

City of Alpine
REGULAR CITY COUNCIL MEETING
Tuesday, January 7, 2025 – 4:00 PM
Minutes

1. **WORKSHOP MEETING - 4:00 PM**
City Council Priorities.

Mayor Pro Tem Rick Stephens called the workshop meeting to order at 4:00 P.M. The workshop meeting took place in City Council Chambers at 803 W. Holland Avenue, Alpine, Texas, 79830.

City Council Members Present:

Councilor Reagan Stone - *Virtually*
Councilor Darin Nance
Councilor Lucy Escovedo
Councilor Rick Stephens
Mayor Catherine Eaves - *Arrived Late*
Councilor Eva Martinez - *Arrived Late*

City Staff and Stakeholders Present:

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

Not Present:

Others Present: None.

2. **CALL TO ORDER.**

Mayor Catherine Eaves called the meeting to order at 5:30 P.M. The meeting was held at City Council Chambers located at 803 West Holland Avenue and via Zoom Videoconference in the City of Alpine, Texas. Mayor Eaves led the pledge of allegiance to the flags.

A. Pledge of Allegiance to the United States Flag.

B. Pledge of Allegiance to the Texas Flag.

C. Determination of a Quorum and Proof of Notice of the Meeting.

City Council Members Present:

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

City Staff and Stakeholders Present:

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

Not Present: None.

Others Present: 20 attendees.

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 December 20, 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.

Elidia Polanco, Ward 3, spoke in opposition of item 12-A.
Deby McCoy, Ward 3, spoke in opposition of item 12-A.
Allyson Santucci, Ward 3, spoke in opposition of item 12-A.
Lance Johnson, Ward 2, spoke in opposition of item 12-A.
Jean Larremore, Ward 3, spoke in opposition of item 12-A.
James & Debra Spriggs, Ward 3, spoke in opposition of item 12-A.
Raul Rodriguez, Ward 3, expressed written opposition of item 12-A.
Brenda Rodriguez, Ward 3, expressed written opposition of item 12-A.
David Pallanez, Ward 3, expressed written opposition of item 12-A.
Eloisa Espinoza, Ward 3, expressed written opposition of item 12-A.
Gerri Davis, Ward 4, spoke regarding item 11-A.

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 (5:51 P.M.)

- 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.

Public Comments: Catherine Chamblee.

Close (5:53 P.M.)

5. **PUBLIC PRESENTATIONS.**

- A. Presentations & Recognitions
- B. Proclamations
- C. Community Interest Items
 - i) Mayor Announcements
 - ii) City Manager Announcements
 - iii) Council Member Announcements

6. **CHANGES TO POSTED AGENDA.**

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

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

No items were continued or withdrawn.

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

No items were removed from the Consent Agenda for separate discussion.

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

No action items were added to the Consent Agenda.

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

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

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)

RESOLUTION 2025-01-01: On a motion by Councilor Rick Stephens 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.**

No items were 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)

Rusty Moore, Chair of the Alpine Emergency Services Board, provided an update to the City Council.

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

No one was present from the Family Crisis Center of the Big Bend to present an update to the City Council.

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

Don Wetterauer, Executive Director of the Alpine Public Library, provided an update to the City Council.

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)

*The Mayor called a recess. (6:43 P.M.)
The meeting resumed. (6:50 P.M.)*

- 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 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)

Mr. Michael McCarson presented plans for the subject property to the City Council.

RESOLUTION 2025-01-02: On a motion by Councilor Nance and seconded by Councilor Martinez to approve, discussion ensued.

RESOLUTION 2025-01-03: On a motion by Councilor Rick Stephens and seconded by Councilor Lucy Escovedo to amend the original motion to include language on the agenda that clarifies Morilos Avenue in the sale of city property. The amendment was unanimously adopted. The City Council subsequently adopted the original motion as amended by unanimous vote.

- 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)

RESOLUTION 2025-01-04: On a motion by Council Rick Stephens and seconded by Lucy Escovedo to approve as presented, the City Council unanimously adopted the motion.

Mayor Eaves called a recess. (8:01 P.M.)

The meeting resumed. (8:10 P.M.)

- 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)

RESOLUTION 2025-01-05: On a motion by Councilor Darin Nance and seconded by Councilor Eva Martinez to approve, the City Council unanimously adopted the motion.

RESOLUTION 2025-01-06: On motion by Councilor Eva Martinez and seconded by Councilor Escovedo to amend the original motion to add notify Alpine ISD of the action to approve the application, the City Council unanimously voted to adopt the amendment unanimously. The City Council subsequently voted to approve the original motion as amended by the following vote:

Councilor Reagan Stone: Against
Councilor Eva Martinez: For
Councilor Darin Nance: For
Councilor Lucy Escovedo: For
Councilor Rick Stephens: For

- 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)

RESOLUTION 2025-01-07: Councilor Reagan Stone and Councilor Darin Nance to approve GoRail's letter of support for Action Item 12-D, the motion failed with the Council voting in the following manner:

Councilor Reagan Stone: For
Councilor Eva Martinez: Against
Councilor Darin Nance: For
Councilor Lucy Escovedo: Against
Councilor Rick Stephens: Against

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 2025-01-09: On a motion by Councilor Rick Stephens and seconded by Councilor Eva Martinez to extend the meeting passed 9:00 P.M. if necessary, the City Council unanimously adopted the motion.

RESOLUTION 2025-01-10: On a motion by Councilor Rick Stephens and seconded by

Councilor Eva Martinez to recess into Executive Session, the City Council unanimously adopted the motion. (8:31 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. 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)

RESOLUTION 2025-01-07: On a motion by Councilor Rick Stephens and seconded by Councilor Lucy Escovedo to move into Regular Session, the City Council unanimously adopted the motion. (9:13 P.M.)

16. **ACTION AFTER EXECUTIVE SESSION.**

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

RESOLUTION 2025-01-08: On a motion by Councilor Rick Stephens and seconded by Councilor Eva Martinez to take no action, the City Council unanimously adopted the motion.

17. **ADJOURN.**

Being no further business, Mayor Eaves adjourned the meeting. (9:14 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 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

