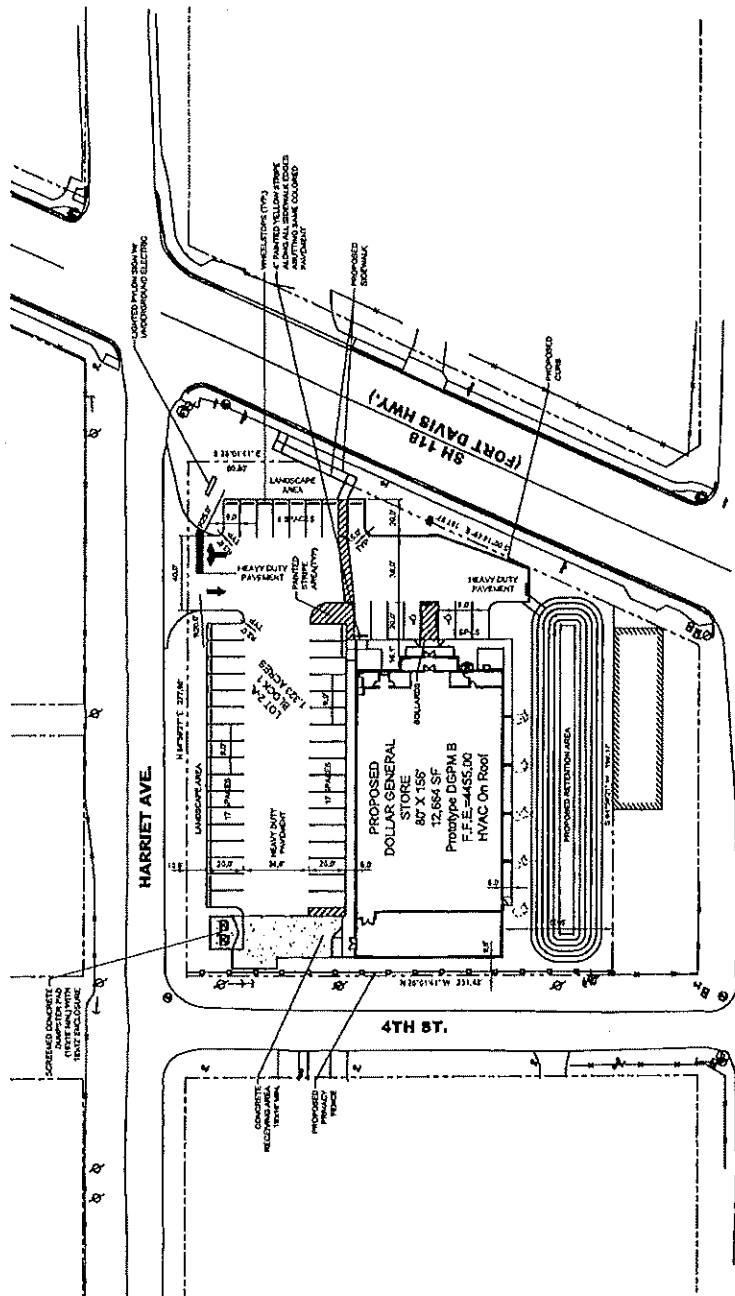
X	Date
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CASE NAME:	CASE NUMBER:	LOCATION:

Special Use Permit:
Use: Sales of Beer and Wine for
Off-Premise Consumption

DOLLAR GENERAL STORE ALPINE (BREWSTER COUNTY), TX

PARKING SPACES/REOD: 49 / 32 (1/400 S.F.)
BLDG/SALES SF: 12,684 / 9,656
ENGINEER: LINFIELD, HUNTER & JUNIUS, INC.
GEOTECHNICAL ENGINEERING REPORT
Prepared by: LINFIELD, HUNTER & JUNIUS, INC.
ALPINE, TEXAS
March 7, 2002



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL CURRENT APPLICABLE STANDARDS AND SPECIFICATIONS OF TXDOT & THE CITY OF ALPINE, UNLESS OTHERWISE NOTED.
2. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL BY TXDOT & THE CITY OF ALPINE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NOTICES OF THE CONSTRUCTION TO BE PERFORMED.
4. THE CONTRACTOR MAY UTILIZE THE "311" TOLL FREE PHONE NUMBER. THIS PHONE NUMBER IS APPLICABLE ANYWHERE WITHIN THE UNITED STATES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NOTICES OF THE CONSTRUCTION TO BE PERFORMED.
6. THE CONTRACTOR SHALL PROVIDE ANY CONSTRUCTION SITE NOTICES. NOTICE OF INTENT AND NOTICE OF TERMINATION ARE APPLICABLE FOR THE SITE.
7. CLEANING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
8. THE CONTRACTOR SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
9. THE CONTRACTOR SHALL PLACE MIN. 4" TOPSOIL AND SEED & MULCH ALL DISTURBED AREAS.
10. ALL DISTURBED AREAS SHALL BE IN ACCORDANCE WITH THE TEXAS MUTCD STANDARDS INCLUDING HANDICAP MARKINGS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAMINANT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WINDBLOWN LITTER.
12. NOTE: DEMOLITION/CONSTRUCTION WASTE - THE CONTRACTOR IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION/CONSTRUCTION.

THE SUBJECT TRACT LIES IN ZONE "A4", PER FIRM (FLOOD INSURANCE RATE MAP) MAP NO. 4800840200C EFFECTIVE DATE APRIL 02, 1991.

*BUILDING DIMENSION NOTE:
CONTRACTOR SHALL VERIFY BUILDING DIMENSIONS WITH FOUNDATION AND METAL BLDG. PLANS PRIOR TO CONSTRUCTION.

DEVELOPER:
THE OVERLAND GROUP
AND ASSOCIATES
SPRINGFIELD, MO 65804

DOLLAR GENERAL
3004 SQ. FT.
STORE NUMBER: 22888
SH 118 (FORT DAVIS HWY.)
ALPINE (BREWSTER COUNTY), TX

30' 0' 30' 60' 90'

3" = 30' SCALE 1" = 30'

UTILITY DISCLAIMER

EXISTING UNDERGROUND UTILITIES AND BUILT STRUCTURES WITHIN VICINITY OF THE WORK TO BE PERFORMED HEREON ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN THE PREPARATION OF THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR THE COMPLETENESS OF SUCH INFORMATION. THE ENGINEER ASSUMES NO LIABILITY FOR THE ACCURACY AND COMPLETENESS THEREOF. IT IS EXPRESSLY DISCLAIMED.



BRACKIN | SCHWARTZ
& ASSOCIATES

Catherine Chamblee
511 W 7th St.
Austin, TX 78701
512-549-8906

November 15, 2024

VIA HAND DELIVERY

Attn: Building Services
309 Sul Ross Ave
Alpine, TX 79830
(432) 837-3281

Re: ***Dollar General #24666, 1911 N State Highway
118, Alpine, TX 79830 Land Use Statement to
Accompany Application for Special Use Permit
for Sale of Beer and Wine for Off-Premises
Consumption***

Dear Sir/Madam:

My firm represents Dolgencorp of Texas, Inc., as the applicant's representative, in its application for special use permit ("SUP") from the City of Alpine to allow for the sale of beer & wine (for off-premise consumption only) at the business of Dollar General #24666, located at 1911 N State Highway 118, Alpine, TX 79830 (the "Store"). This letter should accompany the application and supplemental documentation attached hereto and is meant to act as the required land use statement.

Should you have any questions or require further information or explanation regarding anything found herein, please do not hesitate to contact me at (512) 549-8906 or via email at cschamblee@brackinschwartz.com. For your general information, a Representative of the applicant will be the attendee at all the City Plan Commission, Zoning, and City Council hearings, as applicable.

STATEMENT OF LAND USE

I. General

Dolgencorp of Texas, Inc. ("Dollar General #24666") has operated this location in Alpine for over a year. It is a socially responsible corporate citizen of Alpine and all the other communities it calls home. Dolgencorp of Texas Inc.'s commitment to responsible retailing is an important business principle of the company and part of what makes it a welcome and respected neighbor.

In seeking this SUP for beer and wine off-premise sales, Dolgencorp of Texas Inc. is simply seeking to add sales of beer and wine to its other grocery and general merchandise options. Thus, great care will be extended to ensure the proper and lawful sale of beer and wine should the SUP be granted.

II. Store Specifics

The Store is located facing State Highway 118 and is located on .85 acres. This SUP request is to allow beer and wine sales for off-premise consumption and is meant to cover the entire tract of land the store resides upon. The existing zoning of the tract of land the Store is upon is zoned F1. The current use of the tract of land is a general merchandise store.

To the immediate left of the store when facing the location from State Highway 118 is an Alpine Auto Maintenance store, and to the right and across E Harriet Ave is a housing subdivision. Of note across State Highway 118 and approximately 450 feet away measured door to door (per TABC rule) is situated the First Assembly of God Church, and beyond that at approximately 444 feet away measured property line to property line (per TABC rule) is situated the Alpine High School.

III. Should the SUP be Granted

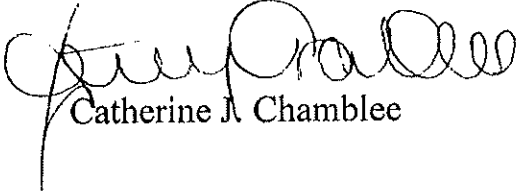
Should the SUP be granted, beer and wine sales for off-premise consumption will not change the actual use of the premises. No new structures, parking structures, or parking lots will be installed on the property. There will be no physical change to the existing structure. The Store will still be a retail establishment that is primarily a general merchandise store. Alcohol sales will not substantially increase traffic congestion or create overcrowding in the establishment or in the immediately surrounding area. Dolgencorp of Texas, Inc. designs its stores to be consumer friendly. Customers will still be able to pick out their desired products, pay for this merchandise, and exit the store quickly. As beer and wine sales are for off-premise consumption only, overcrowding should not be an issue.

Dolgencorp of Texas, Inc. is committed to providing for the safety and well-being of its customers. It is believed that since this SUP is desired for off-premise

and failed to conduct a safety review and other measures.
Furthermore, Dolgencorp of Texas, Inc. is experienced in providing appropriate control over its establishment for the benefit of all its customers. This Store will likewise continue to run a safe, sanitary, and welcoming business for the citizens of Alpine if the requested SUP renewal is awarded. The Store will not produce excessive noise, dirt, litter and odors in the establishment and in the surrounding area. In fact, beer and wine for off-premise consumption sales should not be expected to change much of anything in relation to how the store currently operates. As such, no disturbances to surrounding property owners or the community at large should occur and compliance with all applicable city ordinances and state laws will be followed.

* * *

Sincerely,


Catherine A. Chamblee

BRACKIN | SCHWARTZ & ASSOCIATES

Catherine Chamblee
511 W 7th St.
Austin, TX 78701
512-549-8906

ATTN: City Secretary
City of Alpine
Building Services
309 W Sul Ross Avenue
Alpine, TX 79830
(432) 837-3301

VIA Overnight Delivery

12/3/2024

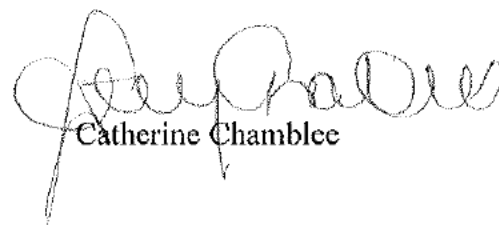
Re: : TABC Wine & Beer Retailer's Off Premise Application- Dollar General Store
#24666, 1911 N State Highway 118, Alpine, Texas

Dear Madam:

On behalf of our client, Dolgencorp of Texas, Inc., enclosed please find the fee check to accompany the original of the TABC Required Certifications Packet for a Wine & Beer Retailer's Off-Premise Permit for the above referenced location for the required approvals and subsequent certification by the city.

Please do not hesitate to contact me if you have any questions or need additional information in regards to this matter.

Best regards,



Catherine Chamblee

CITY COUNCIL AGENDA ITEM REPORT

January 7, 2025

Agenda Item No. 12D

Department: Administration

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Megan Antrim, City Manager

Staff Recommendation: Approve



AGENDA ITEM

Approve GoRail's request for a letter of support pertaining to possible available funding to the Texas Department of Transportation for railroad projects. (M. Antrim, City Manager)

EXECUTIVE SUMMARY

At the December 3, 2024, Regular City Council meeting, the Council discussed GoRail's request for support of the Texas Department of Transportation's (TxDOT) funding initiative for rail-related infrastructure improvements. While the proposed funding may not directly benefit the City of Alpine, the Council recognized the potential advantages for other rural communities across Texas. These improvements aim to address critical infrastructure needs that could enhance safety and efficiency in rail-dependent areas. The Council deliberated on the broader implications of supporting this initiative and its alignment with regional infrastructure priorities.

SUPPORTING MATERIALS

1. Letter of Support - GoRail

BUDGET CONSIDERATIONS

Expenditure Required: N/A
Savings Anticipation: N/A
Current Budget FY 2024-2025: N/A
Additional Funding: N/A

APPROVERS

Alex Tackett, Records Clerk
Geoffrey R. Calderon, City Secretary
Megan Antrim, City Manager

Approved - 12/18/2024
Approved - 12/18/2024
Final Approval - 12/18/2024

City Manager
Megan Antrim

City Secretary
Geoffrey R. Calderon



Mayor
Catherine Eaves

City Attorney
Bojorquez Law Firm, PC

100 North 13th Street Phone 432-837-3301 Fax 432-837-2044

"To provide quality service to the citizens of Alpine"

January 7, 2025

To the Honorable Members of the Texas State Legislature:

We, the members of the Alpine City Council, stand united in our commitment to working with the Legislature to enhance safety and mobility for all Texans. A critical component of Texas' multimodal transportation system is its extensive railroad network, which spans over 10,300 miles of track and connects cities, rural communities, ports, industrial sites, agricultural centers, and countless other facets of our state's thriving economy. Additionally, Texas railroads facilitate vital passenger service through three Amtrak routes, ensuring connectivity between Texas and the rest of the nation.

However, the scale of this expansive system presents significant challenges. According to the latest data from the Federal Railroad Administration, Texas has more public grade crossings than any other state—over 11,600 in total. In 2023, there were 2,192 highway-rail grade crossing collisions nationwide, 246 of which occurred in Texas. Unfortunately, our state leads the nation in these types of collisions. The demands of a growing freight rail network and increased traffic from motorists and the trucking industry underscore the urgent need to address this issue.

The Alpine City Council is calling on the Legislature to support the Texas Department of Transportation's efforts to secure funding for local grade separation projects, which would construct underpasses and overpasses at road-rail intersections. These critical infrastructure projects would:

- Enhance public safety by reducing the risk of collisions at grade crossings.
- Minimize delays for emergency response vehicles, including police, fire, and EMS, ensuring timely assistance to residents in need.
- Create jobs and stimulate economic growth in communities across Texas.
- Improve the efficiency and fluidity of Texas' multimodal transportation system, benefiting both road and rail networks.

Investing in grade separation projects is not just an infrastructure priority—it is essential for protecting Texas communities and supporting the safe, efficient movement of freight and passengers throughout the state.

The Alpine City Council strongly supports these efforts and looks forward to collaborating with the Legislature to prioritize public safety and mobility in Texas. Together, we can ensure that our transportation network continues to drive economic growth and improve the quality of life for all Texans.

Sincerely,

Catherine Eaves, Mayor

Reagan Stone, Council Member Ward 1

Eva Martinez, Council Member Ward 2

Darin Nance, Council Member Ward 3

Lucy Escovedo, Council Member Ward 4

Rick Stephens, Mayor Pro Tem –
Council Member Ward 5