



CITY OF ALPINE
REGULAR CITY COUNCIL MEETING
January 21, 2025 – 4:00 PM

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

1. **WORKSHOP MEETING - 4:00 P.M.**

- A. Funding Opportunities - Government Capital Presentation. (M. Antrim, City Manager)

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.

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 the second and final 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 McCarron; 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.
- B. Public Hearing to obtain citizen views and comments regarding the second and final 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.

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 January 7, 2025 Regular Meeting Minutes. (G. Calderon, City Secretary)
- B. Approval of Fiscal Year 2024 - 2025 1st Quarter Investment Report. (M. Antrim, City Manager)
- C. November 2024, December 2024, and 1st Quarter of Fiscal Year 2024-2025 Office of the City Secretary (OCS) Reports including Legislative Services, City Council Activities, Board & Commissions Activities, Public Information, and Departmental Statistics and Updates. (G.

Calderon, City Secretary)

- D. Approve payment of December 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. Update from the Alpine Country Club. (M. Antrim, City Manager)
- B. Alpine Volunteer Fire Department Update from Chief James Etcheson. (M. Antrim, City Manager)
- C. Update from Emergent Air. (M. Antrim, City Manager)

11. **INFORMATION OR DISCUSSION ITEMS.**

- A. Discuss the request for support from the Coalition Against Bigger Trucks (CABT) opposition of multiple Congressional bills allowing heavier tractor-trailers on our roads. (C. Eaves, Mayor)
- B. City Manager 2024 End of Year Report. (M. Antrim, City Manager)
- C. Finance Report - November 2024 Revenue and Expenses. (M. Antrim, City Manager)

12. **ACTION ITEMS.**

Action items are to be accompanied by a brief statement of facts, including where funds are coming from, if applicable. (Action items limited to 10 per meeting).

- A. Approve the second and final reading of Ordinance 2024-11-01, 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)
- B. Approve the first reading of Ordinance 2025-01-02, an ordinance of the City Council of the City of Alpine, Texas amending Chapter 74 – Parks and Recreation, Article I – In General, to the Alpine Code of Ordinances; amending and establishing rules and regulations for all city parks; Providing for the establishment of permitting processes for festivals, events, & alcohol; Providing the establishment of up to a \$500 penalty per occurrence for violations of the ordinance; Providing for the following: Findings of Fact, Enactment, Repealer, Penalty, Savings, Severability, Proper Notice and Meeting, and Effective Date Clauses. (M. Antrim, City Manager)

- C. Approve Order 2025-01-01, an Order of General Election for May 3, 2025, for the purpose of electing one Ward 1 Council Member and one Ward 3 Council Member for three year terms; with early voting from April 22, 2025, to April 30, 2025. (G. Calderon, City Secretary)

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 § 551.072, 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 January 17, 2025, and remained so posted for at least 72 hours preceding the scheduled time of the said meeting.

WITNESS MY HAND AND SEAL
this 17th day of January, 2025.


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



CITY COUNCIL AGENDA ITEM REPORT

January 21, 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 January 7, 2025 Regular Meeting Minutes. (G. Calderon, City Secretary)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. January 7, 2025 Regular Meeting 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, 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 2025-01-08: 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 2025-01-09: 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 2025-01-10: 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 2025-01-11: 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



CITY COUNCIL AGENDA ITEM REPORT

January 21, 2025

Agenda Item No. 8B

Department: Office of the City Manager

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Megan Antrim, City Manager

Staff Recommendation: Approve



AGENDA ITEM

Approval of Fiscal Year 2024 - 2025 1st Quarter Investment Report. (M. Antrim, City Manager)

EXECUTIVE SUMMARY

The City of Alpine's 2024-2025 4th Quarter Investment Report reflects a total interest income of \$51,056.20. Additionally, during this period, the city transferred \$10,000 from Fire investment funds to cover the City Council's approval of an additional \$10,000 to the Alpine Emergency Services Board. The investment portfolio continues to support the city's financial obligations while maintaining liquidity for key projects and commitments. This report highlights the city's prudent financial management in ensuring the alignment of resources with strategic priorities

SUPPORTING MATERIALS

1. Quarterly Investment Report 2024-2025 - 1st Qtr

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 - 1/13/2025
Approved - 1/13/2025
New -

CITY OF ALPINE
QUARTERLY COUNCIL REPORT
FY 2024 - 2025 1st QUARTER
INVESTMENT REPORT

ACCOUNT TYPE	PURCHASE DATE	MATURITY DATE	Beginning Balance	INTEREST	CHANGE AMOUNT	INTEREST/DIVIDE ND EARNED	BOOK VALUE	MARKET VALUE	Fund Distribution
			10/01/24	12/31/24					
TexStar	N/A	On Demand	\$2,197,984.06	4.5642%	\$0.00	\$26,229.25	\$2,224,213.31	\$2,224,213.31	All Funds
			Resolution 2021-12-01 - 1st Payment of ARPA (\$741,127.78) - DEDICATED TO WASTEWATER						
			Collateral Limits Reached at WTNB- Transferred \$500,000 May 17, 2022 from General Fund - Council notified						
			Collateral Limits at WTNB - Transferred 2nd Payment of ARPA (\$742,592.47)						
			Resolution 2024-06-01 - 2nd Payment of ARPA (\$742,592.47) - DEDICATED TO WASTEWATER						
TXClass - Capital Improvements	7/27/2016	On Demand	\$265,649.27	4.7464%	\$0.00	\$3,285.49	\$268,934.76	\$268,934.76	General Fund - Road Repair
					TxDOT Mobility Plan				
TXClass - Airport Reserve	8/10/2015	On Demand	\$6,096.83	4.7464%	\$0.00	\$75.44	\$6,172.27	\$6,172.27	Airport
TXClass - HOT Reserve	8/11/2015	On Demand	\$95,999.78	4.7464%	\$0.00	\$1,187.34	\$97,187.12	\$97,187.12	Tourism
TXClass - Creek Project	7/17/2017	On Demand	\$254,638.65	4.7464%	\$0.00	\$3,149.32	\$257,787.97	\$50,000.00	General Fund - Splash Pad
								\$207,787.97	Generators
			Resolution 2021-08-02 - \$50,000 dedicated to Splash Pad - remaining funds for purchase of generators						
TXClass - Fire Dept	7/17/2017	On Demand	\$219,444.15	4.7464%	-\$10,000.00	\$2,711.49	\$212,155.64	\$212,155.64	General Fund - Fire
TXClass - Water/Sewer Infrastructure	6/20/2017	On Demand	\$885,619.82	4.7464%	\$0.00	\$12,409.32	\$1,015,771.25	\$1,015,771.25	Water/Sewer
			Lift Station Repairs \$117,742.11 RB 03 Reserve Closed - Resolution - Holiday Inn Lift Station Repairs						
TXClass - Pueblo Nuevo Park	9/27/2022	On Demand	\$162,399.16	4.7464%	\$0.00	\$2,008.55	\$164,407.71	\$164,407.71	Pueblo Nuevo - City Match
	Beginning Total Investments		\$4,205,573.83		Total Interest	\$51,056.20	Total Investments	\$4,246,630.03	

This quarterly report is in full compliance with the investment strategy as established for the City's funds in the City's Investment Policy and meets the reporting requirements mandated by the Public Funds Investment Act (Chapter 2256) as amended.

Prepared by

Megan Antrim
City Manager

CITY COUNCIL AGENDA ITEM REPORT

January 21, 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

November 2024, December 2024, and 1st Quarter of Fiscal Year 2024-2025 Office of the City Secretary (OCS) Reports including Legislative Services, City Council Activities, Board & Commissions Activities, Public Information, and Departmental Statistics and Updates. (G. Calderon, City Secretary)

EXECUTIVE SUMMARY

As part of the City Secretary's performance objectives for FY 2025, regular reporting to the City Council was included.

SUPPORTING MATERIALS

1. 11-2024 OCS Report FY 2025
2. 12-2024 OCS Report FY 2025
3. Quarter 1 2024-2025 Fiscal Year Report

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 - 1/9/2025
Approved - 1/9/2025
Final Approval - 1/12/2025

OFFICE OF THE CITY SECRETARY

NOVEMBER 2024 ACTIVITY REPORT



LEGISLATIVE SERVICES & CITY COUNCIL ACTIVITIES

Legislative Services / City Council activities include preparing agendas, meeting packets, minutes, presentations, monthly reports, and many other types of documents for meetings. This also includes drafting ordinances, resolutions, proclamations and other documents for Legislative Services and other city departments. Each item that is included on a City Council agenda requires staff time for preparation prior to the meeting and execution time after the meeting.

Meeting Type	November 2024	FY 2025 YTD
Regular Meetings	2	4
Special Meetings	0	1
Workshops	1	3

Document Type	November 2024	FY 2025 YTD
Agendas Prepared/Posted	2	5
Packets Prepared/Posted	2	5
Minutes Completed/Approved	3	6

Agenda Items Processed	November 2024	FY 2025 YTD
Ordinances	2	5
Resolutions	2	7
Orders	0	0
Proclamations	2	2
Contracts/Agreements	1	5
Policy Revisions	2	2
General Special/Conditional Use Permit	0	0
Short Term Rental	0	4
Alcoholic Beverage Permit	1	2
Coin-Operated / Gameroom Permit	0	0
Rezone	0	0
Replat	1	2
Annexation	0	0
Variance	1	1
Board Appointments	1	1
Other	19	34

Enrolled (Passed) Documents	November 2024	FY 2025 YTD
Ordinances	2	5
Resolutions	2	7
Orders	0	0

APPROVED ORDINANCES

Ordinance 2024-11-02: an ordinance canvassing the returns and declaring the results of the November 5, 2024 Special Election held for the purpose of amending the Alpine City Charter; Providing for the following: Findings of Fact; Repealer; Severability; Effective Date; and Proper Notice & Meeting. *The City Council approved this ordinance on November 19, 2024.*

Ordinance 2024-11-03: an ordinance amending the City of Alpine Fiscal Year 2024-2025 Budget; Providing repealing and severability clauses; a Texas Open Meetings Act Clause; and Providing an Effective Date. *The City Council approved this ordinance on November 19, 2024.*

UNAPPROVED ORDINANCES.

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. *The City Council tabled this ordinance on November 19, 2024.*

APPROVED RESOLUTIONS

Resolution 2024-11-01: a resolution approving the City of Alpine credit card policy.

Resolution 2024-11-02: a resolution adopting a policy prohibiting the installation or use of Tiktok on City devices or for use of that application for official related business pursuant to Texas Senate Bill 1893.

UNAPPROVED RESOLUTIONS – None.

APPROVED SPECIAL USE PERMITS

Special Use Permit 2024-11-01: an application for special use permit to allow the applicant, Benjamin Garcia as a tenant through an existing license or permit (Brews & Hues - (BG) Wine and Malt Beverage Retailer's Permit), to provide beer and wine sales at the subject property for a newly established business, Viva Cow Dog & Cafe. The subject property is located at 215 E. Holland Avenue. The property owner of record is Jason Sullivan. The parcel ID of the subject property is 11798.

UNAPPROVED SPECIAL USE PERMITS – None.

APPROVED ORDERS – None.

APPROVED REPLATS

Replat 2024-11-01: an application for replat which would allow the applicant, Family Crisis Center of the Big Bend, to reflect the updated ownership of a recently purchased unimproved alleyway on the subject property. The subject property is located at 402 E. Gallego Avenue and is legally described as Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and the alley, Block 71 of the Original Town of Alpine. The property owner of record is Family Crisis Center of the Big Bend, inc. The parcel ID of the subject property is 12236. 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.

APPROVED CONTRACTS / AGREEMENTS / REQUESTS FOR PROPOSALS / MISC.

Approved the Fiscal Year 2025 & Fiscal Year 2026 Far West Texas Water Planning Group (FWTWPG) Administrative Cost Agreement with the Rio Grande Council of Governments (RGCOG).

Approved Deckard Technologies Rentalscape software for the management of short-term rentals, compliance notices, and online tax payment portal.

Approved the recommendation of the City Manager to hire Victoria Sanchez as the Director of Finance, as per City Charter - Section 4.02(A) for the City of Alpine.

Approved Hybrid Compensation Plan for city employees as outlined in Evergreen presentation on November 5, 2024 effective November 24, 2024.

Approved transferring \$10,000 from the Texas Class Reserve Account - Fire account to be provided to the Alpine Emergency Services Board for a total of \$50,000 for FY 2024-2025.

WORKSHOPS & PRESENTATIONS

11-5-24: Comprehensive Plan Discussion / Workshop.

TRANSPARENCY IN GOVERNMENT: HEARINGS, LETTERS, & PUBLIC NOTICES

The City held 6 public hearings in November 2024. Additionally, we sent 18 letters to owners within 200 feet of properties where proposed zoning and land use changes were being considered.

Public Hearings	November 2024	FY 2025 YTD
No. of Hearings Conducted	6	18

Letters	November 2024	FY 2025 YTD
No. of Letters Sent	18	67

Official Newspaper Notices	November 2024	FY 2025 YTD
Notice of Public Hearing	2	7
Notice of Passed Ordinance	2	4
Misc. Public Notice (RFP, Workshop, Etc.)	0	1

PUBLIC INFORMATION REQUESTS

Public Information Requests	November 2024	FY 2025 YTD
Requests Received	13	27
Average Completion Time	3.92 days	4
Referred to Attorney General	0	0

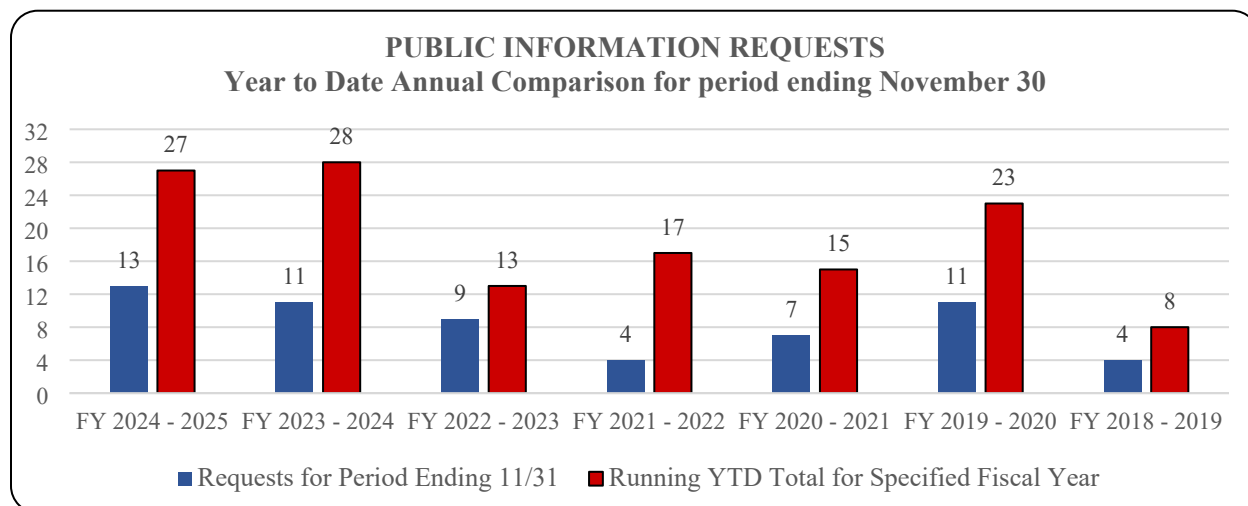
Requests by Department	November 2024	FY 2025 YTD
Administration	4	7
Animal Services	-	-

Building Services / Planning / Code	1	2
Finance	-	-
Police	8	17
Public Works	-	-
Utilities	0	1
Utility Billing	-	-
Redirected to another agency	0	3

PUBLIC INFORMATION REQUESTS –

Year to Date Annual Comparison for period ending November 30

Annual Comparison	Requests for Period Ending 11/30	Running YTD Total for Specified Fiscal Year
FY 2024 - 2025	13	27
FY 2023 - 2024	11	28
FY 2022 - 2023	9	13
FY 2021 - 2022	4	17
FY 2020 - 2021	7	15
FY 2019 - 2020	11	23
FY 2018 - 2019	4	8



BOARDS, COMMISSIONS, & COMMITTEES ACTIVITIES

Boards, Commissions, and Committees activities include preparing agendas, meeting packets, minutes, presentations, monthly reports, and many other types of documents for meetings. This also includes drafting ordinances and other documents for Legislative Services and other city departments. Each item that is

included on a Board agenda requires staff time for preparation prior to the meeting and execution time after the meeting.

Document Type	November 2024	FY 2025 YTD
Agendas Prepared/Posted	3	4
Packets Prepared/Posted	3	4
Minutes Completed	3	4

Board Meetings Held	November 2024	FY 2025 YTD
Animal Advisory Board	0	0
Hotel Occupancy Tax Committee	0	0
Music Advisory Board	0	0
Parks and Recreation	1	1
Planning & Zoning	1	2
Building & Standards	0	0

Animal Advisory Board – None.

Hotel Occupancy Tax Committee – None.

Parks and Recreation Board

The Parks & Recreation Board met on November 13, 2024 to discuss updates on Parks endeavors including the newly improved Pueblo Nuevo Park. The board also discussed their assigned Council tasks, and discussed making a recommendation to the City Council regarding updates to Chapter 74 – regarding rules, regulations, and requirements for City Parks. The board tabled the item and did not make a recommendation.

Planning & Zoning Commission

The Planning & Zoning Commission met on November 18, 2024 and to conduct a public hearing and consider making a recommendation to the City Council regarding Replat 2024-12-01, an application for a property owner who purchased city property. The updated replat will reflect the updated property owner of the purchased property and allow the purchaser to close on a sale of real estate. The P&Z Commission made a recommendation to approve the replat.

Music Advisory Board

The Music Advisory Board met on November 12, 2024 to discuss the noise ordinance and making proposed updates to the City Council. The board unanimously voted to make a recommendation to the City Manager to identify different venues and noise levels for fact findings purposes to update the ordinance.

Building & Standards Commission - None.

BOARD APPOINTMENTS, RESIGNATIONS, AND VACANCIES

BOARD APPOINTMENTS –

- Mateo Mares to the Place 4 position on the Music Advisory Board

BOARD RESIGNATIONS / REMOVAL

- Norma Hinojos Olivo – Place 2 on the Parks and Recreation Board.

BOARD VACANCIES

Parks & Recreation Board

Place 1

Place 2

Place 4

Building & Standards

Place 7

Planning & Zoning Commission

Place 1

TRAINING ACTIVITY & SPECIAL EVENTS –

- City Secretary attended a webinar from the Texas Municipal Clerks Association: Your future success depends on this spreadsheet.

ELECTION ACTIVITY –

- City Secretary updated the City Charter based on the November 5, 2024 election and prepared the documents for City Attorney review, certification, and to send to the Secretary of State.

OFFICE OF THE CITY SECRETARY

DECEMBER 2024 ACTIVITY REPORT



LEGISLATIVE SERVICES & CITY COUNCIL ACTIVITIES

Legislative Services / City Council activities include preparing agendas, meeting packets, minutes, presentations, monthly reports, and many other types of documents for meetings. This also includes drafting ordinances, resolutions, proclamations and other documents for Legislative Services and other city departments. Each item that is included on a City Council agenda requires staff time for preparation prior to the meeting and execution time after the meeting.

Meeting Type	December 2024	FY 2025 YTD
Regular Meetings	1	5
Special Meetings	0	1
Workshops	1	4

Document Type	December 2024	FY 2025 YTD
Agendas Prepared/Posted	1	6
Packets Prepared/Posted	1	6
Minutes Completed/Approved	1	7

Agenda Items Processed	December 2024	FY 2025 YTD
Ordinances	0	5
Resolutions	0	7
Orders	0	0
Proclamations	0	2
Contracts/Agreements	0	5
Policy Revisions	0	2
General Special/Conditional Use Permit	0	0
Short Term Rental	0	4
Alcoholic Beverage Permit	0	2
Coin-Operated / Gameroom Permit	0	0
Rezone	0	0
Replat	1	3
Annexation	0	0
Variance	0	1
Board Appointments	0	1
Other	6	40

Enrolled (Passed) Documents	December 2024	FY 2025 YTD
Ordinances	0	5
Resolutions	0	7
Orders	0	0

APPROVED ORDINANCES – None.**UNAPPROVED ORDINANCES.**

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. *The City Council postponed consideration of this ordinance on December 3, 2024.*

APPROVED RESOLUTIONS – None.**UNAPPROVED RESOLUTIONS**

Resolution 2024-12-01: a resolution adopting the Official Zoning Map of the City of Alpine, Texas. *The City Council discussed the item on December 3, 2024, but no action to approve was taken.*

APPROVED SPECIAL USE PERMITS – None.**UNAPPROVED SPECIAL USE PERMITS – None.****APPROVED ORDERS – None.****APPROVED REPLATS**

Replat 2024-12-01: 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.

APPROVED CONTRACTS / AGREEMENTS / REQUESTS FOR PROPOSALS / MISC. – None.**WORKSHOPS & PRESENTATIONS**

12-3-24: Zoning Ordinance Discussion/Workshop

TRANSPARENCY IN GOVERNMENT: HEARINGS, LETTERS, & PUBLIC NOTICES

The City held 1 public hearing in December 2024. Additionally, we sent 26 letters to owners within 200 feet of properties where proposed zoning and land use changes were being considered.

Public Hearings	December 2024	FY 2025 YTD
No. of Hearings Conducted	1	19

Letters	December 2024	FY 2025 YTD
No. of Letters Sent	26	93

Official Newspaper Notices	December 2024	FY 2025 YTD
Notice of Public Hearing	0	7
Notice of Passed Ordinance	0	4
Misc. Public Notice (RFP, Workshop, Etc.)	1	2

PUBLIC INFORMATION REQUESTS

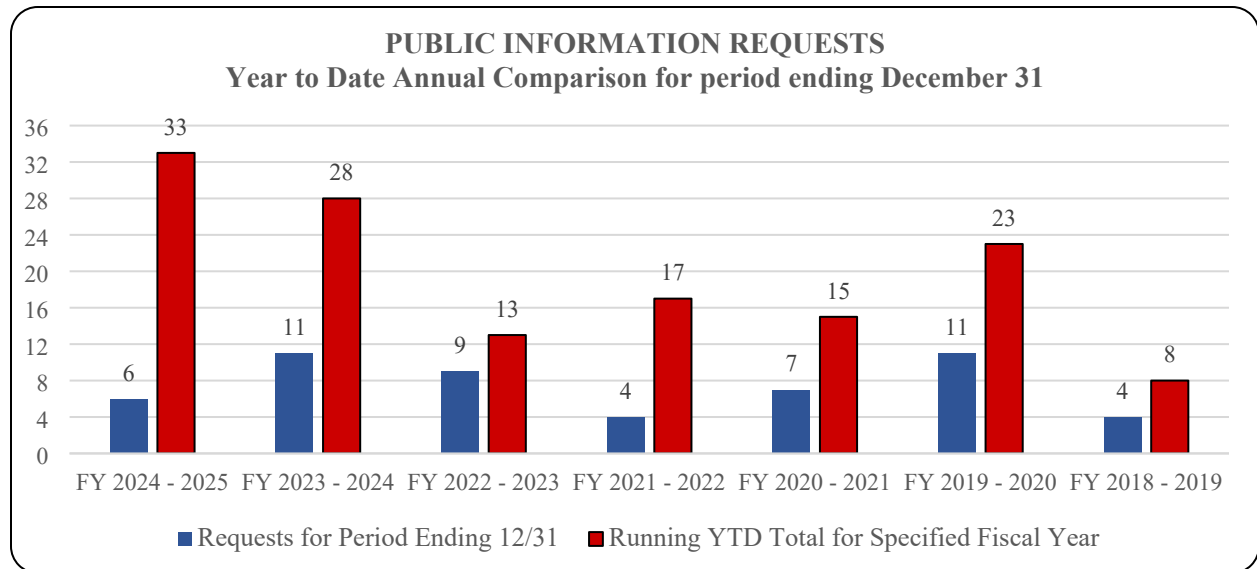
Public Information Requests	December 2024	FY 2025 YTD
Requests Received	6	33
Average Completion Time	3.5 days	3.90 days
Referred to Attorney General	0	0

Requests by Department	December 2024	FY 2025 YTD
Administration	1	8
Animal Services	-	-
Building Services / Planning / Code	1	3
Finance	1	1
Police	3	20
Public Works	-	-
Utilities	0	1
Utility Billing	-	-
Redirected to another agency	0	3

PUBLIC INFORMATION REQUESTS –

Year to Date Annual Comparison for period ending December 31

Annual Comparison	Requests for Period Ending 12/31	Running YTD Total for Specified Fiscal Year
FY 2024 - 2025	6	33
FY 2023 - 2024	8	36
FY 2022 - 2023	3	16
FY 2021 - 2022	3	20
FY 2020 - 2021	10	25
FY 2019 - 2020	9	32
FY 2018 - 2019	7	15



BOARDS, COMMISSIONS, & COMMITTEES ACTIVITIES

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Document Type	December 2024	FY 2025 YTD
Agendas Prepared/Posted	2	6
Packets Prepared/Posted	2	6
Minutes Completed	1	5

Board Meetings Held	December 2024	FY 2025 YTD
Animal Advisory Board	0	0
Hotel Occupancy Tax Committee	0	0
Music Advisory Board	0	0
Parks and Recreation	1	2
Planning & Zoning	0	2
Building & Standards	0	0

Animal Advisory Board – None.

Hotel Occupancy Tax Committee

The Hotel Occupancy Tax Committee meeting scheduled for December 4, 2024 was cancelled due to lack of a quorum.

Parks and Recreation Board

The Parks & Recreation Board met on December 11, 2024 to discuss making a recommendation to the City Council regarding updates to Chapter 74 – regarding rules, regulations, and requirements for City Parks. The board approved a recommendation to update the Chapter at this meeting.

Planning & Zoning Commission

The Special Planning & Zoning Commission meeting scheduled on December 16, 2024 was cancelled due to lack of a quorum.

Music Advisory Board– None.

Building & Standards Commission - None.

BOARD APPOINTMENTS, RESIGNATIONS, AND VACANCIES

BOARD APPOINTMENTS – None.

BOARD RESIGNATIONS / REMOVAL

- Guy Fielder – Place 4 Planning & Zoning Commission.

BOARD VACANCIES**Parks & Recreation Board**

Place 1
Place 2
Place 4

Building & Standards

Place 7

Planning & Zoning Commission

Place 1
Place 4

TRAINING ACTIVITY & SPECIAL EVENTS – None.

ELECTION ACTIVITY –

- City Secretary filed the updates from the November 5, 2024 City Charter election with the Texas Secretary of State and the updated Charter is available on the City website.

OFFICE OF THE CITY SECRETARY

QUARTER 1 2025 ACTIVITY REPORT



LEGISLATIVE SERVICES & CITY COUNCIL ACTIVITIES

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Meeting Type	Q1 2025	FY 2025 YTD
Regular Meetings	5	5
Special Meetings	1	1
Workshops	4	4

Document Type	Q1 2025	FY 2025 YTD
Agendas Prepared/Posted	6	6
Packets Prepared/Posted	6	6
Minutes Completed/Approved	7	7

Agenda Items Processed	Q1 2025	FY 2025 YTD
Ordinances	5	5
Resolutions	7	7
Orders	0	0
Proclamations	2	2
Contracts/Agreements	5	5
Policy Revisions	2	2
General Special/Conditional Use Permit	0	0
Short Term Rental	4	4
Alcoholic Beverage Permit	2	2
Coin-Operated / Gameroom Permit	0	0
Rezone	0	0
Replat	3	3
Annexation	0	0
Variance	1	1
Board Appointments	1	1
Other	40	40

Enrolled (Passed) Documents	Q1 2025	FY 2025 YTD
Ordinances	5	5
Resolutions	7	7
Orders	0	0

APPROVED ORDINANCES

Ordinance 2024-09-02: an ordinance amending Chapter 10 – Animals to the Alpine Code of Ordinances; Amending Sec. 10-8 City-Sponsored Clinics Authorized to update who can authorize a city sponsored rabies vaccination-registration clinic; Amending Sec. 10-10 Wildlife Feeding to amend the definition and objective of wildlife feeding; Amending Sec. 10-11 - Hunting providing clarifying language that hunting is prohibited within the city limits of Alpine, except for the capture and control of nuisance animals by an authorized government official; Amending Sec. 10-42 - Public Nuisances Designated to provide clarifying language, provide additional circumstances that constitute an animal nuisance, and making section references to other relevant sections in the chapter; Removing Sec. 10-45 - Standing Bulls, Stallions or Jacks at Stud and relocating the section to a more appropriate portion of the code, and establishing Sec. 10-95 - Standing Bulls, Stallions or Jacks at Stud under Division II – Permits; Amending Sec. 10-9. - Guide Dogs by updating the title to more appropriate language, 10-9 Service Animals, to better align with federal and state verbiage and requirements; Providing the establishment of up to a \$500 penalty per occurrence for violations of the ordinance; And providing for the following: Findings of Fact, enactment, Repealer, Penalty, Savings, Severability, Proper Notice and Meeting, and Effective Date clauses.

Ordinance 2024-09-03: an ordinance amending Chapter 82 – Solid Waste; Providing for updated definitions throughout the chapter; Providing clarification that disposing of ash or other byproduct of burning is considered illegal dumping; Providing clarification that bulky items placed next to collection containers is considered illegal dumping; Establishing responsibilities of residential and commercial sanitation accounts; Providing clarification that rates and fees are established by the approved contract with the waste hauler contractor; Providing for updated requirements concerning disposal of dead animals, disposal of construction and demolition wastes, and bulky waste disposal; Providing clarification regarding offenses, penalties, and fines for violations of the chapter; Establishing Division 3- Scrap Tires that provides criteria and guidelines for the proper disposal and storage, transportation, collection, and processing of tires; Providing the establishment of up to a \$4,000 penalty per occurrence for violations of the ordinance; And providing for the following: Findings of Fact, Enactment, Repealer, Penalty, Savings, Severability, Proper Notice and Meeting, and Effective Date clauses.

Ordinance 2024-10-01: an ordinance authorizing the vacation, abandonment, and sale of a 205 square foot-wide strip out of W. Brown Ave Right-of-Way, adjacent and parallel to the Northwest line of Lot 8, Block 8, Hamilton Addition to the City of Alpine; Authorizing the City Manager to execute a deed without warranty to the applicant Li Feng Ni; Directing that funds from the sale of the city's interest be deposited in the general fund for the purpose of street improvements; Providing for terms and conditions of such thereof; Providing for a severability clause; Providing for an effective date. Further, authorize the City Building Inspector to issue a permanent variance to the City setback requirements regarding the property line to the W Brown Ave right-of-way.

Ordinance 2024-11-02: an ordinance canvassing the returns and declaring the results of the November 5, 2024 Special Election held for the purpose of amending the Alpine City Charter; Providing for the following: Findings of Fact; Repealer; Severability; Effective Date; and Proper Notice & Meeting. *The City Council approved this ordinance on November 19, 2024.*

Ordinance 2024-11-03: an ordinance amending the City of Alpine Fiscal Year 2024-2025 Budget; Providing repealing and severability clauses; a Texas Open Meetings Act Clause; and Providing an Effective Date. *The City Council approved this ordinance on November 19, 2024.*

UNAPPROVED ORDINANCES

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. *The City Council tabled this ordinance on November 19, 2024.*

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. *The City Council postponed consideration of this ordinance on December 3, 2024.*

APPROVED RESOLUTIONS

Resolution 2024-10-01: a resolution designating the Alpine Avalanche as the Official Newspaper of the City of Alpine for Fiscal Year 2024-2025.

Resolution 2024-10-02: a resolution authorizing the City to participate in the Fiscal Year 2025 Regional Solid Waste Grant Program.

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

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

Resolution 2024-10-21: a resolution authorizing the transfer of designated fire vehicles to Brewster County, Texas as outlined under the interlocal agreement regarding firefighting and fire protection services, and Alpine Emergency Services Board.

Resolution 2024-11-01: a resolution approving the City of Alpine credit card policy.

Resolution 2024-11-02: a resolution adopting a policy prohibiting the installation or use of TikTok on City devices or for use of that application for official related business pursuant to Texas Senate Bill 1893.

UNAPPROVED RESOLUTIONS

Resolution 2024-12-01: a resolution adopting the Official Zoning Map of the City of Alpine, Texas. *The City Council discussed the item on December 3, 2024, but no action to approve was taken.*

APPROVED SPECIAL USE PERMITS

Special Use Permit 2024-10-02: a short term rental special use permit allowing a short term rental to be established at 609 S. 12th Street. The property owner of record is Charles Sanders. The Parcel ID of the subject property is 33952.

Special Use Permit 2024-10-03: a short term rental special use permit allowing a short term rental to be established at 801 W. Ave F. The property owner of record is Charles Sanders. The Parcel ID of the subject property is 10484.

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

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

Special Use Permit 2024-11-01: an application for special use permit to allow the applicant, Benjamin Garcia as a tenant through an existing license or permit (Brews & Hues - (BG) Wine and Malt Beverage Retailer's Permit), to provide beer and wine sales at the subject property for a newly established business, Viva Cow Dog & Cafe. The subject property is located at 215 E. Holland Avenue. The property owner of record is Jason Sullivan. The parcel ID of the subject property is 11798.

UNAPPROVED SPECIAL USE PERMITS – None.

Special Use Permit 2024-10-01: a special use permit authorizing the applicant, Perla Baeza, to obtain a (Malt Beverage) Retail Dealer's On-Premise License (BE) from the Texas Alcoholic Beverage Commission to establish a beer garden that will include malt beverage sales at the subject property. The subject property is located at the previous farmers market, 107 E. Murphy. The property owner of record is Perla Baeza. The Parcel ID of the subject property is 34500.

APPROVED ORDERS – None.

APPROVED REPLATS

Replat 2024-09-01: a replat allowing the applicant, Ruben Losoya, to amend lot lines to provide conformance with R-4 zoning requirements for the subject property. The subject property is located at or about 806 S. Cactus Street and is legally described as 1.482 acres out of the South 3.0 acres of the West Half (W/2) of Block 2, Means Addition "A," Brewster County, Texas, being all of that certain 1.483 acre tract described in Document no. 105626, Official Public Records of Brewster County, Texas. The property owner of record is Ruben Losoya. The Property ID of the subject property is 11311. The current zoning classification of the property is R-4 Mobile Home District. If the replat is approved the zoning classification of the subject property will remain R-4 Mobile Home District.

Replat 2024-11-01: an application for replat which would allow the applicant, Family Crisis Center of the Big Bend, to reflect the updated ownership of a recently purchased unimproved alleyway on the subject property. The subject property is located at 402 E. Gallego Avenue and is legally described as Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and the alley, Block 71 of the Original Town of Alpine. The property owner of record is Family Crisis Center of the Big Bend, inc. The parcel ID of the subject property is 12236. 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.

Replat 2024-12-01: 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.

APPROVED CONTRACTS / AGREEMENTS / REQUESTS FOR PROPOSALS / MISC.

Approve twelve month lease with CAPPS, Van & Truck Rental, for two vehicles utilized by officers participating in the High Intensity Drug Trafficking Program for Fiscal Year 2024-2025.

Approval of the Alpine Public Library funding contract for Fiscal Year 2024-2025.

Approval of the Family Crisis Center of the Big Bend funding contract for Fiscal Year 2024-2025.

Approval of the Children's Advocacy Center funding contract for Fiscal Year 2024-2025.

Approved the Fiscal Year 2025 & Fiscal Year 2026 Far West Texas Water Planning Group (FWTWPG) Administrative Cost Agreement with the Rio Grande Council of Governments (RGCOG).

Approved Deckard Technologies Rentalscape software for the management of short-term rentals, compliance notices, and online tax payment portal.

Approved the recommendation of the City Manager to hire Victoria Sanchez as the Director of Finance, as per City Charter - Section 4.02(A) for the City of Alpine.

Approved Hybrid Compensation Plan for city employees as outlined in Evergreen presentation on November 5, 2024 effective November 24, 2024.

Approved transferring \$10,000 from the Texas Class Reserve Account - Fire account to be provided to the Alpine Emergency Services Board for a total of \$50,000 for FY 2024-2025.

WORKSHOPS & PRESENTATIONS

10-1-24: Street Study Workshop.

10-15-24: Water Infrastructure Workshop.

11-5-24: Comprehensive Plan Discussion / Workshop.

12-3-24: Zoning Ordinance Discussion/Workshop

TRANSPARENCY IN GOVERNMENT: HEARINGS, LETTERS, & PUBLIC NOTICES

The City held 19 public hearings in Quarter 1 2025. Additionally, we sent 93 letters to owners within 200 feet of properties where proposed zoning and land use changes were being considered.

Public Hearings	Q1 2025	FY 2025 YTD
No. of Hearings Conducted	19	19

Letters	Q1 2025	FY 2025 YTD
No. of Letters Sent	93	93

Official Newspaper Notices	Q1 2025	FY 2025 YTD
Notice of Public Hearing	7	7
Notice of Passed Ordinance	4	4
Misc. Public Notice (RFP, Workshop, Etc.)	2	2

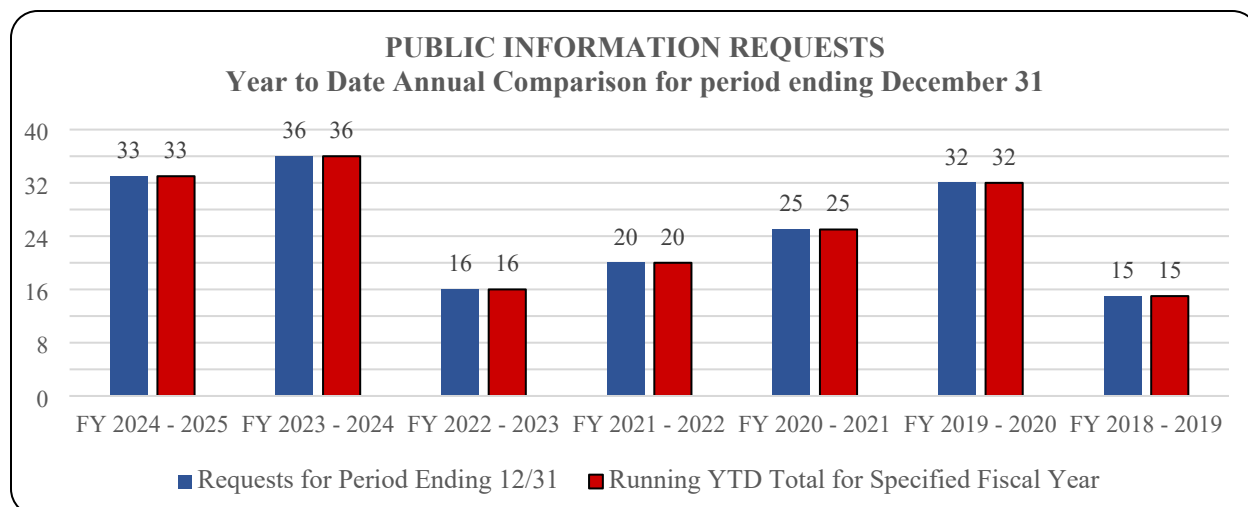
PUBLIC INFORMATION REQUESTS

Public Information Requests	Q1 2025	FY 2025 YTD
Requests Received	33	33
Average Completion Time	3.90 days	3.90 days
Referred to Attorney General	0	0

Requests by Department	Q1 2025	FY 2025 YTD
Administration	8	8
Animal Services	-	-
Building Services / Planning / Code	3	3
Finance	1	1
Police	20	20
Public Works	-	-
Utilities	1	1
Utility Billing	-	-
Redirected to another agency	3	3

PUBLIC INFORMATION REQUESTS –*Year to Date Annual Comparison for period ending December 31*

Annual Comparison	Requests for Period Ending 12/31	Running YTD Total for Specified Fiscal Year
FY 2024 - 2025	33	33
FY 2023 - 2024	36	36
FY 2022 - 2023	16	16
FY 2021 - 2022	20	20
FY 2020 - 2021	25	25
FY 2019 - 2020	32	32
FY 2018 - 2019	15	15



BOARDS, COMMISSIONS, & COMMITTEES ACTIVITIES

Boards, Commissions, and Committees activities include preparing agendas, meeting packets, minutes, presentations, monthly reports, and many other types of documents for meetings. This also includes drafting ordinances and other documents for Legislative Services and other city departments. Each item that is included on a Board agenda requires staff time for preparation prior to the meeting and execution time after the meeting.

Document Type	Q1 2025	FY 2025 YTD
Agendas Prepared/Posted	6	6
Packets Prepared/Posted	6	6
Minutes Completed	5	5

Board Meetings Held	Q1 2025	FY 2025 YTD
Animal Advisory Board	0	0
Hotel Occupancy Tax Committee	0	0
Music Advisory Board	0	0
Parks and Recreation	2	2
Planning & Zoning	2	2
Building & Standards	0	0

Animal Advisory Board – None.

Hotel Occupancy Tax Committee

The Hotel Occupancy Tax Committee meeting scheduled for December 4, 2024 was cancelled due to lack of a quorum.

Parks and Recreation Board

The Parks & Recreation Board met on December 11, 2024 to discuss making a recommendation to the City Council regarding updates to Chapter 74 – regarding rules, regulations, and requirements for City Parks. The board approved a recommendation to update the Chapter at this meeting.

Planning & Zoning Commission

The Special Planning & Zoning Commission meeting scheduled on December 16, 2024 was cancelled due to lack of a quorum.

Music Advisory Board– None.

Building & Standards Commission - None.

BOARD APPOINTMENTS, RESIGNATIONS, AND VACANCIES

BOARD APPOINTMENTS – None.

BOARD RESIGNATIONS / REMOVAL

- Guy Fielder – Place 4 Planning & Zoning Commission.

BOARD VACANCIES**Parks & Recreation Board**

Place 1
Place 2
Place 4

Building & Standards

Place 7

Planning & Zoning Commission

Place 1
Place 4

TRAINING ACTIVITY & SPECIAL EVENTS – None.

ELECTION ACTIVITY –

- City Secretary filed the updates from the November 5, 2024 City Charter election with the Texas Secretary of State and the updated Charter is available on the City website.

CITY COUNCIL AGENDA ITEM REPORT

January 21, 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 December 2024 monthly billing summary for Bojorquez Law Firm services.
(M. Antrim, City Manager)

EXECUTIVE SUMMARY

NONE

SUPPORTING MATERIALS

1. BLF - December 2024 Invoice

BUDGET CONSIDERATIONS

Expenditure Required: \$3,546.15

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 - 1/13/2025
Approved - 1/13/2025
New -

INVOICE

Number	12989
Issue Date	12/31/2024
Due Date	1/31/2025

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

Alpine - General

Time Entries	Billed By	Rate	Hours	Sub
12/2/2024 Execute multiple ordinances and prepare documents for return to client.	Cynthia Trevino	\$210.00	0.20	\$42.00
12/3/2024 City Council Meeting - prepare for and attend meeting via Zoom, participate in meeting, advise client in open and closed sessions.	Cynthia Trevino	\$210.00	2.30	\$483.00
12/3/2024 Review and revise charter amendment certification page. Send communication to City Secretary with document and guidance on document.	Cynthia Trevino	\$210.00	0.30	\$63.00
12/11/2024 Evaluate Plaintiff's Original Petition to determine next action. Communications with M. Antrim regarding submission to TML for review for coverage and provide additional guidance.	Cynthia Trevino	\$210.00	0.40	\$84.00
12/16/2024 Communications with M. Antrim regarding information needed for CBP airport lease agreement.	Cynthia Trevino	\$210.00	0.20	\$42.00
12/17/2024 Review city council meeting agenda and draft closed session agenda language. Communication with G. Calderon with language for agenda. Attention to multiple communications regarding agenda preparation.	Cynthia Trevino	\$210.00	0.30	\$63.00

Time Entries	Billed By	Rate	Hours	Sub
12/19/2024 Evaluate proposed amendments to Code of Ordinances, chapter 74 Parks and Recreation. Analyze Local Government Code, Health and Safety Code and relevant case law to determine appropriate revisions. Work on revisions. Communications with G. Calderon with comments, recommendations and detailed guidance.	Cynthia Trevino	\$210.00	2.40	\$504.00
12/20/2024 Analyze Drought Contingency Plan Ordinance for compliance with state law. Communication with G. Calderon with guidance on ordinance.	Cynthia Trevino	\$210.00	0.50	\$105.00
12/20/2024 Evaluate inquiry regarding maximum fines permitted for city ordinance violation. Send communication to G. Calderon with detailed guidance and legal analysis of fine amounts and municipal court jurisdiction.	Cynthia Trevino	\$210.00	0.80	\$168.00
Time Entries Total			7.40	\$1,554.00

Expenses	Billed By	Price	Qty	Sub
Westlaw on-line research 12/19/2024	Cynthia Trevino	\$5.25	1.00	\$5.25
Expenses Total:			1.00	\$5.25

Total for Alpine - General	\$1,559.25
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Alpine - Municipal Court

Time Entries	Billed By	Rate	Hours	Sub
12/2/2024 Review and analysis of 12/5/24 court docket	Chris Gad	\$191.00	0.70	\$133.70
12/2/2024 Drafting and sending of new traffic complaint for riding bicycle on wrong side of the street	Chris Gad	\$191.00	0.60	\$114.60
12/3/2024 Communicating with court clerk about case on 12/5/24 docket	Chris Gad	\$191.00	0.20	\$38.20
12/5/2024 Review of updated docket	Chris Gad	\$191.00	0.10	\$19.10
12/5/2024 Prosecuting at 12/5/24 court session	Chris Gad	\$191.00	1.30	\$248.30

Time Entries	Billed By	Rate	Hours	Sub
12/5/2024 Coordinate coverage for December 05, 2024 municipal court.	Nicole E Hipp-Follweiler	\$108.00	0.10	\$10.80
12/9/2024 Review and analysis of 12/12/24 docket	Chris Gad	\$191.00	0.40	\$76.40
12/9/2024 Communicating with Animal services about animal case on 12/12/24 docket	Chris Gad	\$191.00	0.30	\$57.30
12/9/2024 Clarifying disposition of case heard on 12/5/25	Chris Gad	\$191.00	0.20	\$38.20
12/10/2024 Communicating with animal case witness in preparation for case on 12/12/24 docket	Chris Gad	\$191.00	0.30	\$57.30
12/11/2024 Attention to communications regarding scheduling of jury trial. Correspondence with M. Antrim with response to inquiry.	Cynthia Trevino	\$191.00	0.20	\$38.20
12/11/2024 Evaluate and respond to inquiry from M. Antrim regarding code enforcement case and resolution of code issue through civil processes.	Cynthia Trevino	\$191.00	0.20	\$38.20
12/11/2024 Review and analyses of revised docket	Chris Gad	\$191.00	0.10	\$19.10
12/11/2024 Communicating with Court Clerk about revised 12/12/24 docket	Chris Gad	\$191.00	0.10	\$19.10
12/12/2024 Evaluate information for upcoming jury trial. Communications with court clerk regarding witness subpoenas and other trial preparations. Instruct paralegal on retrieval of information needed for trial	Cynthia Trevino	\$191.00	0.40	\$76.40
12/12/2024 Prosecution of 12/12/24 docket	Chris Gad	\$191.00	0.90	\$171.90
12/13/2024 Create Dropbox for additional documents for January 2025 court dates; serve to Court Clerk.	Nicole E Hipp-Follweiler	\$108.00	0.20	\$21.60
12/16/2024 Conduct witness interviews with three witnesses to prepare for upcoming jury trial.	Cynthia Trevino	\$191.00	0.80	\$152.80
12/16/2024 Communicating with Court Clerk concerning setting of Hippo-taxidermy grease trap case jury trial	Chris Gad	\$191.00	0.20	\$38.20

Time Entries	Billed By	Rate	Hours	Sub
12/17/2024 Work on preparations for upcoming jury trial. Confer with Prosecutor Gad for background on case. Communications with Court Clerk confirming defendant's representation status.	Cynthia Trevino	\$191.00	1.10	\$210.10
12/17/2024 Assisting Lead Attorney in preparing to prosecute Hippo-Taxidermy jury trial in early January of 2025 (No charge)	Chris Gad	\$0.00	0.50	\$0.00
12/20/2024 Work on multiple items to prepare for jury trial. Evaluate complaint for elements of offense and communicate with Prosecutor Gad on amended complaint. Communication with A. Fernbaugh regarding trial preparations and pretrial setting.	Cynthia Trevino	\$191.00	0.90	\$171.90
12/20/2024 Retrieve January 2025 case files from Dropbox; save to file; notify Attorney regarding same.	Nicole E Hipp-Follweiler	\$108.00	0.20	\$21.60
12/20/2024 Assisting Lead Attorney in preparing for 1/6/25 jury trial (No charge)	Chris Gad	\$0.00	0.30	\$0.00
12/20/2024 Communicating with court clerk about complaint for 1/6/25 jury trial	Chris Gad	\$191.00	0.30	\$57.30
12/20/2024 Revising, drafting, and sending of first amended complaint for 1/6/25 jury trial, cause 2024-0450	Chris Gad	\$191.00	0.60	\$114.60
Time Entries Total			11.20	\$1,944.90

Total for Alpine - Municipal Court	\$1,944.90
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Alpine - Real Estate

Time Entries	Billed By	Rate	Hours	Sub
12/2/2024 Review and approve letter of intent to negotiate purchase of property.	Cynthia Trevino	\$210.00	0.20	\$42.00
Time Entries Total			0.20	\$42.00

Total for Alpine - Real Estate	\$42.00
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Total (USD)	\$3,546.15
Paid	\$0.00
Balance	\$3,546.15

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
Cynthia Trevino	\$203.89	11.20	\$2,283.60
Chris Gad	\$169.48	7.10	\$1,203.30
Nicole E Hipp-Follweiler	\$108.00	0.50	\$54.00

CITY COUNCIL AGENDA ITEM REPORT

January 21, 2025

Agenda Item No. 10A

Department: Office of the City Manager

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Megan Antrim, City Manager

Staff Recommendation: None



AGENDA ITEM

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

EXECUTIVE SUMMARY

NONE

SUPPORTING MATERIALS

1. Recent Hog Damage at Alpine Golf Course (1)

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 - 1/13/2025

Approved - 1/13/2025

New -

Recent Hog Damage at Alpine Golf Course

Overview: The Alpine Golf Course, located at 1011 Loop Rd, Alpine, TX, has recently faced significant challenges due to feral hog activity. This damage began at the start of December and continued until the first of January, impacting the course's condition and operations.

Extent of Damage:

Course Condition: Feral hogs caused extensive damage to the fairways, greens, and roughs, disrupting play and requiring immediate attention. Every collar on the greens was hit except for three.

Maintenance Efforts: The groundskeeping team has been working tirelessly to repair the affected areas, but the extent of the damage has posed a significant challenge.

Mitigation Efforts:

Control Measures: Given the open nature of the area, fencing is not feasible. Most of the hogs have been caught in traps set in the creek. A game warden was contacted before starting these measures.

Community Involvement: We have been in contact with other golf courses to share insights and strategies.

Impact on Operations:

Member Experience: The course's condition has affected the overall experience for members and visitors, highlighting the need for swift and effective mitigation.

Estimated Costs:

Total Costs: The estimated costs so far have been close to \$6,000, covering equipment and manpower required for repairs and mitigation efforts.

Seasonal Challenges:

Cold Weather: This time of year proves to be difficult due to the cold, making it challenging to get the grass growing again.

Preparation for Spring: We are working diligently to get the course ready for high school golf tournaments this spring. So far, nothing has had to be cancelled.

Future Plans:

Enhanced Measures: Planning to introduce more robust control measures, including advanced trapping and regular monitoring.

Course Restoration: Committed to restoring the damaged areas to their original condition, ensuring the course remains a top-notch facility for golfers.

Preventive Strategies: Working on ways to ensure this type of damage does not occur next year, in collaboration with other golf courses and wildlife experts.

Conclusion: The recent feral hog damage at the Alpine Golf Course has presented significant challenges, but with ongoing mitigation efforts and community support, we are confident in our ability to restore the course and enhance its resilience against future incidents. Your support is crucial in these efforts.

CITY COUNCIL AGENDA ITEM REPORT

January 21, 2025

Agenda Item No. 10B

Department: Office of the City Manager

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Megan Antrim, City Manager

Staff Recommendation: None



AGENDA ITEM

Alpine Volunteer Fire Department Update from Chief James Etcheson. (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 - 1/13/2025

Approved - 1/13/2025

New -

CITY COUNCIL AGENDA ITEM REPORT

January 21, 2025

Agenda Item No. 10C

Department: Office of the City Manager

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Megan Antrim, City Manager

Staff Recommendation: None



AGENDA ITEM

Update from Emergent Air. (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 - 1/13/2025

Approved - 1/13/2025

New -

CITY COUNCIL AGENDA ITEM REPORT

January 21, 2025

Agenda Item No. 11A

Department: City Council

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Megan Antrim, City Manager

Staff Recommendation: None



AGENDA ITEM

Discuss the request for support from the Coalition Against Bigger Trucks (CABT) opposition of multiple Congressional bills allowing heavier tractor-trailers on our roads. (C. Eaves, Mayor)

EXECUTIVE SUMMARY

The City of Alpine received a request from the Coalition Against Bigger Trucks (CABT) seeking a brief meeting with city officials to discuss concerns regarding proposed federal legislation aimed at increasing commercial truck size and weight limits on local roads. The CABT, represented by Regional Director Elizabeth Bolstad, outlined several bills currently in Congress advocating for weight increases, including H.R. 3372, H.R. 2948, and H.R. 7496. CABT opposes such changes due to safety and infrastructure concerns and is seeking the city's support in sending letters of opposition to the congressional delegation. Mayor Eaves has added this item to the agenda for further discussion and possible support.

SUPPORTING MATERIALS

1. CABT -Coalition Against Bigger Trucks

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 - 1/13/2025
Approved - 1/13/2025
New -

Fwd: CABT -Coalition Against Bigger Trucks meeting request

Catherine Eaves <mayor.eaves@cityofalpine.com>

Thu, Jan 2, 2025 at 2:17 PM

To: Megan Antrim <megan.antrim@cityofalpine.com>, Geo Calderon <g.calderon@cityofalpine.com>

Happy New Year,

This is an email I received this morning.

I would like to know your opinion and that of council.

Would one of you send it to council via email for feedback?

Wishing you an amazing day,
Catherine

----- Forwarded message -----

From: **Elizabeth Bolstad CABT** <ebolstad@cabt.org>

Date: Thu, Jan 2, 2025 at 9:34 AM

Subject: CABT -Coalition Against Bigger Trucks meeting request

To: mayor.eaves@cityofalpine.com <mayor.eaves@cityofalpine.com>

Mayor Eaves,

I am the Regional Director for Coalition Against Bigger Trucks (CABT), a non-profit coalition of local government, law enforcement, public works, and Fire/EMS officials that opposes legislation to increase commercial truck size and weight on local streets and roads.

There has been a lot of movement in Congress to allow heavier tractor-trailers on our roads and this will continue into 2025. Below is the list of current bills in Congress pushing for bigger trucks:

- H.R. 3372, which would create a so-called "pilot project," would allow any state to increase truck weights from 80,000 pounds to 91,000 pounds (for up to 10 years) on its interstates.
- H.R. 2948 would allow auto-hauler trucks to operate permanently at 88,000 pounds, 10% above the current interstate weight limit.
- H.R. 7496, which was introduced this month, would empower governors with new powers to raise weights on interstate highways.

I am reaching out to see if you have a pocket of 10 minutes to chat over the next few weeks— either a phone call or Zoom could work. I will also be in the area the week of January 6th if you can meet in person. Our "ask" is for sending letters of opposition to truck weight increases to your federal congressional delegation, I can send templates.

My schedule is flexible. Please let me know a few days and times that would work for you or a day and time to meet in person or by Zoom the week of January 6th.

Happy New Year,

Liz

Elizabeth Bolstad
State Director
cell: 703-201-7565
ebolstad@cabt.org

CITY COUNCIL AGENDA ITEM REPORT

January 21, 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

City Manager 2024 End of Year Report. (M. Antrim, City Manager)

EXECUTIVE SUMMARY

This presentation serves as an initial step toward greater transparency and accountability, showcasing the collective efforts and progress made throughout the year. Moving forward, this format will continue to evolve, with the goal of providing a fully developed end-of-year City report to the City Council and the public, offering a clear summary of the City's performance and achievements.

SUPPORTING MATERIALS

1. City Manager 2024 Annual Report 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

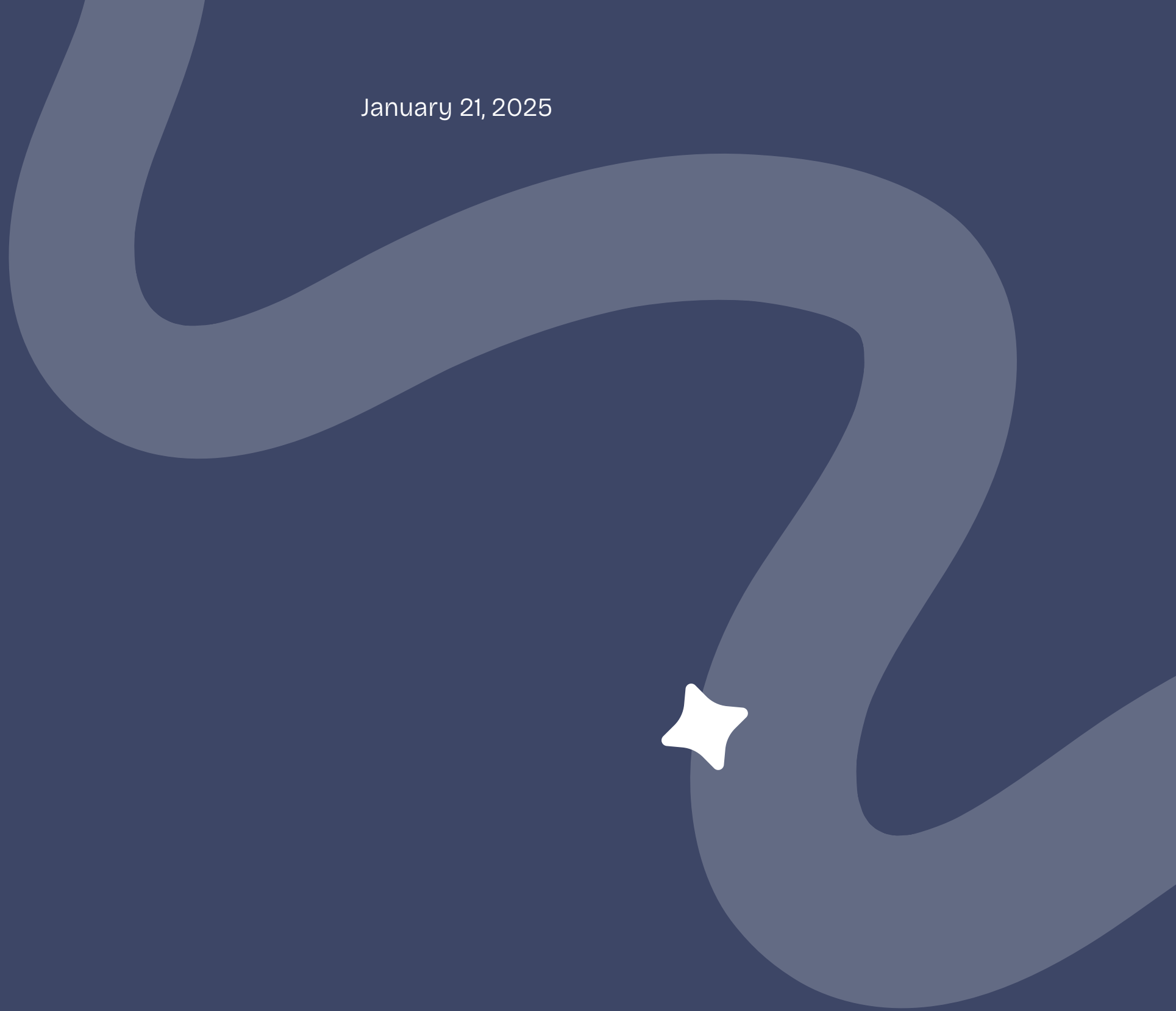
Approved - 1/13/2025

Approved - 1/13/2025

New -

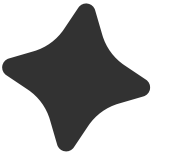
January 21, 2025

2024 Annual Report.





2024 Overview



It is my privilege to present the City of Alpine's 2024 End of Year Report. This report serves as a comprehensive snapshot of the year, offering an overview of the progress, challenges, and milestones we have achieved as a city government over the past twelve months.

The purpose of this report is to highlight the collective accomplishments of our various departments and celebrate the dedication and hard work of our city staff. Throughout the year, each department has played a critical role in delivering essential services, improving infrastructure, and enhancing the quality of life for our residents. Their efforts have driven positive change and reinforced our commitment to transparency, efficiency, and community service.

As we reflect on the progress made in 2024, we also recognize the ongoing efforts to improve our operations and better serve the citizens of Alpine. This report not only showcases our successes but also sets the stage for continued growth and collaboration in the years to come. Thank you for your continued support and engagement as we work together to make Alpine a stronger, more vibrant community.

Megan Antrim, CPFIM

City Manager



Administration

Office of the City Manager & Office of the City Secretary



- Assisted with 29 New and/or Update Ordinances
- Assisted with 42 Resolutions
- Administered 25 City Council Meetings
- Administered 15 Public Workshops
- Assisted with Boards and Commissions
- Support Department Projects and Goals
- Employee Appreciation - Award Banquet, Monthly Birthdays, National Public Service Recognition, National Recognitions
- Initiated Standard Operating Procedures
- Created Two New Full Time Positions (Economic Development Manager & Records Clerk)
- Presented Balanced Budget and Capital Improvement Plan
- Implemented New Agenda Software
- Administered the 2024 General Municipal Elections
- Assisted with the Charter Amendment Election
- Developed Monthly & Quarterly Reports

Human Resources



- Implemented New Hiring Process
- Worked with BBRMC Occupational Medicine team
- Completed Required Cyber Security, Sexual Harassment and Ethics Training
- Compensation and Classification Study
- Created One New Full Time HR Position

Year

2024

Headcount

82

Male

51

Female

31

On-Site

81

Off Site

1

Jan

Feb

Mar

Apr

May

Jun

Jul

Aug

Sep

Oct

Nov

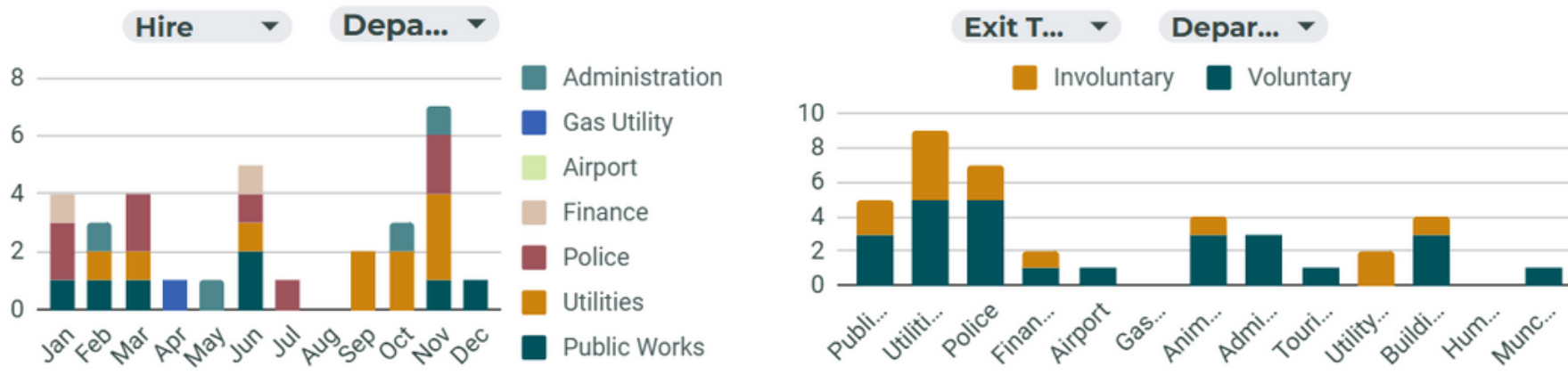
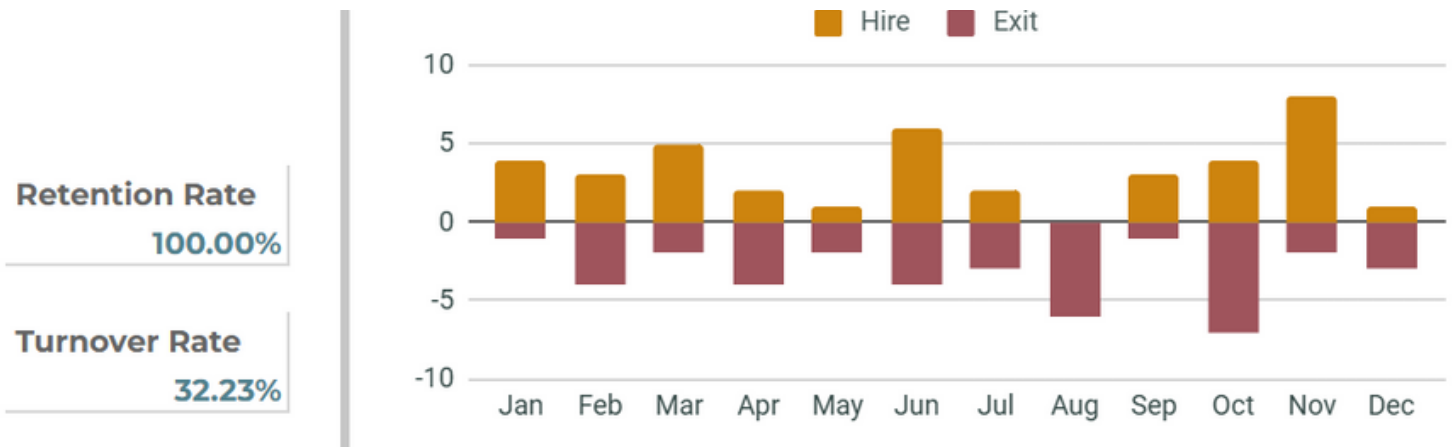
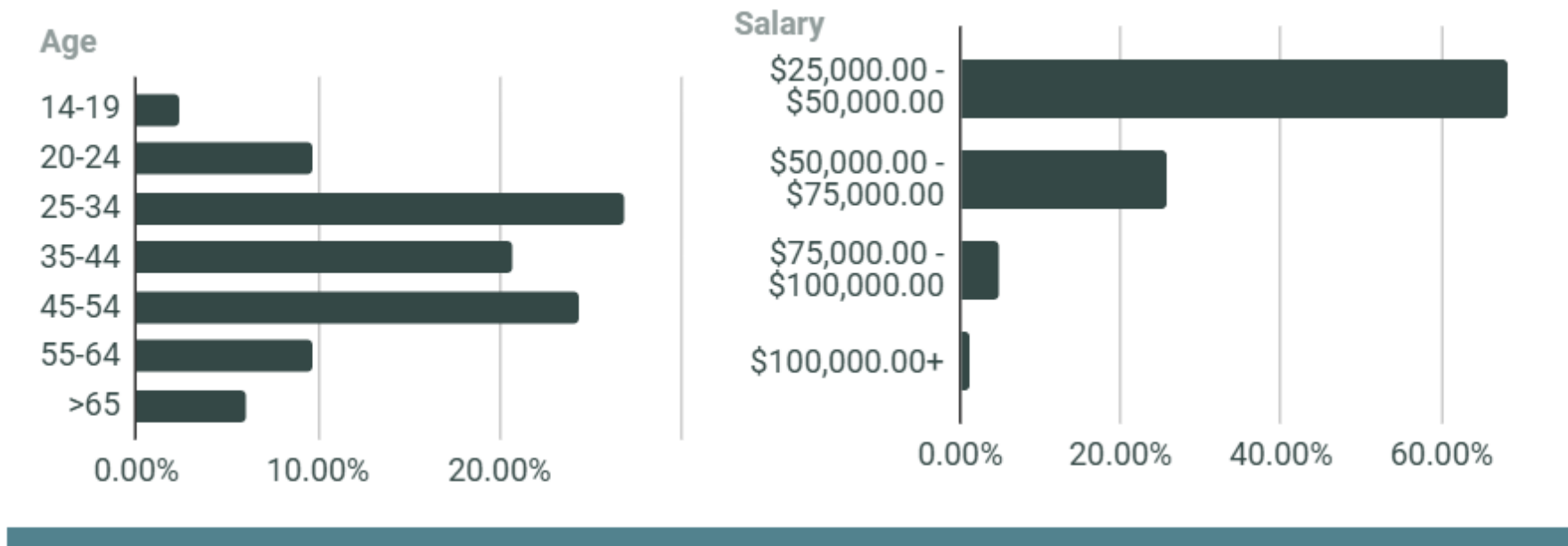
Dec

Avg Salary

\$45,414.27

Avg Age

41.2



Finance Department

Processed:

1,542 - Purchase Orders

5,855 - Invoices

3,681 - Cash Receipts

27 - New Capital Assets

28 - Payrolls

Final Payment on the 2011 GO Refunding Bond



Accounts Payable



Accounts Receivable



Assets & Grants

Grants

Airport

- * Routine Airport Maintenance Program
- * TXDOT Aviation - Airport Layout Plan

Environmental Services

- * Keep Texas Beautiful Governor's Community Award
- * Solid Waste Advisory Committee Grant

Parks

- * Texas Parks & Wildlife - Pueblo Nuevo Park Improvements

Police Department

- * HIDTA
- * Rifle Resistant Armor
- * Lonestar
- * Message Board
- * Bullet Resistant Armor

Utilities Wastewater

- * TWDB - Asset Management Program for Small Systems



Alpine Police Department



ALPINE POLICE DEPARTMENT

Yearly Activity- 2024



Total Calls for Service

6,432



9-1-1 Calls

2,916



Traffic Stops

2,524



Total Arrests

144



Domestic Violence & Assaults

193



Narcotics & Alcohol

90



Property Crimes
*Theft, Criminal Mischief, etc.

129



Traffic Accidents

99



Chief of Police Darrell Losoya

309 W. Sul Ross Ave.

Alpine, Texas 79830

Phone: (432)837-3486

Fax: (432)837-2616

Email: Losoya.police@ci.alpine.tx.us



Animal Services



**Alpine Animal Services is
dedicated to the people and
pets of the community.**

**Their goal is to
provide the best possible
solutions and resources for
people and pets in need.**

Animal Services 2024 Report

1,158 Calls for service

188 Stray intake

60 Returned to owner



37 Surrenders

10 Intake due to arrest

1 Owner medical removal



1 Trasfer from other rescue

6 Born in care

12 Feral cat intakes

113 Adopted

72 Transports

9 Quarantined

9 Medical Euthanasia

4 Behavior euthanasia

4 Died in care

14 Microchip placed

31 Reported bites

101 Citations issued



Public Works

Streets and Parks Departments

- Country Club Estates - established training area for new team members
- Ongoing Seal Coating
- Purchase of a new Hot Box
- Pueblo Nuevo Park Improvements
- Certified Pool Operator Training



Utilities

Accomplishments of Alpine Utility Department and Gas Department

Water and Wastewater Utilities

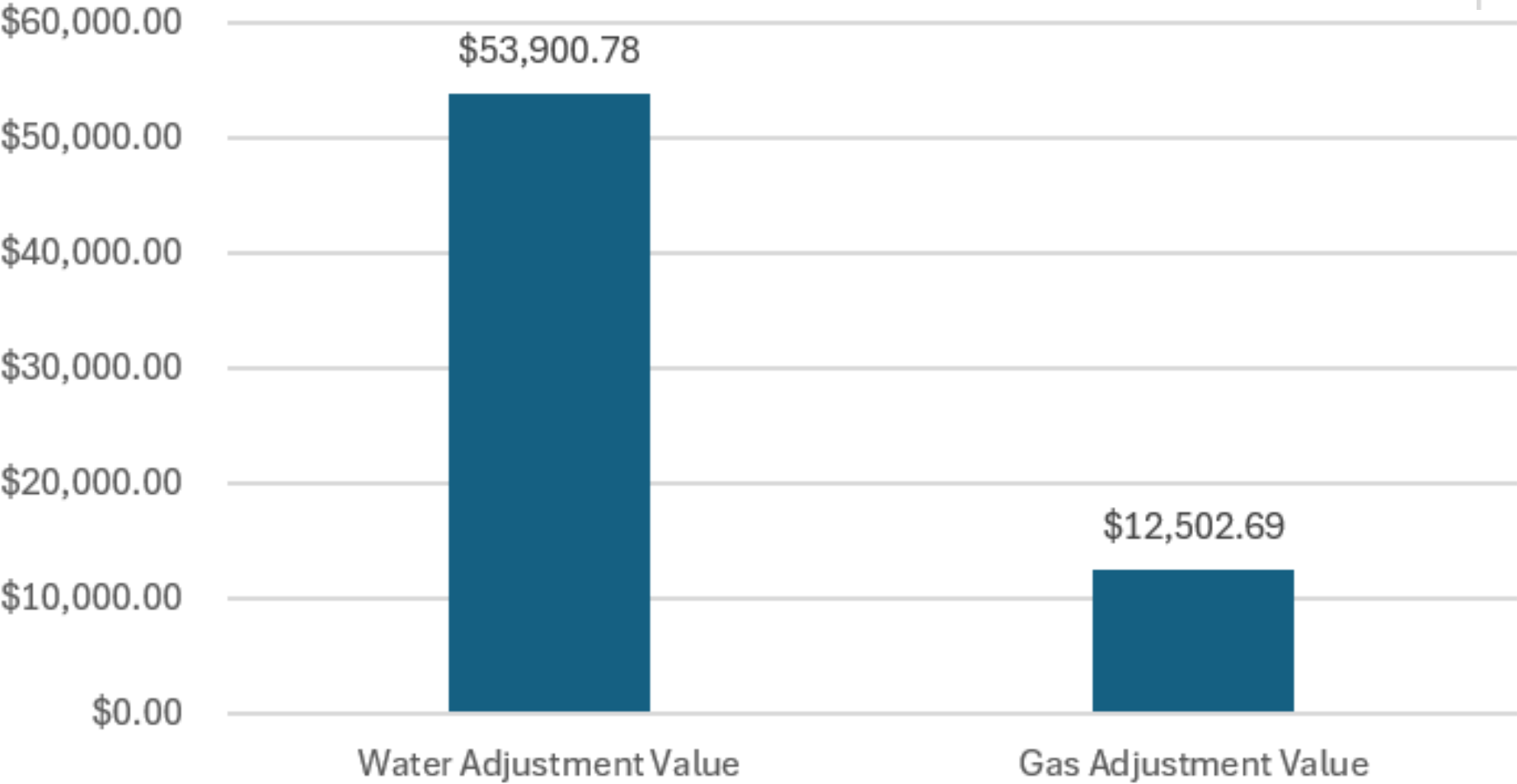
- * Infrastructure Repairs and Maintenance - completed multiple infrastructure repairs and routine maintenance tasks
- * Completion of Work Orders - successfully addressed and completed submitted work orders
- * Required Reporting - completed all monthly, quarterly, and annual reports
- * Procured contractor for the second phase of wastewater treatment plant repairs

Gas Utility

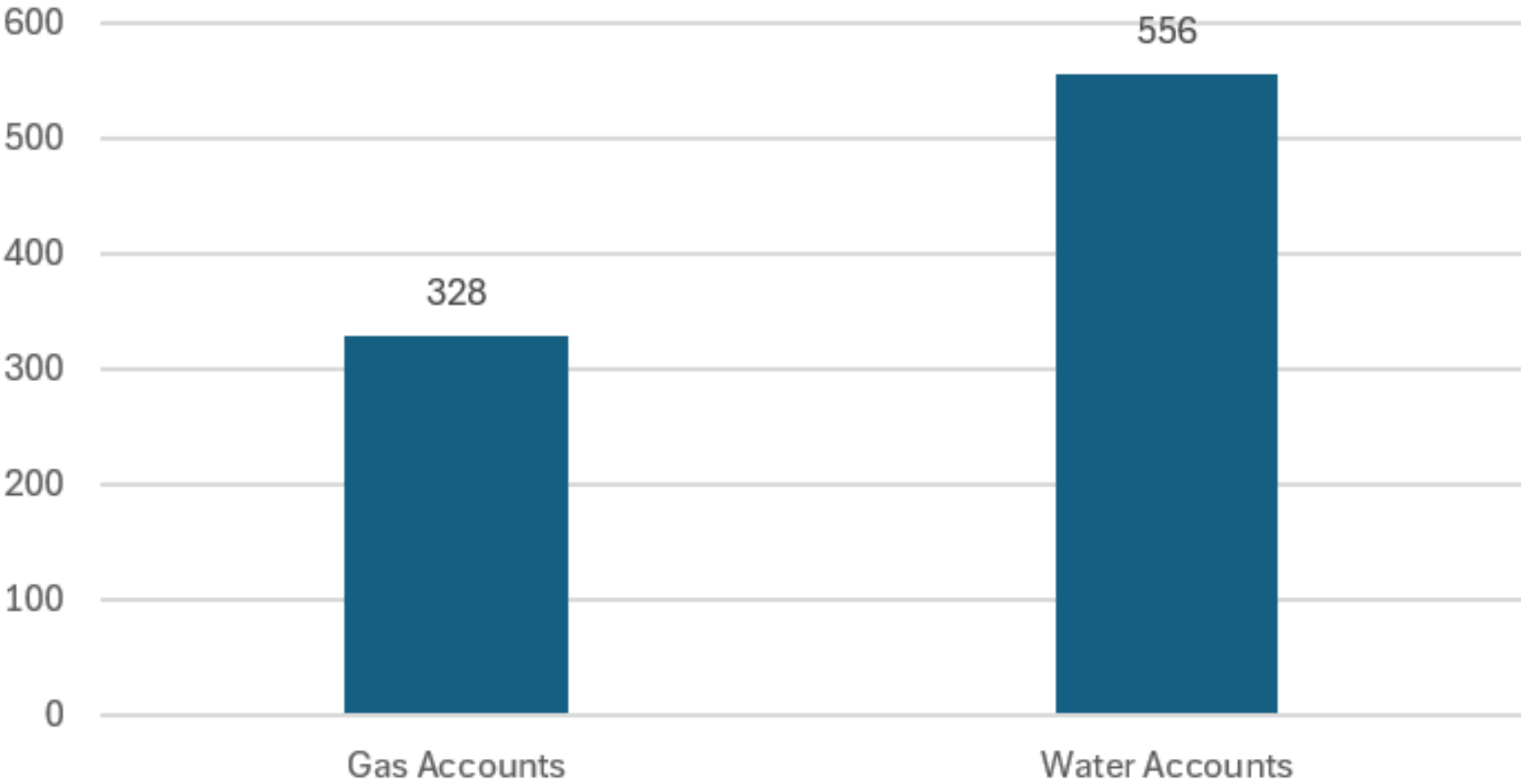
- * Infrastructure Repairs and Maintenance - completed essential infrastructure repairs and routine maintenance
- * Completion of Work Orders - fulfilled all work orders in a timely manner
- * DIMP Infrastructure Replacement/Repairs - completed required Distribution Integrity Management Program (DIMP) infrastructure replacement and repairs
- * Final WTG Settlement payment processed in December.

Adjustments

2024 Utility Account Adjustment Values

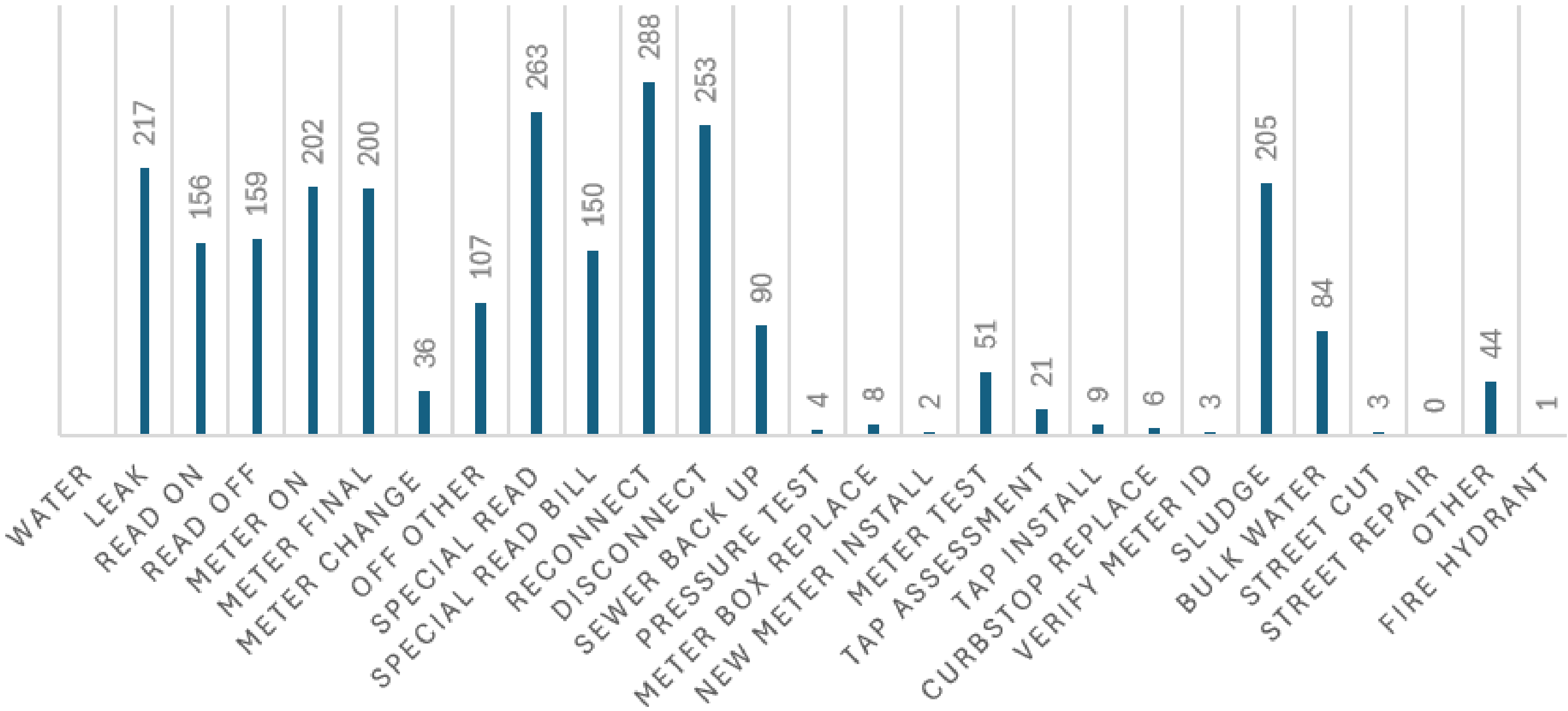


2024 Number of Adjustments

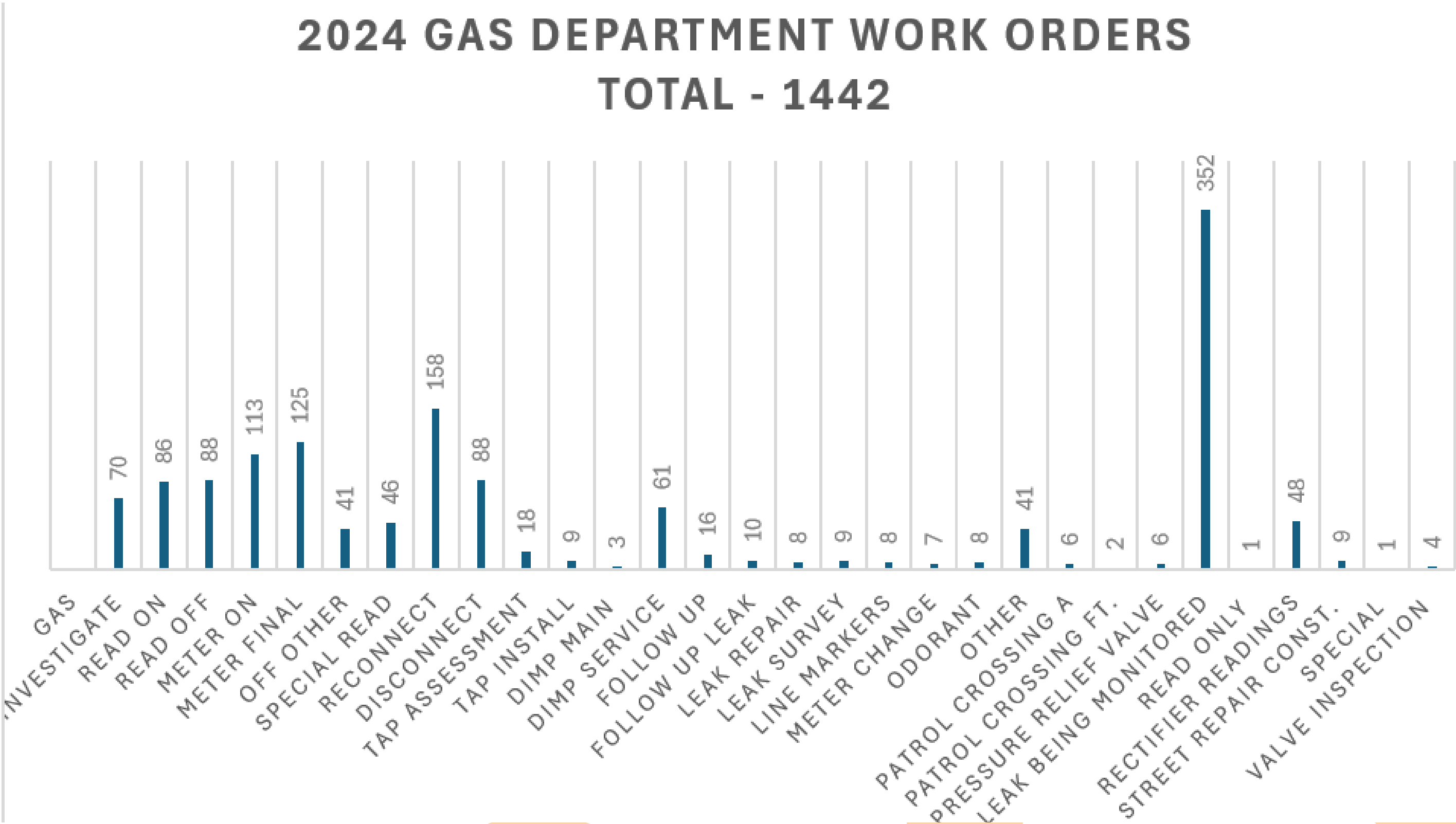


Water Department

2024 WATER DEPARTMENT WORK ORDERS TOTAL - 2562



Gas Department



Thank You

📍 100 N 13 St, Alpine, Texas 79830

🌐 www.cityofalpine.com

📞 432-837-3301

CITY COUNCIL AGENDA ITEM REPORT

January 21, 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

Finance Report - November 2024 Revenue and Expenses. (M. Antrim, City Manager)

EXECUTIVE SUMMARY

City of Alpine Budget Analysis - November vs. October 2024

The November 2024 Budget Analysis reflects a continued progression in both revenue generation and expenditure across all major city funds compared to October 2024.

Revenues:

- General Fund revenue increased from \$197,784 (3.03%) in October to \$686,200 (10.84%) in November, reflecting a significant rise in income collection.
- Water/Wastewater/Sanitation Utility revenue rose from \$444,467 (6.47%) to \$903,429 (13.15%).
- Airport Fund revenue increased modestly from \$50,015 (6.34%) to \$111,885 (14.19%).
- Hotel Occupancy Tax Fund showed an improvement from \$3,323 (0.40%) to \$21,796 (2.62%).
- Gas Utility revenue remained consistent at \$86,779 (3.62%).

Expenditures:

- General Fund expenditures increased from \$398,250 (6.10%) in October to \$864,490 (13.24%) in November, indicating higher operational activity.
- Water/Wastewater/Sanitation Utility expenditures grew from \$154,330 (2.25%) to \$476,359 (6.93%).
- Airport Fund spending slightly increased from \$75,011 (9.51%) to \$112,958 (14.33%).
- Hotel Occupancy Tax Fund spending rose from \$66,299 (7.98%) to \$125,716 (15.13%).
- Gas Utility spending remained stable at \$109,203 (4.56%).

Key Insights:

Revenue collection across most funds has shown a positive trend, aligning with increased

expenditure.

The General Fund saw the most significant increases in both revenue and expenditures, reflecting expanded city operations and service delivery. Utility and infrastructure maintenance spending has continued to rise as planned. Continued monitoring is recommended to ensure continued fiscal balance.

SUPPORTING MATERIALS

1. Budget Analysis - COA - November 2024
-

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 - 1/13/2025
Approved - 1/13/2025
New -

CITY OF ALPINE
SUMMARY OF REVENUES AND EXPENDITURES AS OF NOVEMBER 30, 2024

2nd month in Fiscal Year 2024-2025 or 16% completed as of November 30, 2024

REVENUES				EXPENDITURES		
FUND	FY 2025 Budget	FY 2025 Actual	% of FY 2025 Budget	FY 2025 Budget	FY 2025 Actual	% of FY 2025 Budget
	Amended			Amended		
General Fund	\$6,327,557	\$686,200	10.84%	\$6,527,557	\$864,490	13.24%
Water/Wastewater/Sanitation Utility Fund	\$6,869,402	\$903,429	13.15%	\$6,869,402	\$476,359	6.93%
Airport Fund	\$788,457	\$111,885	14.19%	\$788,457	\$112,958	14.33%
Hotel Occupancy Tax Fund	\$830,914	\$21,796	2.62%	\$830,914	\$125,716	15.13%
Gas Utility Fund	\$2,395,072	\$86,779	3.62%	\$2,395,072	\$109,203	4.56%
Interest & Sinking Fund	\$51,400	\$9,012	17.53%	\$51,400	\$0	0.00%

GENERAL FUND - NOVEMBER 2024

ACT		ORIGINAL	AMENDED	ENCUMBERED	ACTIVITY	ACTIVITY	CURRENT	USED
NUM	ACCOUNT-TITLE	BUDGET-AMOUNT	BUDGET-AMOUNT	YEAR-TO-DATE	YEAR-TO-DATE	MONTH-TO-DATE	BALANCE	PCT
-----							-----	
REPORTING FUND: 0001 GENERAL FUND							EFFECTIVE MONTH - 11	
0520 NON DEPARTMENTAL REVENUE								
=====								
1000	SALE-CITY PROPERTY/ EASEMENTS	10,000.00	10,000.00		512.00	0.00	9,488.00	05
2000	WORKMAN'S COMP REFUND	0.00	0.00		0.00	0.00	0.00	
9000	AUCTION	10,000.00	10,000.00		0.00	0.00	10,000.00	00
9002	OTHER FINANCING SOURCE - RIGHT TO	0.00	0.00		0.00	0.00	0.00	
-----		-----		-----		-----		----
	NON DEPARTMENTAL REVENUE	20,000.00	20,000.00	0.00	512.00	0.00	19,488.00	03
0521 INTEREST RESERVE ACCOUNTS								
=====								
0001	TEXSTAR	75,000.00	75,000.00		17,641.69	8,546.36	57,358.31	24
0002	TXCLASS CAPITAL IMPROVEMENTS	10,000.00	10,000.00		2,206.63	1,069.88	7,793.37	22
0003	TXCLASS FIRE ASSISTANCE	10,000.00	10,000.00		1,822.83	883.79	8,177.17	18
0004	TXCLASS CREEK PROJECT	10,000.00	10,000.00		2,115.18	1,025.54	7,884.82	21
0005	TXCLASS PUEBLO NUEVO	5,000.00	5,000.00		1,349.00	654.05	3,651.00	27
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	INTEREST RESERVE ACCOUNTS	110,000.00	110,000.00	0.00	25,135.33	12,179.62	84,864.67	23
0523 ADMINISTRATIVE REVENUES								
=====								
0090	ENTERPRISE ADMINISTRATIVE FEE	702,761.00	702,761.00		0.00	0.00	702,761.00	00
0100	ENTERPRISE FRANCHISE FEE	387,269.00	387,269.00		0.00	0.00	387,269.00	00
0612	FY 20 NSF - RETURNED CHECK FEE	150.00	150.00		0.00	0.00	150.00	00
1303	BEER & WINE PERMITS	7,500.00	7,500.00		0.00	0.00	7,500.00	00
1304	COIN OPERATEDAMUSEMENT FEE	6,000.00	6,000.00		0.00	0.00	6,000.00	00
1305	REZONING/VARIANCES	1,000.00	1,000.00		0.00	0.00	1,000.00	00
1306	PEDDLARS/SOLICITORS FEES	500.00	500.00		0.00	0.00	500.00	00
2000	7 % HOT OVERHEAD	44,677.00	44,677.00		0.00	0.00	44,677.00	00
2104	COPIES/PUBLIC	1,000.00	1,000.00		2.50	0.00	997.50	00
5203	SERV CHRГ/BAD CHECKS	200.00	200.00		0.00	0.00	200.00	00
5220	Discounts Earned (True Value)	0.00	0.00		0.00	0.00	0.00	
5221	DONATIONS	2,000.00	2,000.00		0.00	0.00	2,000.00	00
7000	GENERAL BANK ACCT 2207 INTEREST	85,000.00	85,000.00		16,492.88	8,066.40	68,507.12	19
7003	INTEREST REVENUE - LEASE	0.00	0.00		0.00	0.00	0.00	
7500	POST OFFICE GROUND LEASE	3,894.00	3,894.00		733.34	366.67	3,160.66	19
7501	NEIGHBORHOOD CENTER LEASE	6,000.00	6,000.00		1,000.00	500.00	5,000.00	17
7502	ALPINE COUNTRY CLUB LEASE - GOLF C	2.00	2.00		0.00	0.00	2.00	00
9920	MISC INCOME/FEES	2,500.00	12,500.00		708.63	533.63	11,791.37	06
9921	TML. CONFERENCE	0.00	0.00		0.00	0.00	0.00	
9922	OTHER GOVERNMENT/GRANT REIMBURSEME	0.00	0.00		0.00	0.00	0.00	
-----		-----		-----		-----		----
	ADMINISTRATIVE REVENUES	1,250,453.00	1,260,453.00	0.00	18,937.35	9,466.70	1,241,515.65	02
0524 MUNICIPAL COURT REVENUES								
=====								
2800	SCHOOL ZONE & BUS VIOLATIONS	0.00	0.00		0.00	0.00	0.00	
2900	FINES & FEES REVENUE	50,000.00	50,000.00		8,033.84	4,596.74	41,966.16	16
3000	DEFERRED DISPOSITION	0.00	0.00		0.00	0.00	0.00	
3300	MUN COURT TECHNOLOGY FUND	0.00	0.00		4.00	0.00	4.00+	
3350	TECHNOLOGY FUND INTEREST EARNED	0.00	0.00		0.00	0.00	0.00	
3400	MUNICIPAL COURT SECURITY FUND	0.00	0.00		390.33	219.76	390.33+	
3500	TIME PAYMENT FEE	250.00	250.00		0.00	0.00	250.00	00
9000	OVERAGE/SHORTAGE	0.00	0.00		1.00-	0.00	1.00	
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ACT NUM	ACCOUNT-TITLE	ORIGINAL BUDGET-AMOUNT	AMENDED BUDGET-AMOUNT	ENCUMBERED YEAR-TO-DATE	ACTIVITY YEAR-TO-DATE	ACTIVITY MONTH-TO-DATE	CURRENT BALANCE	USED PCT
REPORTING FUND: 0001 GENERAL FUND							EFFECTIVE MONTH - 11	
	MUNICIPAL COURT REVENUES	50,250.00	50,250.00	0.00	8,427.17	4,816.50	41,822.83	17
0531	POLICE REVENUES							
=====	=====							
0600	REIMBURSEMENTS	2,200.00	2,200.00		0.00	0.00	2,200.00	00
0900	LEOSE-STATE COMPTROLLER	1,200.00	1,200.00		0.00	0.00	1,200.00	00
1000	RESTITUTION	0.00	0.00		0.00	0.00	0.00	
1304	POLICE IMPOUNDS	0.00	0.00		0.00	0.00	0.00	
1305	SPECIAL EVENT REVENUE	0.00	0.00		0.00	0.00	0.00	
1306	OVERSIZED ESCORT FEE	0.00	0.00		0.00	0.00	0.00	
1501	POLICE FINES	0.00	0.00		0.00	0.00	0.00	
1507	POLICE ACCIDENT REPORTS	1,250.00	1,250.00		50.00	0.00	1,200.00	04
1615	ABANDONED VEHICLES & INT	0.00	0.00		0.00	0.00	0.00	
1616	PD/FED EQUIT SHAR & INT	0.00	0.00		0.00	0.00	0.00	
1700	CIVIC CENTER SECURITY	0.00	0.00		0.00	0.00	0.00	
1900	DONATIONS	0.00	0.00		0.00	0.00	0.00	
9922	INSURANCE CLAIM	0.00	0.00		0.00	0.00	0.00	
-----	-----	-----	-----	-----	-----	-----	-----	-----
	POLICE REVENUES	4,650.00	4,650.00	0.00	50.00	0.00	4,600.00	01
0532	FIRE DEPARTMENT REVENUES							
=====	=====							
0600	FIRE DEPT REIMBURSEMENT - COUNTY	0.00	0.00		0.00	0.00	0.00	
-----	-----	-----	-----	-----	-----	-----	-----	-----
	FIRE DEPARTMENT REVENUES	0.00	0.00	0.00	0.00	0.00	0.00	
0534	AD VALOREM TAX REVENUE							
=====	=====							
0300	CURRENT TAX COLLEC.	2,203,447.00	2,203,447.00		272,230.81	261,089.25	1,931,216.19	12
0400	Delinquent Property Tax Collection	0.00	0.00		12,103.76	8,736.43	12,103.76+	
0410	M&O - Delinquent Years	0.00	0.00		0.00	0.00	0.00	
0420	I&S Delinquent Years	0.00	0.00		0.00	0.00	0.00	
0502	CURRENT PENALTY & INTEREST	0.00	0.00		977.24	0.00	977.24+	
0504	DELINQUENT PENALTY & INTERE	0.00	0.00		4,008.19	3,057.42	4,008.19+	
0505	DEALERSHIP INV. TX	0.00	0.00		0.00	0.00	0.00	
0506	EXCESS PROCEEDS-TAX SALES	0.00	0.00		11,848.38	5,483.21	11,848.38+	
0507	BPP TAXES	0.00	0.00		0.00	0.00	0.00	
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	AD VALOREM TAX REVENUE	2,203,447.00	2,203,447.00	0.00	301,168.38	278,366.31	1,902,278.62	14
0535	BUILDING SERVICES REVENUE							
=====	=====							
1301	PLUMBING PERMIT	15,000.00	15,000.00		1,914.92	1,057.48	13,085.08	13
1302	BUILDING PERMITS	65,000.00	65,000.00		8,472.71	2,437.86	56,527.29	13
1303	ELECTRICAL PERMITS	10,000.00	10,000.00		558.17	299.92	9,441.83	06
1304	IMPOUNDS	0.00	0.00		0.00	0.00	0.00	
1305	MOVING PERMIT	2,500.00	2,500.00		0.00	0.00	2,500.00	00
1306	SIGN PERMIT	1,000.00	1,000.00		226.50	0.00	773.50	23
1307	FILMING PERMIT	500.00	500.00		400.00	75.00	100.00	80
1308	LANDFILL TIPPING FEES - AISD PROJ	0.00	0.00		0.00	0.00	0.00	
1309	LIVE MUSIC PERMIT	0.00	0.00		0.00	0.00	0.00	
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	BUILDING SERVICES REVENUE	94,000.00	94,000.00	0.00	11,572.30	3,870.26	82,427.70	12
0538	ANIMAL CONTROL REVENUES							

ACT		ORIGINAL	AMENDED	ENCUMBERED	ACTIVITY	ACTIVITY	CURRENT	USED
NUM	ACCOUNT-TITLE	BUDGET-AMOUNT	BUDGET-AMOUNT	YEAR-TO-DATE	YEAR-TO-DATE	MONTH-TO-DATE	BALANCE	PCT

REPORTING FUND: 0001 GENERAL FUND							EFFECTIVE MONTH - 11	
=====								
1301	QUARANTINE	4,500.00	4,500.00		0.00	0.00	4,500.00	00
1303	PET ADOPTIONS	12,500.00	12,500.00		950.00	500.00	11,550.00	08
1304	ANIMAL LICENSE FEES	1,500.00	1,500.00		70.00	40.00	1,430.00	05
1305	CREMATIONS	22,250.00	22,250.00		4,075.00	2,460.00	18,175.00	18
1306	EUTHANIZATIONS	0.00	0.00		0.00	0.00	0.00	
1307	ANIMAL SURRENDER	2,000.00	2,000.00		30.00	30.00	1,970.00	02
1308	MICROCHIP	1,500.00	1,500.00		15.00	0.00	1,485.00	01
1309	ANIMAL IMPOUND	3,000.00	3,000.00		45.00	30.00	2,955.00	02
1310	VACCINES	200.00	200.00		0.00	0.00	200.00	00
1900	DONATIONS	0.00	0.00		70.00	30.00	70.00+	
2000	REIMBURSEMENTS	0.00	0.00		0.00	0.00	0.00	
9000	INSURANCE CLAIM	0.00	0.00		0.00	0.00	0.00	

	ANIMAL CONTROL REVENUES	47,450.00	47,450.00	0.00	5,255.00	3,090.00	42,195.00	11
0542 PARKS & POOL REVENUE								
=====								
1100	SWIMMING POOL ADMISSIONS	15,000.00	15,000.00		30.00-	0.00	15,030.00	00
1105	Pool Cash Drawer Overage (Shortage	0.00	0.00		0.00	0.00	0.00	
1700	EVENTS SECURITY REVENUE	1,500.00	1,500.00		0.00	0.00	1,500.00	00
1703	CIVIC CENTER RENTAL	7,500.00	7,500.00		1,550.00	900.00	5,950.00	21
1900	PAVILION RENTAL	1,500.00	1,500.00		90.00	30.00	1,410.00	06
3900	SKATE PARK-DONATIONS & INT.	0.00	0.00		0.00	0.00	0.00	
9100	MISC/REFUNDS	0.00	0.00		0.00	0.00	0.00	

	PARKS & POOL REVENUE	25,500.00	25,500.00	0.00	1,610.00	930.00	23,890.00	06
0544 STREETS REVENUE								
=====								
1901	ROAD REPAIR	60,000.00	60,000.00		0.00	0.00	60,000.00	00
5005	FIBER OPTIC EASE.	10,000.00	10,000.00		659.22	659.22	9,340.78	07
6000	GRANT REIMB	0.00	0.00		0.00	0.00	0.00	
7000	REIMBURSEMENTS	200.00	200.00		0.00	0.00	200.00	00
8000	WC SALARY REIMB	0.00	0.00		0.00	0.00	0.00	
9900	CAPITOL IMPROVEMENTS - RESERVE	0.00	0.00		0.00	0.00	0.00	
9922	INSURANCE CLAIMS	0.00	0.00		0.00	0.00	0.00	

	STREETS REVENUE	70,200.00	70,200.00	0.00	659.22	659.22	69,540.78	01
0548 CITY SALES TAX REVENUES								
=====								
0401	CITY SALES TAX	2,150,000.00	2,150,000.00		304,851.01	166,887.28	1,845,148.99	14
0402	ELECTRIC FRANCHISE TAX	62,000.00	62,000.00		4,793.18	4,793.18	57,206.82	08
0403	TELEPHONE FRANCHISE TAX	8,000.00	8,000.00		1,534.30	1,534.30	6,465.70	19
0404	T.V. CABLE FRANCHISE TAX	15,000.00	15,000.00		0.00	0.00	15,000.00	00
0406	MIXED BEVERAGE TAX	25,000.00	25,000.00		1,694.94	1,694.94	23,305.06	07

	CITY SALES TAX REVENUES	2,260,000.00	2,260,000.00	0.00	312,873.43	174,909.70	1,947,126.57	14
0599 TRANSFERS								
=====								
9100	SYSTEM ADDED TRANSFER IN	191,607.00	191,607.00		0.00	0.00	191,607.00	00
9110	SYSTEM ADDED TRANSFER OUT	0.00	0.00	0.00	0.00	0.00	0.00	

ACT		ORIGINAL	AMENDED	ENCUMBERED	ACTIVITY	ACTIVITY	CURRENT	USED
NUM	ACCOUNT-TITLE	BUDGET-AMOUNT	BUDGET-AMOUNT	YEAR-TO-DATE	YEAR-TO-DATE	MONTH-TO-DATE	BALANCE	PCT
-----							-----	
REPORTING FUND: 0001 GENERAL FUND							EFFECTIVE MONTH - 11	
	TRANSFERS	191,607.00-	191,607.00-	0.00	0.00	0.00	191,607.00-	00
0620	NON DEPARTMENTAL EXPENSES							
====	=====							
0201	SOCIAL SECURITY- ELECTION WORKERS	0.00	0.00	0.00	0.00	0.00	0.00	
0202	INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00	
0203	RETIREMENT	0.00	0.00	0.00	0.00	0.00	0.00	
1301	INSURANCE - GENERAL & LIABILITY	8,287.00	8,287.00	0.00	2,337.26	0.00	5,949.74	28
1400	CUSTODIAL SERVICE-GF DEPTS	0.00	0.00	0.00	0.00	0.00	0.00	
1401	JANITORIAL SUPPLIES	5,000.00	5,000.00	0.00	488.85	239.22	4,511.15	10
1500	COPY EXPENSE-ALL GF DEPTS	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	00
1602	MAILING - ALL GF DEPTS.	15,000.00	15,000.00	0.00	826.07	509.40	14,173.93	06
1700	COMPUTER ASST -ALL GF DEPTS	20,000.00	20,000.00	500.00	0.00	0.00	19,500.00	03
1801	DUES/SUB/MEM -ALL GF DEPTS.	25,000.00	25,000.00	0.00	5,939.84	64.94	19,060.16	24
1802	PUB/NOT/ADV - ALL GF DEPTS.	25,000.00	25,000.00	42.00	3,806.56	1,332.00	21,151.44	15
1900	PRINTING - ALL GF DEPTS.	1,500.00	1,500.00	0.00	25.00	0.00	1,475.00	02
2101	AMBULANCE SUBSIDY	165,061.00	165,061.00	0.00	27,510.16	13,755.08	137,550.84	17
2102	LIBRARY SUBSIDY	40,000.00	40,000.00	0.00	6,666.66	3,333.33	33,333.34	17
2103	AISD - CHILDCARE	0.00	0.00	0.00	0.00	0.00	0.00	
2104	FAMILY CRISIS CENTER	9,425.00	9,425.00	0.00	2,356.25	0.00	7,068.75	25
2105	CHILDRENS ADVOCACY CENTER	5,000.00	5,000.00	0.00	5,000.00	0.00	0.00	100
2106	ALPINE EMERGENCY SERVICES BOARD	40,000.00	50,000.00	0.00	0.00	0.00	50,000.00	00
2120	CONTINGENCY	0.00	0.00	0.00	0.00	0.00	0.00	
2200	ELECTION EXPENSE	12,000.00	12,000.00	0.00	8,436.37	8,436.37	3,563.63	70
2201	INTERNSHIP	0.00	0.00	0.00	0.00	0.00	0.00	
2300	EMPLOYEE RELATIONS	12,500.00	12,500.00	46.00	172.10	172.10	12,281.90	02
2301	PUBLIC RELATIONS	1,000.00	1,000.00	0.00	800.00	0.00	200.00	80
3000	IRS PENALTY/FINE/VOIDED	0.00	0.00	0.00	0.00	0.00	0.00	
4500	APPRAISAL BOARD	77,213.00	77,213.00	0.00	18,384.00	18,384.00	58,829.00	24
4501	TAX COLLECTION CONTRACT	23,643.00	23,643.00	0.00	0.00	0.00	23,643.00	00
6900	AUDIT	200,000.00	200,000.00	0.00	9,450.00	7,100.00	190,550.00	05
7900	CO HANDLING FEES	500.00	500.00	0.00	500.00	0.00	0.00	100
8002	INTEREST - LEASED EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00	
8003	LEASED - EQUIPMENT	16,000.00	16,000.00	0.00	2,844.83	1,591.36	13,155.17	18
9003	RIGHT TO USE LEASE - CAPITAL OUTLA	0.00	0.00	0.00	0.00	0.00	0.00	
9803	PRINCIPAL - RIGHT TO USE LEASES	0.00	0.00	0.00	0.00	0.00	0.00	
9804	INTEREST EXPENSE - RIGHT TO USE LE	0.00	0.00	0.00	0.00	0.00	0.00	
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	NON DEPARTMENTAL EXPENSES	712,129.00	722,129.00	588.00	95,543.95	54,917.80	625,997.05	13
0622	CITY COUNCIL EXPENSES							
====	=====							
0101	SALARIES	7,500.00	7,500.00	0.00	1,050.00	525.00	6,450.00	14
0201	SOCIAL SECURITY	573.00	573.00	0.00	80.32	40.16	492.68	14
0501	SUPPLIES	500.00	500.00	10.00	0.00	0.00	490.00	02
0502	HOSPITALITY	500.00	500.00	20.00	7.90	0.00	472.10	06
1302	LIABILITY INS - ERRORS & OMISSION	0.00	0.00	0.00	0.00	0.00	0.00	
1500	TRAINING	0.00	0.00	0.00	0.00	0.00	0.00	
1501	TRAVEL	0.00	0.00	0.00	0.00	0.00	0.00	
1502	MAYOR DISCRETIONARY	3,000.00	3,000.00	25.00	0.00	0.00	2,975.00	01
1503	WARD 1 DISCRETIONARY	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00	00
1504	WARD 2 - DISCRETIONARY	3,000.00	3,000.00	0.00	95.00	0.00	2,905.00	03
1505	WARD 3 - DISCRESTIONARY	3,000.00	3,000.00	0.00	154.12	0.00	2,845.88	05
1506	WARD 4 - DISCRETIONARY	3,000.00	3,000.00	135.00	65.88	65.88	2,799.12	07
1507	WARD 5 - DISCRETIONARY	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00	00

ACT NUM	ACCOUNT-TITLE	ORIGINAL BUDGET-AMOUNT	AMENDED BUDGET-AMOUNT	ENCUMBERED YEAR-TO-DATE	ACTIVITY YEAR-TO-DATE	ACTIVITY MONTH-TO-DATE	CURRENT BALANCE	USED PCT
REPORTING FUND: 0001 GENERAL FUND							EFFECTIVE MONTH - 11	
2000	BUILDING AND STANDARDS COMM	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	00
2121	LEGAL EXPENSES	100,000.00	100,000.00	0.00	9,849.95	8,624.95	90,150.05	10
2122	LEGAL EXPENSES - CIVIL	0.00	0.00	0.00	0.00	0.00	0.00	
CITY COUNCIL EXPENSES		152,073.00	152,073.00	190.00	11,303.17	9,255.99	140,579.83	08
0623 ADMINISTRATIVE EXPENSES								
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0101	SALARIES	426,096.00	426,096.00	0.00	62,617.05	37,570.23	363,478.95	15
0103	OVERTIME	3,058.00	3,058.00	0.00	0.00	0.00	3,058.00	00
0104	CM - CAR ALLOWANCE	0.00	0.00	0.00	0.00	0.00	0.00	
0201	SOCIAL SECURITY	37,745.00	37,745.00	0.00	4,693.56	2,825.80	33,051.44	12
0202	INSURANCE - GROUP	44,314.00	44,314.00	0.00	8,858.12	4,429.06	35,455.88	20
0203	RETIREMENT	7,679.00	7,679.00	0.00	1,340.00	804.00	6,339.00	17
0204	UNEMPLOYMENT	819.00	819.00	0.00	82.33	0.00	736.67	10
0205	INS - WORKMEN'S COMP	675.00	675.00	0.00	89.70	0.00	585.30	13
0501	SUPPLIES	6,500.00	6,500.00	276.60	781.25	457.91	5,442.15	16
0701	MAINT - VEHICLE	0.00	0.00	0.00	0.00	0.00	0.00	
0900	FUEL & OIL	0.00	0.00	0.00	0.00	0.00	0.00	
1101	ELECTRICITY	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	00
1500	TRAINING	7,500.00	7,500.00	625.00	765.00	725.00	6,110.00	19
1501	TRAVEL	10,000.00	10,000.00	978.00	4,882.81	2,805.04	4,139.19	59
1700	IT EQUIPMENT/ SOFTWARE	20,000.00	20,000.00	0.00	48.70	13.53	19,951.30	00
2200	TML CONFERENCE	0.00	0.00	0.00	0.00	0.00	0.00	
2700	TELEPHONE EXPENSES	7,500.00	7,500.00	0.00	1,189.34	594.67	6,310.66	16
2750	CELL PHONE EXPENSES	1,500.00	1,500.00	0.00	118.45	118.45	1,381.55	08
2800	DRUG TESTING	0.00	0.00	0.00	0.00	0.00	0.00	
3000	CODIFICATION-ORDINANCE	15,000.00	15,000.00	0.00	2,114.00	0.00	12,886.00	14
9700	SOFTWARE/EMPLOYEE REVIEW	0.00	0.00	0.00	8,625.00	8,625.00	8,625.00	
9800	CIP - COMPUTERS/IT	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	00
9801	LEASED VEHICLE	0.00	0.00	0.00	0.00	0.00	0.00	
9802	INTEREST - LEASED EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00	
ADMINISTRATIVE EXPENSES		603,386.00	603,386.00	1,879.60	96,205.31	58,968.69	505,301.09	16
0624 MUNICIPAL COURT EXPENSES								
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0101	SALARIES	34,219.00	34,219.00	0.00	2,126.25	2,126.25	32,092.75	06
0103	OVERTIME	1,023.00	1,023.00	0.00	0.00	0.00	1,023.00	00
0105	CONTRACT LABOR	43,500.00	43,500.00	0.00	3,350.00	3,350.00	40,150.00	08
0201	SOCIAL SECURITY	2,689.00	2,689.00	0.00	162.66	162.66	2,526.34	06
0202	INSURANCE - GROUP	8,862.00	8,862.00	0.00	0.00	0.00	8,862.00	00
0203	RETIREMENT	770.00	770.00	0.00	45.50	45.50	724.50	06
0204	UNEMPLOYMENT	117.00	117.00	0.00	0.00	0.00	117.00	00
0205	INS - WORKMEN'S COMP	0.00	0.00	0.00	0.00	0.00	0.00	
0208	FINE COLLECTION/FTA FEES	0.00	0.00	0.00	0.00	0.00	0.00	
0501	OFFICE SUPPLIES	2,500.00	2,500.00	276.60	0.00	0.00	2,223.40	11
0502	SUPPLIES	1,000.00	1,000.00	0.00	335.01	30.58	664.99	34
1500	TRAINING	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00	00
1501	TRAVEL	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00	00
1700	IT EQUIPMENT/SOFTWARE	5,000.00	5,000.00	0.00	2,610.00	0.00	2,390.00	52
2000	CONTRACT	0.00	0.00	0.00	0.00	0.00	0.00	
2700	TELEPHONE EXPENSES	4,500.00	4,500.00	0.00	643.81	321.90	3,856.19	14
2750	Cell Phone Expense	0.00	0.00	0.00	0.00	0.00	0.00	
2800	DRUG TESTING	0.00	0.00	0.00	0.00	0.00	0.00	

ACT NUM	ACCOUNT-TITLE	ORIGINAL BUDGET-AMOUNT	AMENDED BUDGET-AMOUNT	ENCUMBERED YEAR-TO-DATE	ACTIVITY YEAR-TO-DATE	ACTIVITY MONTH-TO-DATE	CURRENT BALANCE	USED PCT
REPORTING FUND: 0001 GENERAL FUND							EFFECTIVE MONTH - 11	
	MUNICIPAL COURT EXPENSES	108,680.00	108,680.00	276.60	9,273.23	6,036.89	99,130.17	09
0631	POLICE EXPENSES							
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0101	SALARIES	992,338.00	992,338.00	0.00	151,932.41	91,975.64	840,405.59	15
0103	OVERTIME	62,203.00	62,203.00	0.00	13,521.50	9,166.04	48,681.50	22
0104	EVENT SECURITY	0.00	0.00	0.00	150.00	150.00	150.00-	
0201	SOCIAL SECURITY	80,461.00	80,461.00	0.00	12,330.76	7,579.85	68,130.24	15
0202	INSURANCE GROUP	168,394.00	168,394.00	0.00	24,366.76	11,993.34	144,027.24	14
0203	RETIREMENT	23,042.00	23,042.00	0.00	3,543.87	2,167.61	19,498.13	15
0204	UNEMPLOYMENT	2,340.00	2,340.00	0.00	100.82	0.00	2,239.18	04
0205	INS - WORKMEN'S COMP	26,402.00	26,402.00	0.00	6,067.84	0.00	20,334.16	23
0400	SAFETY PROGRAM	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00	00
0501	OFFICE SUPPLIES	6,000.00	6,000.00	554.00	75.00	75.00	5,371.00	10
0502	FIELD SUPPLIES	10,000.00	10,000.00	0.00	162.91	162.91	9,837.09	02
0510	UNIFORMS	10,000.00	10,000.00	87.92	853.14	853.14	9,058.94	09
0700	MAINT - EQUIPMENT	3,500.00	3,500.00	0.00	50.00	50.00	3,450.00	01
0701	MAINT-VEHICLE	10,000.00	10,000.00	1,015.22	2,169.75	2,154.75	6,815.03	32
0713	MAINT - DRUG DOG	5,000.00	5,000.00	400.00	0.00	0.00	4,600.00	08
0900	FUEL & OIL	25,000.00	25,000.00	0.00	2,525.05	2,525.05	22,474.95	10
1101	ELECTRICITY	8,400.00	8,400.00	0.00	14.25	14.25	8,385.75	00
1301	LAW ENFORCEMENT LIABILITY INS	29,752.00	29,752.00	0.00	7,215.00	0.00	22,537.00	24
1401	JANITORIAL SUPPLIES	1,000.00	1,000.00	0.00	310.02	310.02	689.98	31
1500	TRAINING	10,000.00	10,000.00	0.00	1,205.00	755.00	8,795.00	12
1501	TRAVEL	10,000.00	10,000.00	128.00	459.30	255.30	9,412.70	06
1700	FY20 - IT/SOFTWARE	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00	00
2700	TELEPHONE EXPENSES	13,250.00	13,250.00	0.00	2,203.48	1,109.48	11,046.52	17
2750	CELL PHONE EXPENSES	12,500.00	12,500.00	0.00	1,032.94	1,032.94	11,467.06	08
2800	DRUG TESTING	0.00	0.00	0.00	0.00	0.00	0.00	
3000	HEPATITIS SHOTS	0.00	0.00	0.00	0.00	0.00	0.00	
3100	INFORMANT MONEY	0.00	0.00	0.00	0.00	0.00	0.00	
3200	COMMUNITY PROGRAMS	12,000.00	12,000.00	0.00	651.21	0.00	11,348.79	05
3300	INVESTIGATIVE EXPENSES	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00	00
3700	COPSYNC / SOUTHERN SOFTWARE	18,250.00	18,250.00	0.00	0.00	0.00	18,250.00	00
7000	CODE RED SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	
7001	FEDERAL WARNING SYSTEM	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00	00
8001	LEASED VEHICLES	80,918.00	80,918.00	0.00	7,623.15	3,803.16	73,294.85	09
8002	INTEREST - LEASED EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00	
8003	LEASED - EQUIPMENT	0.00	0.00	0.00	437.12	218.56	437.12-	
9300	FY 24 - TASERS	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	00
9922	INSURANCE CLAIMS - PROPERTY	0.00	0.00	0.00	0.00	0.00	0.00	
	POLICE EXPENSES	1,637,250.00	1,637,250.00	2,185.14	239,001.28	136,352.04	1,396,063.58	15
0632	FIRE DEPT EXPENSES							
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0101	SALARIES	0.00	0.00	0.00	0.00	0.00	0.00	
0201	SOCIAL SECURITY	0.00	0.00	0.00	0.00	0.00	0.00	
0202	INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00	
0203	RETIREMENT	0.00	0.00	0.00	0.00	0.00	0.00	
0204	UNEMPLOYMENT	0.00	0.00	0.00	0.00	0.00	0.00	
0205	INS - WORKMANS COMP	0.00	0.00	0.00	0.00	0.00	0.00	
0501	OFFICE SUPPLIES	0.00	0.00	0.00	0.00	0.00	0.00	
0502	FIELD SUPPLIES	0.00	0.00	0.00	0.00	0.00	0.00	

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REPORTING FUND: 0001 GENERAL FUND							EFFECTIVE MONTH - 11	
0700	MAINT - EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00	
0701	MAINT-VEHICLES	0.00	0.00	0.00	0.00	0.00	0.00	
0900	FUEL & OIL	0.00	0.00	0.00	0.00	0.00	0.00	
1301	LIABILITY/AUTO COVERAGE	0.00	0.00	0.00	0.00	0.00	0.00	
1500	TRAINING	0.00	0.00	0.00	0.00	0.00	0.00	
1501	TRAVEL	0.00	0.00	0.00	0.00	0.00	0.00	
2700	TELEPHONE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
2750	CELL PHONE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
2800	DRUG TESTING	0.00	0.00	0.00	0.00	0.00	0.00	
3702	FIRE CALLS	0.00	0.00	0.00	0.00	0.00	0.00	
9002	CIP - BREATHING APPARATUS	0.00	0.00	0.00	0.00	0.00	0.00	

	FIRE DEPT EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
0635 BUILDING SERVICES EXPENSES								
=====								
0101	SALARIES	152,317.00	152,317.00	0.00	23,695.34	13,314.54	128,621.66	16
0103	OVERTIME	2,418.00	2,418.00	0.00	22.59	0.00	2,395.41	01
0105	CONTRACT LABOR	0.00	0.00	0.00	0.00	0.00	0.00	
0201	SOCIAL SECURITY	11,806.00	11,806.00	0.00	1,726.02	974.36	10,079.98	15
0202	INSURANCE-GROUP	26,588.00	26,588.00	0.00	5,514.35	2,199.88	21,073.65	21
0203	RETIREMENT	3,381.00	3,381.00	0.00	507.55	284.92	2,873.45	15
0204	UNEMPLOYMENT	351.00	351.00	0.00	93.19	0.00	257.81	27
0205	INS-WORKERS COMP	195.00	195.00	0.00	133.50	0.00	61.50	68
0501	OFFICE SUPPLIES	3,000.00	3,000.00	0.00	227.92	0.00	2,772.08	08
0502	FIELD SUPPLIES	0.00	0.00	0.00	0.00	0.00	0.00	
0510	UNIFORMS	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	00
0701	MAINT-VEHICLE	1,000.00	1,000.00	23.47	0.00	0.00	976.53	02
0900	FUEL & OIL	2,000.00	2,000.00	0.00	159.54	159.54	1,840.46	08
1301	LIABILITY/AUTO COVERAGE	941.00	941.00	0.00	223.25	0.00	717.75	24
1500	TRAINING	5,000.00	5,000.00	0.00	2,085.00	0.00	2,915.00	42
1501	TRAVEL	4,000.00	4,000.00	0.00	0.00	0.00	4,000.00	00
1700	IT EQUIPMENT/SOFTWARE	6,000.00	6,000.00	287.88	338.69	325.16	5,373.43	10
2000	VEHICLE ABATEMENT	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	00
2100	ENFORCEMENT CLEAN UP	4,500.00	4,500.00	527.00	431.75	0.00	3,541.25	21
2700	TELEPHONE EXPENSES	3,500.00	3,500.00	0.00	523.08	261.54	2,976.92	15
2750	CELL PHONE EXPENSES	1,250.00	1,250.00	0.00	80.46	80.46	1,169.54	06
2800	DRUG TESTING	0.00	0.00	0.00	0.00	0.00	0.00	
3500	ENGINEERING	0.00	0.00	0.00	0.00	0.00	0.00	
8001	LEASED VEHICLE	16,393.00	16,393.00	0.00	1,917.10	958.55	14,475.90	12
8002	INTEREST - LEASED EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00	
9000	PLANNING	0.00	0.00	0.00	0.00	0.00	0.00	

	BUILDING SERVICES EXPENSES	265,640.00	265,640.00	838.35	37,679.33	18,558.95	227,122.32	14
0636 HUMAN RESOURCE EXPENSES								
=====								
0101	SALARIES	74,505.00	74,505.00	0.00	10,513.06	7,825.06	63,991.94	14
0103	OVERTIME	1,153.00	1,153.00	0.00	263.82	263.82	889.18	23
0201	SOCIAL SECURITY	5,773.00	5,773.00	0.00	810.85	608.03	4,962.15	14
0202	INSURANCE	17,726.00	17,726.00	0.00	822.46	782.76	16,903.54	05
0203	RETIREMENT	1,653.00	1,653.00	0.00	230.62	173.10	1,422.38	14
0204	UNEMPLOYMENT	234.00	234.00	0.00	3.25	0.00	230.75	01
0205	WORKMEN COMP	0.00	0.00	0.00	0.00	0.00	0.00	
0501	SUPPLIES	2,000.00	2,000.00	542.35	7.00	7.00	1,450.65	27

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REPORTING FUND: 0001 GENERAL FUND							EFFECTIVE MONTH - 11	
1500	TRAINING	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00	00
1501	TRAVEL	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00	00
1700	IT EQUIPMENT/ SOFTWARE	3,500.00	3,500.00	0.00	0.00	0.00	3,500.00	00
2800	DRUG TESTING	2,500.00	2,500.00	0.00	375.00	375.00	2,125.00	15
HUMAN RESOURCE EXPENSES		114,044.00	114,044.00	542.35	13,026.06	10,034.77	100,475.59	12
0637 FINANCE DEPT EXPENSES								
=====								
0101	SALARIES	284,809.00	284,809.00	0.00	32,292.52	17,402.00	252,516.48	11
0103	OVERTIME	4,321.00	4,321.00	0.00	188.71	0.00	4,132.29	04
0105	CONTRACT LABOR	0.00	0.00	0.00	11,100.00	1,142.50	11,100.00	-
0201	SOCIAL SECURTY	21,963.00	21,963.00	0.00	2,336.90	1,261.28	19,626.10	11
0202	INSURANCE-GROUP	35,452.00	35,452.00	0.00	6,367.20	3,183.60	29,084.80	18
0203	RETIREMENT	6,290.00	6,290.00	0.00	695.08	372.38	5,594.92	11
0204	UNEMPLOYMENT	468.00	468.00	0.00	42.57	0.00	425.43	09
0205	INS - WORKMEN'S COMP	0.00	0.00	0.00	0.00	0.00	0.00	
0501	SUPPLIES	5,000.00	5,000.00	276.60	2,043.87	1,640.21	2,679.53	46
1500	TRAINING	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	00
1501	TRAVEL	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	00
1700	IT EQUIPMENT/ SOFTWARE	18,000.00	18,000.00	1,000.00	8,910.00	0.00	8,090.00	55
2700	TELEPHONE EXPENSES	5,500.00	5,500.00	0.00	601.58	229.45	4,898.42	11
2750	CELL PHONE EXPENSES	500.00	500.00	0.00	0.00	0.00	500.00	00
2800	DRUG TESTING	0.00	0.00	0.00	0.00	0.00	0.00	
FINANCE DEPT EXPENSES		392,303.00	392,303.00	1,276.60	64,578.43	25,231.42	326,447.97	17
0638 ANIMAL CONTROL EXPENSES								
=====								
0101	SALARIES	221,834.00	221,834.00	0.00	35,943.74	22,114.29	185,890.26	16
0103	OVERTIME	9,913.00	9,913.00	0.00	1,802.01	1,076.30	8,110.99	18
0201	SOCIAL SECURITY	17,682.00	17,682.00	0.00	2,772.35	1,716.47	14,909.65	16
0202	INSURANCE-GROUP	44,314.00	44,314.00	0.00	7,303.84	3,651.92	37,010.16	16
0203	RETIREMENT	5,064.00	5,064.00	0.00	807.74	496.26	4,256.26	16
0204	UNEMPLOYMENT	702.00	702.00	0.00	41.62	0.00	660.38	06
0205	INS-WORKMEN'S COMP	4,445.00	4,445.00	0.00	1,203.75	0.00	3,241.25	27
0501	SUPPLIES	2,500.00	2,000.00	0.00	108.00	74.00	1,892.00	05
0502	FIELD SUPPLIES	2,500.00	2,500.00	500.00	500.90	195.22	1,499.10	40
0510	UNIFORMS	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00	00
0700	MAINT - EQUIPMENT	500.00	1,000.00	0.00	611.10	611.10	388.90	61
0701	MAINT-VEHICLE	1,500.00	1,500.00	0.00	7.50	7.50	1,492.50	01
0900	FUEL & OIL	6,500.00	6,500.00	0.00	263.39	263.39	6,236.61	04
1101	ELECTRICITY	3,500.00	3,500.00	0.00	462.72	0.00	3,037.28	13
1301	LIABILITY/AUTO COVERAGE	3,506.00	3,506.00	0.00	873.50	0.00	2,632.50	25
1401	JANITORIAL SUPPLIES	8,000.00	8,000.00	558.37	710.09	0.00	6,731.54	16
1500	TRAINING	6,000.00	6,000.00	0.00	150.00	150.00	5,850.00	03
1501	TRAVEL	4,000.00	4,000.00	950.94	1,893.12	1,893.12	1,155.94	71
1700	IT/SOFTWARE	4,500.00	4,500.00	0.00	27.06	13.53	4,472.94	01
2700	TELEPHONE EXPENSES	5,000.00	5,000.00	0.00	833.38	416.69	4,166.62	17
2750	CELL PHONE EXPENSES	2,000.00	2,000.00	0.00	160.92	160.92	1,839.08	08
2800	DRUG TESTING	0.00	0.00	0.00	0.00	0.00	0.00	
3200	ANIMAL CARE	35,000.00	35,000.00	0.00	3,833.22	1,940.75	31,166.78	11
3301	SPAY & NEUTER PROGRAM	30,000.00	30,000.00	0.00	1,161.25	1,161.25	28,838.75	04
8001	LEASED VEHICLE	21,571.00	21,571.00	0.00	2,497.72	1,248.86	19,073.28	12
8002	INTEREST - LEASED EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00	

ACT NUM	ACCOUNT-TITLE	ORIGINAL BUDGET-AMOUNT	AMENDED BUDGET-AMOUNT	ENCUMBERED YEAR-TO-DATE	ACTIVITY YEAR-TO-DATE	ACTIVITY MONTH-TO-DATE	CURRENT BALANCE	USED PCT
REPORTING FUND: 0001 GENERAL FUND							EFFECTIVE MONTH - 11	
9000	CIP - CAT CONDOS - PRIOR INCINERAT	0.00	0.00	0.00	0.00	0.00	0.00	
9001	CIP - HVAC SYSTEM	0.00	0.00	0.00	0.00	0.00	0.00	
9922	INSURANCE CLAIMS	0.00	0.00	0.00	0.00	0.00	0.00	
ANIMAL CONTROL EXPENSES		442,031.00	442,031.00	2,009.31	63,968.92	37,191.57	376,052.77	15
0641	BUILDING MAINTENANCE							
0101	SALARIES	0.00	0.00	0.00	0.00	0.00	0.00	
0103	OVERTIME	0.00	0.00	0.00	0.00	0.00	0.00	
0201	SOCIAL SECURITY	0.00	0.00	0.00	0.00	0.00	0.00	
0202	INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00	
0203	RETIREMENT	0.00	0.00	0.00	0.00	0.00	0.00	
0204	UNEMPLOYMENT	0.00	0.00	0.00	0.00	0.00	0.00	
0205	WORKMEN COMP	0.00	0.00	0.00	0.00	0.00	0.00	
0501	OFFICE SUPPLIES	0.00	0.00	0.00	0.00	0.00	0.00	
0502	FIELD SUPPLIES	0.00	0.00	0.00	0.00	0.00	0.00	
0503	FY20 - PEST CONTROL - ALL GF	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	00
0510	UNIFORMS	0.00	0.00	0.00	0.00	0.00	0.00	
0700	MAINT EQUIPMENT	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	00
0701	MAINT VEHICLE	750.00	750.00	0.00	0.00	0.00	750.00	00
0708	FIRE SAFETY INSPECTION	2,600.00	2,600.00	0.00	0.00	0.00	2,600.00	00
1301	LIABILITY/AUTO COVERAGE	1,189.00	1,189.00	0.00	0.00	0.00	1,189.00	00
1500	TRAINING	0.00	0.00	0.00	0.00	0.00	0.00	
1501	TRAVEL	0.00	0.00	0.00	0.00	0.00	0.00	
6000	MAINT - CITY HALL	10,000.00	10,000.00	109.56	56.60	0.00	9,833.84	02
6001	MAINT - POLICE DEPT	3,000.00	3,000.00	500.00	0.00	0.00	2,500.00	17
6002	MAINT - ANIMAL SHELTER	20,000.00	20,000.00	0.00	609.39	300.00	19,390.61	03
6003	MAINT - SUNSHINE HOUSE	5,000.00	5,000.00	0.00	34.46	34.46	4,965.54	01
6004	MAINT - NEIGHBORHOOD CENTER	3,000.00	3,000.00	39.14	24.26	16.72	2,936.60	02
6005	MAINT - MAINTENENACE YARD	0.00	0.00	0.00	0.00	0.00	0.00	
BUILDING MAINTENANCE		47,539.00	47,539.00	648.70	724.71	351.18	46,165.59	03
0642	PARKS & POOL EXPENSES							
0101	SALARIES	276,878.00	276,878.00	0.00	38,639.73	23,486.67	238,238.27	14
0103	OVERTIME	15,812.00	15,812.00	0.00	194.85	194.85	15,617.15	01
0201	SOCIAL SECURITY	21,569.00	21,569.00	0.00	2,834.37	1,743.40	18,734.63	13
0202	INSURANCE - GROUP	53,177.00	53,177.00	0.00	10,276.08	5,138.04	42,900.92	19
0203	RETIREMENT	6,177.00	6,177.00	0.00	831.08	506.80	5,345.92	13
0204	UNEMPLOYMENT	702.00	702.00	0.00	275.46	0.00	426.54	39
0205	INS - WORKMEN'S COMP	3,037.00	3,037.00	0.00	794.75	0.00	2,242.25	26
0501	SUPPLIES	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00	00
0502	FIELD SUPPLIES	8,000.00	8,000.00	421.42	1,513.19	306.00	6,065.39	24
0510	UNIFORMS	5,000.00	5,000.00	0.00	320.25	137.25	4,679.75	06
0700	MAINT - EQUIPMENT	5,000.00	5,000.00	0.00	998.12	276.42	4,001.88	20
0701	MAINT - VEHICLES	4,000.00	4,000.00	0.00	7.50	7.50	3,992.50	00
0707	MAINTENANCE - POOL	12,500.00	12,500.00	0.00	0.00	0.00	12,500.00	00
0709	SUPPLIES - CIVIC CENTER	8,500.00	8,500.00	713.72	0.00	0.00	7,786.28	08
0730	MAINT - ALL PARKS	45,000.00	45,000.00	0.00	3,663.09	2,163.09	41,336.91	08
0731	RECREATION PROGRAMS	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	00
0732	TREE DONATION	0.00	0.00	0.00	0.00	0.00	0.00	
0900	FUEL & OIL	10,000.00	10,000.00	0.00	540.58	540.58	9,459.42	05
1101	Electricity	16,000.00	16,000.00	0.00	532.34	359.54	15,467.66	03

ACT		ORIGINAL	AMENDED	ENCUMBERED	ACTIVITY	ACTIVITY	CURRENT	USED
NUM	ACCOUNT-TITLE	BUDGET-AMOUNT	BUDGET-AMOUNT	YEAR-TO-DATE	YEAR-TO-DATE	MONTH-TO-DATE	BALANCE	PCT
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REPORTING FUND: 0001 GENERAL FUND							EFFECTIVE MONTH - 11	
1301	LIABILITY/AUTO COVERAGE	5,569.00	5,569.00	0.00	1,433.86	0.00	4,135.14	26
1500	TRAINING	3,000.00	3,000.00	1,125.00	0.00	0.00	1,875.00	38
1501	TRAVEL	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00	00
1700	IT EQUIPMENT/ SOFTWARE	3,500.00	3,500.00	0.00	0.00	0.00	3,500.00	00
2700	TELEPHONE EXPENSES	5,500.00	5,500.00	0.00	743.48	371.74	4,756.52	14
2750	CELL PHONE EXPENSES	1,800.00	1,800.00	0.00	80.46	80.46	1,719.54	04
2800	DRUG TESTING	0.00	0.00	0.00	0.00	0.00	0.00	
3500	MASTER PARK PLAN - ENGINEERING	0.00	0.00	0.00	0.00	0.00	0.00	
8001	LEASED VEHICLE	26,629.00	26,629.00	0.00	1,436.32	718.16	25,192.68	05
8002	INTEREST - LEASED EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00	
9000	FY 24 - PARK SIGNS	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	00
9001	CIP - PUEBLO NUEVO PARK - TPWD MAT	0.00	0.00	500.00	0.00	0.00	500.00	
9002	PUEBLO NUEVO PARK IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00	0.00	
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	PARKS & POOL EXPENSES	552,350.00	552,350.00	1,760.14	65,115.51	36,030.50	485,474.35	12
0644	STREET DEPT EXPENSES	=====						
0101	SALARIES	527,038.00	527,038.00	0.00	68,684.11	40,963.21	458,353.89	13
0103	OVERTIME	29,844.00	29,844.00	0.00	268.50	268.50	29,575.50	01
0105	CONTRACT LABOR	0.00	0.00	0.00	0.00	0.00	0.00	
0201	SOCIAL SECURITY	42,490.00	42,490.00	0.00	5,060.85	3,047.22	37,429.15	12
0202	INSURANCE - GROUP	79,766.00	79,766.00	0.00	12,306.00	6,153.00	67,460.00	15
0203	RETIREMENT	12,168.00	12,168.00	0.00	1,475.53	882.33	10,692.47	12
0204	UNEMPLOYMENT	1,404.00	1,404.00	0.00	157.31	0.00	1,246.69	11
0205	INS - WORKMEN'S COMP	14,217.00	14,217.00	0.00	3,201.25	0.00	11,015.75	23
0501	OFFICE SUPPLIES	4,500.00	4,500.00	0.00	765.43	765.43	3,734.57	17
0502	FIELD SUPPLIES	16,000.00	16,000.00	626.49	1,350.87	168.38	14,022.64	12
0510	UNIFORMS	6,500.00	6,500.00	0.00	679.98	199.20	5,820.02	10
0700	MAINT - EQUIPMENT	45,000.00	45,000.00	52.48	4,090.56	504.69	40,856.96	09
0701	MAINT - VEHICLES	12,000.00	12,000.00	159.51	392.15	362.15	11,448.34	05
0718	STREET SIGNS	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	00
0719	STREET MAINTENANCE MATERIALS	65,000.00	65,000.00	3,375.00	8,442.90	2,855.25	53,182.10	18
0900	FUEL	15,000.00	15,000.00	0.00	1,314.94	1,314.94	13,685.06	09
0901	OIL	0.00	0.00	0.00	0.00	0.00	0.00	
1101	ELECTRICITY	70,000.00	70,000.00	0.00	4,740.29	4,740.29	65,259.71	07
1301	LIABILITY/AUTO COVERAGE	12,909.00	12,909.00	0.00	3,145.08	0.00	9,763.92	24
1500	TRAINING	7,000.00	7,000.00	0.00	0.00	0.00	7,000.00	00
1501	TRAVEL	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00	00
1700	IT EQUIPMENT/ SOFTWARE	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00	00
2000	CONTRACT	35,000.00	35,000.00	0.00	0.00	0.00	35,000.00	00
2700	TELEPHONE EXPENSES	4,500.00	4,500.00	0.00	719.24	359.62	3,780.76	16
2750	CELL PHONE EXPENSES	2,000.00	2,000.00	0.00	321.84	321.84	1,678.16	16
2800	DRUG TESTING	0.00	0.00	0.00	0.00	0.00	0.00	
3500	ENGINEERING	0.00	0.00	0.00	0.00	0.00	0.00	
3501	MOBILITY PLAN	0.00	0.00	0.00	0.00	0.00	0.00	
8001	LEASED VEHICLE	17,017.00	17,017.00	0.00	1,484.94	742.47	15,532.06	09
8002	INTEREST - LEASED EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00	
8100	EASEMENT/ROAD SEAL (ANNUAL)	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	00
9000	CAP IMPROVEMENT STREETS	255,279.00	255,279.00	16,472.50	16,587.34	16,587.34	222,219.16	13
9001	CAP - STREET PROJECT FY20 &FY21	0.00	0.00	0.00	0.00	0.00	0.00	
9002	ACCE STREET IMPROVMENTS	0.00	0.00	0.00	0.00	0.00	0.00	
9003	CIP - HOT BOX (FY25 - LOADER)	200,000.00	200,000.00	0.00	0.00	0.00	200,000.00	00
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	STREET DEPT EXPENSES	1,500,132.00	1,500,132.00	20,685.98	135,189.11	80,235.86	1,344,256.91	10

ACT		ORIGINAL	AMENDED	ENCUMBERED	ACTIVITY	ACTIVITY	CURRENT	USED
NUM	ACCOUNT-TITLE	BUDGET-AMOUNT	BUDGET-AMOUNT	YEAR-TO-DATE	YEAR-TO-DATE	MONTH-TO-DATE	BALANCE	PCT

REPORTING FUND: 0001 GENERAL FUND							EFFECTIVE MONTH - 11	
0800 FUND TRANSFER GROUP								
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0100	TRANSFER ACCT.	0.00	0.00		0.00	0.00	0.00	
0300	Grant Reimbursements	0.00	0.00		0.00	0.00	0.00	
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	FUND TRANSFER GROUP	0.00	0.00	0.00	0.00	0.00	0.00	
GENERAL FUND								
	INCOME TOTALS	6,327,557.00	6,337,557.00		686,200.18	488,288.31	5,651,356.82	11
	EXPENSE TOTALS	6,527,557.00	6,537,557.00	32,880.77	831,609.01	473,165.66	5,673,067.22	13

WATER/WASTEWATER/SANITATION - NOVEMBER 2024

ACT		ORIGINAL	AMENDED	ENCUMBERED	ACTIVITY	ACTIVITY	CURRENT	USED
NUM	ACCOUNT-TITLE	BUDGET-AMOUNT	BUDGET-AMOUNT	YEAR-TO-DATE	YEAR-TO-DATE	MONTH-TO-DATE	BALANCE	PCT
REPORTING FUND: 0004 ENTERPRISE: WATER/SEWER/SAN							EFFECTIVE MONTH - 11	
0550	INTEREST RESERVE ACCOUNTS							
=====	=====							
0500	RB 03 RESERVE INTEREST	0.00	0.00		0.00	0.00	0.00	
0501	TXCLASS - INTEREST	50,000.00	50,000.00		8,334.46	4,040.95	41,665.54	17
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	INTEREST RESERVE ACCOUNTS	50,000.00	50,000.00	0.00	8,334.46	4,040.95	41,665.54	17
0551	INTEREST REVENUES							
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7000	W/S/S INTEREST	65,000.00	65,000.00		9,833.23	5,192.93	55,166.77	15
7001	WATER CUSTOMER DEPOSIT INTEREST	20,000.00	20,000.00		3,849.13	1,927.76	16,150.87	19
9000	Overage in Cash Drawer	0.00	0.00		0.00	0.00	0.00	
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	INTEREST REVENUES	85,000.00	85,000.00	0.00	13,682.36	7,120.69	71,317.64	16
0553	WATER REVENUES							
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0601	WATER BILLING	1,867,000.00	1,867,000.00		310,113.15	156,604.33	1,556,886.85	17
0602	BULK WATER	0.00	0.00		0.00	0.00	0.00	
0611	MISC INCOME	2,000.00	2,000.00		511.16	511.16	1,488.84	26
0612	RETURNED CHECK FEE	500.00	500.00		0.00	0.00	500.00	00
0613	TAMPERING FEE	1,500.00	1,500.00		0.00	0.00	1,500.00	00
0614	VACATION FEE	0.00	0.00		75.00	0.00	75.00+	
1309	SERVICE RECONNECT	25,000.00	25,000.00		5,985.00	4,200.00	19,015.00	24
1600	INSURANCE CLAIMS	0.00	0.00		0.00	0.00	0.00	
1901	ROAD CUT FEE	10,000.00	10,000.00		1,000.00	1,000.00	9,000.00	10
6500	WATER LINE EXTENSION FEES	15,000.00	15,000.00		0.00	0.00	15,000.00	00
6600	WATER TAP FEES	40,000.00	40,000.00		9,350.00	2,650.00	30,650.00	23
7000	BILLING ADJUSTMENTS	0.00	0.00		0.00	0.00	0.00	
7005	CONTRIBUTED CAPITAL	0.00	0.00		0.00	0.00	0.00	
8000	WC SALARY REIMB	0.00	0.00		0.00	0.00	0.00	
9000	OVERAGE/UNDERAGE CASH DRAWER	0.00	0.00		11.52-	0.00	11.52	
9001	AUCTION/SALE OF LEASED VEHICLE	0.00	0.00		0.00	0.00	0.00	
9002	INSURANCE CLAIMS	0.00	0.00		0.00	0.00	0.00	
9800	BAD DEBT RECOVERY UTILITY DEPT	0.00	0.00		0.00	0.00	0.00	
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	WATER REVENUES	1,961,000.00	1,961,000.00	0.00	327,022.79	164,965.49	1,633,977.21	17
0554	SEWER REVENUES							
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0602	SEWER BILLING	750,000.00	750,000.00		144,203.71	71,704.27	605,796.29	19
0605	LIQUID SEWAGE DUMPING FEE	25,000.00	25,000.00		11,925.00	5,850.00	13,075.00	48
0606	SEWER TAP FEES	25,000.00	25,000.00		3,320.00	1,620.00	21,680.00	13
0610	SEWER LINE EXTENSION FEES	0.00	0.00		0.00	0.00	0.00	
0611	MISC/REFUNDS	0.00	0.00		0.00	0.00	0.00	
0700	INFRASTRUCTURE IMPROVEMENTS	0.00	0.00		0.00	0.00	0.00	
1901	ROAD CUT FEE	0.00	0.00		0.00	0.00	0.00	
7000	BILLING ADJUSTMENTS	0.00	0.00		0.00	0.00	0.00	
8000	WC SALARY REIMB	0.00	0.00		0.00	0.00	0.00	
9001	AUCTION/SALE OF LEASED VEHICLE	0.00	0.00		0.00	0.00	0.00	
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	SEWER REVENUES	800,000.00	800,000.00	0.00	159,448.71	79,174.27	640,551.29	20
0555	SANITATION/ RECYCE REVENUE							
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ACT NUM	ACCOUNT-TITLE	ORIGINAL BUDGET-AMOUNT	AMENDED BUDGET-AMOUNT	ENCUMBERED YEAR-TO-DATE	ACTIVITY YEAR-TO-DATE	ACTIVITY MONTH-TO-DATE	CURRENT BALANCE	USED PCT
REPORTING FUND: 0004 ENTERPRISE: WATER/SEWER/SAN							EFFECTIVE MONTH - 11	
0603	SANITATION/RECYCLE BILLING	2,100,000.00	2,100,000.00		356,216.43	177,663.20	1,743,783.57	17
0604	SALES TAX COLLECTED	155,000.00	155,000.00		24,496.56	12,215.80	130,503.44	16
0611	MISC	0.00	0.00		0.00	0.00	0.00	
7000	BILLING ADJUSTMENTS	0.00	0.00		0.00	0.00	0.00	
7001	LANDFILL/ASSURANCE INTEREST	2,500.00	2,500.00		551.22	275.58	1,948.78	22
7500	LANDFILL LEASE	150,000.00	150,000.00		12,287.51	12,287.51	137,712.49	08
8000	KEEP ALPINE BEAUTIFUL (GBG)	0.00	0.00		0.00	0.00	0.00	
8001	GRANT / REIMBURSEMENTS	0.00	0.00		0.00	0.00	0.00	
8002	COUNTY INTERLOCAL AGREEMENT	46,305.00	46,305.00		0.00	0.00	46,305.00	00
8003	TIRE DISPOSAL FEES	500.00	500.00		1,389.20	299.87	889.20+	278

	SANITATION/ RECYCE REVENUE	2,454,305.00	2,454,305.00	0.00	394,940.92	202,741.96	2,059,364.08	16
0599	TRANSFERS	=====						
9100	SYSTEM ADDED TRANSFER IN	1,519,097.00	1,519,097.00		0.00	0.00	1,519,097.00	00
9110	SYSTEM ADDED TRANSFER OUT	0.00	0.00	0.00	0.00	0.00	0.00	

	TRANSFERS	1,519,097.00-	1,519,097.00-	0.00	0.00	0.00	1,519,097.00-	00
0651	UTILITY BILLING DEPARTMENT	=====						
0100	FRANCHISE FEE	267,515.00	267,515.00	0.00	0.00	0.00	267,515.00	00
0101	UTILITY CLERKS SALARY	68,738.00	68,738.00	0.00	10,714.25	5,993.85	58,023.75	16
0103	OVERTIME	2,058.00	2,058.00	0.00	10.13	0.00	2,047.87	00
0201	SOCIAL SECURITY	5,402.00	5,402.00	0.00	815.70	456.17	4,586.30	15
0202	INSURANCE - GROUP	17,726.00	17,726.00	0.00	2,600.71	1,114.59	15,125.29	15
0203	RETIREMENT	1,547.00	1,547.00	0.00	229.48	128.25	1,317.52	15
0204	UNEMPLOYMENT	234.00	234.00	0.00	0.00	0.00	234.00	00
0205	WORKMANS COMP	0.00	0.00	0.00	0.00	0.00	0.00	
0900	ADMINISTRATIVE FEE	16,976.00	16,976.00	0.00	0.00	0.00	16,976.00	00
1400	OFFICE SUPPLIES	5,000.00	5,000.00	0.00	1,041.89	733.29	3,958.11	21
1401	JANITORIAL SUPPLIES	0.00	0.00	0.00	0.00	0.00	0.00	
1500	COPY EXPENSE-ALL EF DEPTS	0.00	0.00	0.00	0.00	0.00	0.00	
1602	MAILING - ALL EF DEPTS.	35,000.00	35,000.00	0.00	7,080.65	4,755.11	27,919.35	20
1700	IT EQUIPMENT/ SOFTWARE	65,000.00	65,000.00	0.00	8,943.36	0.00	56,056.64	14
1801	DUES/SUB/MEM -ALL EF DEPTS.	0.00	0.00	0.00	0.00	0.00	0.00	
1802	PUB/NOT/ADV - ALL EF DEPTS.	2,500.00	2,500.00	0.00	75.00	75.00	2,425.00	03
1803	FINES & PENALTIES	0.00	0.00	0.00	0.00	0.00	0.00	
1901	UNIFORMS	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00	00
8003	LEASED - EQUIPMENT	7,500.00	7,500.00	0.00	402.64	114.40	7,097.36	05
9501	AMORTIZATION EXPENSE - RIGHT TO US	0.00	0.00	0.00	0.00	0.00	0.00	
9809	INTEREST EXPENSE - RIGHT TO USE LE	0.00	0.00	0.00	0.00	0.00	0.00	

	UTILITY BILLING DEPARTMENT	496,696.00	496,696.00	0.00	31,913.81	13,370.66	464,782.19	06
0653	WATER EXPENSES	=====						
0090	ADMINISTRATIVE FEE	138,965.00	138,965.00	0.00	0.00	0.00	138,965.00	00
0101	SALARIES	496,817.00	496,817.00	0.00	55,535.87	33,571.97	441,281.13	11
0103	OVERTIME	25,721.00	25,721.00	0.00	7,381.64	4,215.77	18,339.36	29
0201	SOCIAL SECURITY	39,870.00	39,870.00	0.00	4,761.32	2,864.81	35,108.68	12
0202	INSURANCE - GROUP	15,585.00	15,585.00	0.00	7,705.48	3,851.24	7,879.52	49
0203	RETIREMENT	11,417.00	11,417.00	0.00	1,346.41	808.65	10,070.59	12
0204	UNEMPLOYMENT	1,521.00	1,521.00	0.00	142.76	0.00	1,378.24	09

ACT		ORIGINAL	AMENDED	ENCUMBERED	ACTIVITY	ACTIVITY	CURRENT	USED
NUM	ACCOUNT-TITLE	BUDGET-AMOUNT	BUDGET-AMOUNT	YEAR-TO-DATE	YEAR-TO-DATE	MONTH-TO-DATE	BALANCE	PCT
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REPORTING FUND: 0004 ENTERPRISE: WATER/SEWER/SAN							EFFECTIVE MONTH - 11	
0205	INSURANCE - WORKMEN'S COMP	7,005.00	7,005.00	0.00	1,562.43	0.00	5,442.57	22
0216	PENSION EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	
0220	OPEB EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	
0501	OFFICE SUPPLIES	8,000.00	8,000.00	276.60	1,166.84	684.99	6,556.56	18
0502	FIELD SUPPLIES	8,000.00	8,000.00	81.51	598.51	41.51	7,319.98	09
0503	SAFETY EQUIPMENT	6,000.00	6,000.00	0.00	220.27	220.27	5,779.73	04
0508	CHEMICALS	19,000.00	19,000.00	0.00	1,987.58	1,235.54	17,012.42	10
0510	UNIFORMS	7,000.00	7,000.00	0.00	338.28	123.18	6,661.72	05
0700	MAINT - EQUIPMENT	15,000.00	15,000.00	1,297.75	546.08	0.00	13,156.17	12
0701	MAINT - VEHICLES	18,000.00	18,000.00	125.77	1,388.85	1,248.82	16,736.92	07
0711	DISTRIBUTION SYSTEM MAINT	150,000.00	150,000.00	3,818.93	3,018.58	2,010.81	143,162.49	05
0900	FUEL & OIL	30,000.00	30,000.00	249.63	2,397.18	2,397.18	27,353.19	09
1101	ELECTRICITY	95,000.00	95,000.00	0.00	4,819.99	4,819.99	90,180.01	05
1200	FAR WT WATER PLANNING GROUP	445.00	445.00	0.00	0.00	0.00	445.00	00
1301	INSURANCE - GENERAL & LIABILITY	22,178.00	22,178.00	0.00	6,129.65	0.00	16,048.35	28
1500	TRAINING	9,000.00	9,000.00	45.00	85.00	45.00	8,870.00	01
1501	TRAVEL	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	00
1600	BUILDING MAINTENANCE	15,000.00	15,000.00	31.99	0.00	0.00	14,968.01	00
1700	IT EQUIPMENT/ SOFTWARE	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	00
1701	CONSULTING/CONTRACT SERVICES	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	00
1801	DUES/SUB/MEM	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	00
1902	ROAD REPAIR	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	00
2120	Contingency/MISC/VOIDED	0.00	0.00	0.00	0.00	0.00	0.00	
2124	PROV FOR BAD DEBTS	0.00	0.00	0.00	0.00	0.00	0.00	
2700	TELEPHONE EXPENSES	10,500.00	10,500.00	0.00	1,755.98	830.44	8,744.02	17
2750	CELL PHONE EXPENSES	11,000.00	11,000.00	0.00	217.25	217.25	10,782.75	02
2800	DRUG TESTING	0.00	0.00	0.00	0.00	0.00	0.00	
3500	ENGINEERING	20,000.00	20,000.00	0.00	24,318.92	24,318.92	4,318.92	122
4000	JD WATER DISTRICT FEES	16,500.00	16,500.00	0.00	0.00	0.00	16,500.00	00
4802	SCADA	25,000.00	25,000.00	0.00	1,937.00	0.00	23,063.00	08
4803	MUSQUIZ WELL FIELD	50,000.00	50,000.00	0.00	0.00	0.00	50,000.00	00
4804	MUSQUIZ PUMP STATION	35,000.00	35,000.00	0.00	0.00	0.00	35,000.00	00
4805	SUNNY GLENN WELL FIELD	50,000.00	50,000.00	0.00	0.00	0.00	50,000.00	00
4806	SUNNY GLENN PUMP STATION	50,000.00	50,000.00	0.00	0.00	0.00	50,000.00	00
4901	SAMPLES	15,000.00	15,000.00	1,230.00	627.30	360.97	13,142.70	12
4902	TCEQ WATR FEE (YR#90220001)	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	00
6004	TANK MAINTENANCE	50,000.00	50,000.00	0.00	0.00	0.00	50,000.00	00
6100	SEP TCEQ ENFORCEMENT	0.00	0.00	0.00	0.00	0.00	0.00	
6500	LINE EXTENSIONS/ NEW CONSTRUCTION	0.00	0.00	0.00	0.00	0.00	0.00	
8001	LEASED VEHICLES	43,500.00	43,500.00	0.00	6,997.10	3,498.55	36,502.90	16
8003	LEASED - EQUIPMENT	5,000.00	5,000.00	0.00	507.80	237.95	4,492.20	10
9301	Bond Issue Cost Amortization	0.00	0.00	0.00	0.00	0.00	0.00	
9400	FY23-BACKHOE FY24-LEAD & COPPER	125,000.00	125,000.00	0.00	0.00	0.00	125,000.00	00
9500	Depreciation Expense - Water	0.00	0.00	0.00	0.00	0.00	0.00	
9600	CIP - FIRE HYDRANTS	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	00
9700	LINE MAINTENANCE	150,000.00	150,000.00	0.00	0.00	0.00	150,000.00	00
9800	BOND ADMINISTRATIVE FEE	0.00	0.00	0.00	0.00	0.00	0.00	
9801	Principal - RB W&S Series 2003A	0.00	0.00	0.00	0.00	0.00	0.00	
9802	Interest - RB W&S Series 2003A	0.00	0.00	0.00	0.00	0.00	0.00	
9803	Principal - C0 Series 2005 TWDB	138,000.00	138,000.00	0.00	0.00	0.00	138,000.00	00
9805	Principal - C0 Series 2011	30,800.00	30,800.00	0.00	0.00	0.00	30,800.00	00
9806	Interest - C0 Series 2011	9,586.00	9,586.00	0.00	0.00	0.00	9,586.00	00
9807	Principal - G0 Ref Bond Series 201	0.00	0.00	0.00	0.00	0.00	0.00	
9808	Interest - G0 Ref Bond Series 2011	0.00	0.00	0.00	0.00	0.00	0.00	
9922	INSURANCE CLAIMS - PROPERTY	0.00	0.00	0.00	0.00	0.00	0.00	

ACT NUM	ACCOUNT-TITLE	ORIGINAL BUDGET-AMOUNT	AMENDED BUDGET-AMOUNT	ENCUMBERED YEAR-TO-DATE	ACTIVITY YEAR-TO-DATE	ACTIVITY MONTH-TO-DATE	CURRENT BALANCE	USED PCT
REPORTING FUND: 0004 ENTERPRISE: WATER/SEWER/SAN							EFFECTIVE MONTH - 11	
9999	RESERVE - FINANCIAL POLICY	0.00	0.00	0.00	0.00	0.00	0.00	
	WATER EXPENSES	2,054,410.00	2,054,410.00	6,905.64	137,494.07	87,603.81	1,910,010.29	07
0654	SEWER EXPENSES							
0090	ADMINISTRATIVE FEE	149,214.00	149,214.00	0.00	0.00	0.00	149,214.00	00
0101	SALARIES	221,892.00	221,892.00	0.00	40,782.52	24,963.61	181,109.48	18
0103	OVERTIME	12,586.00	12,586.00	0.00	4,615.96	2,638.29	7,970.04	37
0201	SOCIAL SECURITY	17,891.00	17,891.00	0.00	3,329.26	2,039.69	14,561.74	19
0202	INSURANCE - GROUP	35,452.00	35,452.00	0.00	7,643.92	3,821.96	27,808.08	22
0203	RETIREMENT	5,123.00	5,123.00	0.00	971.57	590.71	4,151.43	19
0204	UNEMPLOYMENT	468.00	468.00	0.00	0.00	0.00	468.00	00
0205	INS - WORKMEN'S COMP	7,005.00	7,005.00	0.00	1,562.43	0.00	5,442.57	22
0216	PENSION EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	
0220	OPEB EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	
0501	OFFICE SUPPLIES	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	00
0502	FIELD SUPPLIES	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00	00
0508	CHEMICALS - CHLORINE	20,000.00	20,000.00	0.00	1,055.29	679.27	18,944.71	05
0509	CHEMICALS - SULFUR DIOXIDE	15,000.00	15,000.00	0.00	601.75	264.00	14,398.25	04
0510	UNIFORMS	2,400.00	2,400.00	0.00	162.40	69.60	2,237.60	07
0700	MAINT - EQUIPMENT	20,000.00	20,000.00	0.00	113.99	0.00	19,886.01	01
0701	MAINT - VEHICLES	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00	00
0704	WWTP FACILITY MAINT	85,000.00	85,000.00	398.70	0.00	0.00	84,601.30	00
0705	COLLECTION SYSTEM MAINTENANCE	75,000.00	75,000.00	5,395.86	0.00	0.00	69,604.14	07
0900	FUEL & OIL	14,000.00	14,000.00	0.00	511.28	511.28	13,488.72	04
1101	ELECTRICITY	45,000.00	45,000.00	0.00	2,487.23	0.00	42,512.77	06
1301	INSURANCE - GENERAL & LIABILITY	4,441.00	4,441.00	0.00	1,295.00	0.00	3,146.00	29
1500	TRAINING	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	00
1501	TRAVEL	4,000.00	4,000.00	0.00	0.00	0.00	4,000.00	00
1700	IT EQUIPMENT/ SOFTWARE	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	00
1801	DUES/SUB/MEM	0.00	0.00	0.00	0.00	0.00	0.00	
1902	ROAD REPAIR	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	00
2120	CONTINGENCY	0.00	0.00	0.00	0.00	0.00	0.00	
2124	BAD DEBT EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	
2700	TELEPHONE EXPENSES	6,500.00	6,500.00	0.00	895.38	447.69	5,604.62	14
2750	CELL PHONE EXPENSES	2,000.00	2,000.00	0.00	120.69	120.69	1,879.31	06
2800	DRUG TESTING	0.00	0.00	0.00	0.00	0.00	0.00	
3000	HEPATITIS SHOTS	500.00	500.00	0.00	0.00	0.00	500.00	00
3100	SAFETY EQUIPMENT	4,000.00	4,000.00	0.00	220.27	220.27	3,779.73	06
3500	ENGINEERING	15,000.00	15,000.00	0.00	0.00	0.00	15,000.00	00
4802	SCADA	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	00
4901	SAMPLES	10,000.00	10,000.00	0.00	1,335.83	1,335.83	8,664.17	13
4902	ANNUAL SEWER INSPECTION	0.00	0.00	0.00	0.00	0.00	0.00	
4903	TCEQ (YR-010117-001)2 PRMTS	15,000.00	15,000.00	0.00	14,188.44	0.00	811.56	95
6100	TCEQ ENFORCEMENT	0.00	0.00	0.00	0.00	0.00	0.00	
8001	LEASED VEHICLE	31,416.00	31,416.00	0.00	3,869.62	1,934.81	27,546.38	12
8003	LEASED - EQUIPMENT	0.00	0.00	0.00	507.82	237.96	507.82	
9000	CIP - CLARIFIER	900,000.00	900,000.00	0.00	0.00	0.00	900,000.00	00
9001	CIP - WWTP	250,000.00	250,000.00	0.00	0.00	0.00	250,000.00	00
9500	Depreciation Expense - Sewer	0.00	0.00	0.00	0.00	0.00	0.00	
9801	Principal - CO Combo Tax&Rev 2012	0.00	0.00	0.00	0.00	0.00	0.00	
9802	Interest - CO Combo Tax&Rev 2012	0.00	0.00	0.00	0.00	0.00	0.00	
	SEWER EXPENSES	2,014,388.00	2,014,388.00	5,794.56	86,270.65	39,875.66	1,922,322.79	05

ACT		ORIGINAL	AMENDED	ENCUMBERED	ACTIVITY	ACTIVITY	CURRENT	USED
NUM	ACCOUNT-TITLE	BUDGET-AMOUNT	BUDGET-AMOUNT	YEAR-TO-DATE	YEAR-TO-DATE	MONTH-TO-DATE	BALANCE	PCT
REPORTING FUND: 0004 ENTERPRISE: WATER/SEWER/SAN							EFFECTIVE MONTH - 11	
0655 SANITATION/RECYCLE EXPENSES								
=====								
0090	ADMINISTRATIVE FEE	170,660.00	170,660.00	0.00	0.00	0.00	170,660.00	00
0101	SALARIES	119,339.00	119,339.00	0.00	17,093.79	10,876.19	102,245.21	14
0103	OVERTIME	6,147.00	6,147.00	0.00	17.52	17.52	6,129.48	00
0105	CONTRACT LABOR	0.00	0.00	0.00	0.00	0.00	0.00	
0201	SOCIAL SECURITY	9,575.00	9,575.00	0.00	1,304.63	828.97	8,270.37	14
0202	INSURANCE - GROUP	17,726.00	17,726.00	0.00	1,571.48	785.74	16,154.52	09
0203	RETIREMENT	2,742.00	2,742.00	0.00	366.19	233.13	2,375.81	13
0204	UNEMPLOYMENT	468.00	468.00	0.00	46.17	0.00	421.83	10
0205	INS - WORKMEN'S COMP	3,548.00	3,548.00	0.00	975.00	0.00	2,573.00	27
0216	PENSION EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	
0220	OPEB EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	
0501	SUPPLIES	500.00	500.00	0.00	244.07	0.00	255.93	49
0502	FIELD SUPPLIES	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00	00
0510	UNIFORMS	1,000.00	1,000.00	0.00	3.71	1.59	996.29	00
0604	SANITATION SALES TAX - STATE	155,000.00	155,000.00	0.00	21,378.97	10,687.22	133,621.03	14
0701	VEHICLE MAINTENANCE	1,500.00	1,500.00	0.00	104.37	104.37	1,395.63	07
0900	FUEL & OIL	600.00	600.00	0.00	0.00	0.00	600.00	00
1101	ELECTRICITY	1,250.00	1,250.00	0.00	32.61	0.00	1,217.39	03
1301	INSURANCE - GENERAL & LIABILITY	703.00	703.00	0.00	137.25	0.00	565.75	20
1500	TRAINING	1,000.00	1,000.00	90.00	75.00	0.00	835.00	17
1501	TRAVEL	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	00
2021	VOIDED CHECKS	0.00	0.00	0.00	0.00	0.00	0.00	
2124	BAD DEBT EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	
2700	TELEPHONE EXPENSES	3,500.00	3,500.00	0.00	820.78	261.54	2,679.22	23
2750	CELL PHONE EXPENSES	2,000.00	2,000.00	0.00	118.47	118.47	1,881.53	06
2800	DRUG TESTING	0.00	0.00	0.00	0.00	0.00	0.00	
4902	TCEQ/SOLID WSTE(QTR-#2197)	12,500.00	12,500.00	0.00	3,957.77	0.00	8,542.23	32
5000	WASTE/RECYCLE COLL FEES	1,756,150.00	1,756,150.00	350.00	158,367.09	158,367.09	1,597,432.91	09
5001	TIPPING FEES DUE TO GENERAL FUND	0.00	0.00	0.00	0.00	0.00	0.00	
8000	ENVIRONMENTAL SERVICES	35,000.00	35,000.00	0.00	417.21	340.29	34,582.79	01
8001	GRANTS	0.00	0.00	0.00	0.00	0.00	0.00	
8003	LEASED - EQUIPMENT	0.00	0.00	0.00	507.82	237.96	507.82	-
9000	LANDFILL CLOSURE	0.00	0.00	0.00	0.00	0.00	0.00	
9500	Depreciation Expense - Sanitation	0.00	0.00	0.00	0.00	0.00	0.00	
SANITATION/RECYCLE EXPENSES		2,303,908.00	2,303,908.00	440.00	207,539.90	182,860.08	2,095,928.10	09
ENTERPRISE: WATER/SEWER/SAN								
INCOME TOTALS		6,869,402.00	6,869,402.00		903,429.24	458,043.36	5,965,972.76	13
EXPENSE TOTALS		6,869,402.00	6,869,402.00	13,140.20	463,218.43	323,710.21	6,393,043.37	07

AIRPORT FUND - NOVEMBER 2024

ACT		ORIGINAL	AMENDED	ENCUMBERED	ACTIVITY	ACTIVITY	CURRENT	USED
NUM	ACCOUNT-TITLE	BUDGET-AMOUNT	BUDGET-AMOUNT	YEAR-TO-DATE	YEAR-TO-DATE	MONTH-TO-DATE	BALANCE	PCT
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REPORTING FUND: 0005 ENTERPRISE: AIRPORT							EFFECTIVE MONTH - 11	
0527 AIRPORT REVENUE								
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1602	FUEL SALES	745,000.00	745,000.00		109,617.91	60,596.28	635,382.09	15
1603	OIL SALES	50.00	50.00		147.57	147.57	97.57+	295
1604	MAP SALES	0.00	0.00		0.00	0.00	0.00	
1702	GROUND LEASE (HANGER)	23,407.00	23,407.00		292.74	146.35	23,114.26	01
5100	TXDOT RAMP GRANT	10,000.00	10,000.00		0.00	0.00	10,000.00	00
5200	MISC FEES/REFUNDS/INSURANCE	0.00	0.00		0.00	0.00	0.00	
5201	TEXAS CLASS - INTEREST	0.00	0.00		50.67	24.58	50.67+	
5202	GRANT REIMBURSMENTS - ARPA	0.00	0.00		0.00	0.00	0.00	
5300	AUCTION SALES	0.00	0.00		0.00	0.00	0.00	
7001	AIRPORT BANK ACCT INTEREST	10,000.00	10,000.00		1,776.03	954.80	8,223.97	18
7002	RESERVE ACCOUNT - CIP MATCH	0.00	0.00		0.00	0.00	0.00	
7003	INTEREST REVENUE - LEASE	0.00	0.00		0.00	0.00	0.00	
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	AIRPORT REVENUE	788,457.00	788,457.00	0.00	111,884.92	61,869.58	676,572.08	14
0599 AIRPORT TRANSFERS								
=====								
9100	SYSTEM ADDED TRANSFER IN	0.00	0.00		0.00	0.00	0.00	
9110	SYSTEM ADDED TRANSFER OUT	0.00	0.00	0.00	0.00	0.00	0.00	
9120	SYSTEM ADDED TRANSFER WITHIN	0.00	0.00		0.00	0.00	0.00	
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	AIRPORT TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00	
0627 Airport Expenses								
=====								
0090	ADMINISTRATIVE FEE	58,405.00	58,405.00	0.00	0.00	0.00	58,405.00	00
0101	SALARIES	110,893.00	110,893.00	0.00	18,661.76	10,838.52	92,231.24	17
0103	OVERTIME	7,641.00	7,641.00	0.00	460.19	355.60	7,180.81	06
0201	SOCIAL SECURITY	9,044.00	9,044.00	0.00	1,460.43	856.35	7,583.57	16
0202	INSURANCE - GROUP	17,726.00	17,726.00	0.00	2,229.18	743.06	15,496.82	13
0203	RETIREMENT	2,590.00	2,590.00	0.00	409.21	239.55	2,180.79	16
0204	UNEMPLOYMENT	234.00	234.00	0.00	0.00	0.00	234.00	00
0205	INS - WORKMEN'S COMP	1,686.00	1,686.00	0.00	431.75	0.00	1,254.25	26
0216	PENSION EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	
0220	OPEB EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	
0501	SUPPLIES	1,800.00	1,800.00	59.32	1,116.73	0.00	623.95	65
0502	FIELD SUPPLIES	800.00	800.00	104.02	228.27	58.50	467.71	42
0510	UNIFORMS	300.00	300.00	0.00	23.14	8.42	276.86	08
0601	LICENSES AND FEES	450.00	450.00	0.00	0.00	0.00	450.00	00
0701	MAINT - EQUIPMENT	1,800.00	1,800.00	89.63	339.04	280.00	1,371.33	24
0702	MAINT - VEHICLE	1,500.00	1,500.00	23.78	73.98	15.00	1,402.24	07
0704	FACILITY MAINT	21,883.00	21,883.00	924.15	4,370.28	1,949.56	16,588.57	24
0708	FIRE SAFETY INSPEC	150.00	150.00	0.00	0.00	0.00	150.00	00
0900	FUEL & OIL	1,500.00	1,500.00	0.00	192.36	192.36	1,307.64	13
1001	MISC/VOIDED EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
1101	ELECTRICITY	5,500.00	5,500.00	0.00	180.65	19.50	5,319.35	03
1301	AIRPORT LIABILITY INSURANCE	2,389.00	2,389.00	0.00	591.25	0.00	1,797.75	25
1500	TRAINING	1,000.00	1,000.00	0.00	100.00	100.00	900.00	10
1501	TRAVEL	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00	00
1700	IT EQUIPMENT/ SOFTWARE	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	00
2000	AV/JET FUEL/OIL PURCHASES	525,000.00	525,000.00	0.00	58,492.05	21,998.70	466,507.95	11
2120	AWOS CONTRACT	5,966.00	5,966.00	0.00	0.00	0.00	5,966.00	00
2700	TELEPHONE EXPENSES	6,500.00	6,500.00	0.00	22,316.58	701.40	15,816.58-	343

ACT NUM	ACCOUNT-TITLE	ORIGINAL BUDGET-AMOUNT	AMENDED BUDGET-AMOUNT	ENCUMBERED YEAR-TO-DATE	ACTIVITY YEAR-TO-DATE	ACTIVITY MONTH-TO-DATE	CURRENT BALANCE	USED PCT
REPORTING FUND: 0005 ENTERPRISE: AIRPORT							EFFECTIVE MONTH - 11	
2750	CELL PHONE EXPENSE	1,000.00	1,000.00	0.00	80.46	80.46	919.54	08
4902	TCEQ TANK (Y#12182)	200.00	200.00	0.00	0.00	0.00	200.00	00
5600	FY 20 CIP - 10% MATCH -	0.00	0.00	0.00	0.00	0.00	0.00	
8003	LEASED - EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00	
9500	DEPRECIATION	0.00	0.00	0.00	0.00	0.00	0.00	

	Airport Expenses	788,457.00	788,457.00	1,200.90	111,757.31	38,436.98	675,498.79	14
ENTERPRISE: AIRPORT								
	INCOME TOTALS	788,457.00	788,457.00		111,884.92	61,869.58	676,572.08	14
	EXPENSE TOTALS	788,457.00	788,457.00	1,200.90	111,757.31	38,436.98	675,498.79	14

TOURISM/HOT FUND - NOVEMBER 2024

ACT		ORIGINAL	AMENDED	ENCUMBERED	ACTIVITY	ACTIVITY	CURRENT USED
NUM	ACCOUNT-TITLE	BUDGET-AMOUNT	BUDGET-AMOUNT	YEAR-TO-DATE	YEAR-TO-DATE	MONTH-TO-DATE	BALANCE PCT
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REPORTING FUND: 0006 Tourism HOT Fund							EFFECTIVE MONTH - 11
0556 Promotion & Tourism Revenues							
=====							
0408	HOT HOTEL OCCUPANCY TAX	650,000.00	650,000.00		0.00	0.00	650,000.00 00
0410	HOT INTEREST ACCT #7082339	0.00	0.00		5,427.81	2,759.81	5,427.81+
0411	TEXAS CLASS - INTEREST	0.00	0.00		797.45	386.64	797.45+
0412	STR PERMIT FEE	0.00	0.00		750.00	650.00	750.00+
0413	GO TEXAN REIMBURSEMENT	0.00	0.00		0.00	0.00	0.00
0414	TEXAS MOUNTAIN TRAIL GRANT	0.00	0.00		0.00	0.00	0.00
0501	HOT - VALUE LODGE/ALPINE LODGING	0.00	0.00		2,484.01	2,484.01	2,484.01+
0502	HOT - ANTELOPE LODGE	0.00	0.00		0.00	0.00	0.00
0503	HOT - QUALITY INN	0.00	0.00		7,658.51	7,658.51	7,658.51+
0504	HOT - HIGHLAND INN	0.00	0.00		0.00	0.00	0.00
0505	HOT - THE HOLLAND HOTEL	0.00	0.00		0.00	0.00	0.00
0506	HOT - LA LOMA INN	0.00	0.00		0.00	0.00	0.00
0507	HOT - OYO (MOTEL BIEN VENIDO)	0.00	0.00		0.00	0.00	0.00
0508	HOT - TRAVEL LODGE/OAK TREE INN	0.00	0.00		0.00	0.00	0.00
0509	HOT - STUDIO GUEST HOUSE	0.00	0.00		0.00	0.00	0.00
0511	HOT - AMERICA'S BEST/SUNDAY HOUSE	0.00	0.00		4,339.66	4,339.66	4,339.66+
0513	HOT - THE MAVERICK INN	0.00	0.00		0.00	0.00	0.00
0514	HOT - QUARTER CIRCLE 7	0.00	0.00		0.00	0.00	0.00
0515	HOT - ALPINE GUEST LOFTS	0.00	0.00		0.00	0.00	0.00
0516	HOT - HAMPTON INN	0.00	0.00		0.00	0.00	0.00
0517	HOT - BREWSTER CO. LODGING	0.00	0.00		0.00	0.00	0.00
0518	HOT - CASA VIDA	0.00	0.00		52.73	52.73	52.73+
0519	HOT - HOLIDAY INN EXPRESS	0.00	0.00		0.00	0.00	0.00
0521	CAVE MESA	0.00	0.00		0.00	0.00	0.00
0529	Alpine Vacation Rentals, LLC	0.00	0.00		0.00	0.00	0.00
0530	HOT-Alpine Creek Cottage, L.L.C.	0.00	0.00		0.00	0.00	0.00
0532	Lockhart Hacienda	0.00	0.00		0.00	0.00	0.00
0536	Casa Blanca	0.00	0.00		0.00	0.00	0.00
0537	ZIMMER - GATED GARDENS	0.00	0.00		0.00	0.00	0.00
0539	PURPLE DOOR GUESTHOUSE	0.00	0.00		0.00	0.00	0.00
0547	ALPINE SUNSET RETREAT	0.00	0.00		0.00	0.00	0.00
0548	EL VIEJO ADOBE/ BOMBERO 18, LLC	0.00	0.00		0.00	0.00	0.00
0549	LANGRIDGE LODGE	0.00	0.00		0.00	0.00	0.00
0550	LUXURY FARM HOUSE	0.00	0.00		0.00	0.00	0.00
0552	ALPINE PROPERTY RENTALS	0.00	0.00		0.00	0.00	0.00
0553	SKYE BLUE SERVICES- PEACH HOUSE	0.00	0.00		0.00	0.00	0.00
0559	WINDMILL HOUSE - HURST	0.00	0.00		0.00	0.00	0.00
0560	EL NIDO - SANDRA PRATT	0.00	0.00		0.00	0.00	0.00
0561	KIM LANGRIDGE - LANGRIDGE LODGE	0.00	0.00		0.00	0.00	0.00
0563	ALPINE BED & BREAKFAST - RABBITS T	0.00	0.00		0.00	0.00	0.00
0568	CASA ACERO - EAGLE PASS	0.00	0.00		0.00	0.00	0.00
0569	CAJITA VERDE - BLECHA	0.00	0.00		0.00	0.00	0.00
0570	PAIGE LOSOYA - CACTUS STREET	0.00	0.00		0.00	0.00	0.00
0571	ADOBE VISTA - SCHWERTFEGER	0.00	0.00		0.00	0.00	0.00
0572	EL NOPAL CASITA - LIM/ROTNEY	0.00	0.00		0.00	0.00	0.00
0573	5TH STREET - ROGGO	0.00	0.00		0.00	0.00	0.00
0574	BIRD'S NEST - BRANT	0.00	0.00		0.00	0.00	0.00
0576	CASA OCOTILLO - HARPOLD	0.00	0.00		0.00	0.00	0.00
0578	THE VILLA	0.00	0.00		0.00	0.00	0.00
0579	CASA DE ARROZ	0.00	0.00		0.00	0.00	0.00
0580	THE COWBOY HOUSE	0.00	0.00		0.00	0.00	0.00
0582	FOURTH & LONG-SUGAR MOON	0.00	0.00		142.24	142.24	142.24+
0583	KATHRYN'S KORNER	0.00	0.00		0.00	0.00	0.00

ACT NUM	ACCOUNT-TITLE	ORIGINAL BUDGET-AMOUNT	AMENDED BUDGET-AMOUNT	ENCUMBERED YEAR-TO-DATE	ACTIVITY YEAR-TO-DATE	ACTIVITY MONTH-TO-DATE	CURRENT BALANCE	USED PCT
REPORTING FUND: 0006 Tourism HOT Fund							EFFECTIVE MONTH - 11	
0584	SUNCATCHER-GONZALES	0.00	0.00		0.00	0.00	0.00	
0585	LA PALOMA-BRANT	0.00	0.00		0.00	0.00	0.00	
0586	SAGE GUEST HOUSE-R. STOVELL	0.00	0.00		144.06	0.00	144.06+	
0588	HOLLAND HOUSE-S. HOLLAND FAMILY	0.00	0.00		0.00	0.00	0.00	
0589	LITTLE BLUE HOUSE-A. BRANT	0.00	0.00		0.00	0.00	0.00	
0590	BRIGHT MOON-A. GABBERT	0.00	0.00		0.00	0.00	0.00	
0591	T. KELLNER-SALTILLO HOUSE	0.00	0.00		0.00	0.00	0.00	
0592	ORANGE STREET BNB-GARRETT	0.00	0.00		0.00	0.00	0.00	
0593	EL CORAZON-C.C. FONSECA	0.00	0.00		0.00	0.00	0.00	
0594	CASA PIEDRA-CLAY BRAUCH	0.00	0.00		0.00	0.00	0.00	
0595	VALENZUELA HOUSE-GONZALES/PALLANEZ	0.00	0.00		0.00	0.00	0.00	
0596	VERANDA-S. BLAIR BROWN	0.00	0.00		0.00	0.00	0.00	
0597	SPACIOUS HOUSE-HOLLY& ANDREW	0.00	0.00		0.00	0.00	0.00	
0598	WINTER'S HOUSE-OFENSTEIN	0.00	0.00		0.00	0.00	0.00	
0599	EL GOATHEAD-STONE	0.00	0.00		0.00	0.00	0.00	
0600	CASA LA VISTA-CASITA BONITA-SCHUND	0.00	0.00		0.00	0.00	0.00	
0601	SIMPATICO-STUBBS	0.00	0.00		0.00	0.00	0.00	
0602	CACTUS HOUSE-L. COBOS	0.00	0.00		0.00	0.00	0.00	
0603	OLD TOWN CASITA-N. EDWARDS	0.00	0.00		0.00	0.00	0.00	
0604	MORNING STAR HOUSE-LAURELES-OYER	0.00	0.00		0.00	0.00	0.00	
0605	LA COCHERA-S. GRISHAM	0.00	0.00		0.00	0.00	0.00	
0606	SUMMIT COTTAGE-C. PENNEY	0.00	0.00		0.00	0.00	0.00	
0607	ALPINE COUNRTY CLUB LOFTS-MCDONALD	0.00	0.00		0.00	0.00	0.00	
0608	LAS HERMANAS-JAM & JAM ENTERPRISES	0.00	0.00		0.00	0.00	0.00	
0609	THE COZY STARGAZER-J. FARAHAHAK	0.00	0.00		0.00	0.00	0.00	
9920	MISC/CONTRIBUTIONS	0.00	0.00		0.00	0.00	0.00	
Promotion & Tourism Revenues		650,000.00	650,000.00	0.00	21,796.47	18,473.60	628,203.53	03
0599	TRANSFERS							
9100	SYSTEM ADDED TRANSFER IN	180,914.00	180,914.00		0.00	0.00	180,914.00	00
9110	SYSTEM ADDED TRANSFER OUT	0.00	0.00	0.00	0.00	0.00	0.00	
9120	SYSTEM ADDED TRANSFER WITHIN	0.00	0.00		0.00	0.00	0.00	
TRANSFERS		180,914.00	180,914.00	0.00	0.00	0.00	180,914.00	00
0656	PROMOTION & TOURISM Expenses							
0100	7 % FISCAL FEE	44,677.00	44,677.00	0.00	0.00	0.00	44,677.00	00
0101	SALARIES - VISITOR CENTER EMP	67,463.00	67,463.00	0.00	11,662.49	7,193.56	55,800.51	17
0103	OVERTIME	1,529.00	1,529.00	0.00	1,654.29	701.82	125.29-	108
0201	SOCIAL SECURITY	5,264.00	5,264.00	0.00	1,018.75	604.00	4,245.25	19
0202	INSURANCE	8,863.00	8,863.00	0.00	12.00	6.00	8,851.00	00
0203	RETIREMENT	1,507.00	1,507.00	0.00	269.57	167.19	1,237.43	18
0204	UNEMPLOYMENT	234.00	234.00	0.00	33.67	0.00	200.33	14
0205	WORKMEN'S COMP	0.00	0.00	0.00	13.74	0.00	13.74-	
0501	VC - SUPPLIES	8,000.00	8,000.00	0.00	321.41	138.34	7,678.59	04
1001	MISC/VOIDED	0.00	0.00	0.00	0.00	0.00	0.00	
1101	VC - ELECTRICITY	1,500.00	1,500.00	0.00	61.07	61.07	1,438.93	04
1301	LIABILITY/AUTO COVERAGE	698.00	698.00	0.00	0.00	0.00	698.00	00
1500	VC - TRAINING	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00	00
1501	VC - TRAVEL	6,000.00	6,000.00	0.00	871.34	0.00	5,128.66	15
1602	VC - POSTAGE	2,500.00	2,500.00	0.00	73.05	23.05	2,426.95	03
1700	IT EQUIPMENT/ SOFTWARE	1,400.00	1,400.00	0.00	181.43	181.43	1,218.57	13

ACT NUM	ACCOUNT-TITLE	ORIGINAL BUDGET-AMOUNT	AMENDED BUDGET-AMOUNT	ENCUMBERED YEAR-TO-DATE	ACTIVITY YEAR-TO-DATE	ACTIVITY MONTH-TO-DATE	CURRENT BALANCE	USED PCT
REPORTING FUND: 0006 Tourism HOT Fund							EFFECTIVE MONTH - 11	
1801	VC - SUBSCRIPTIONS	0.00	0.00	0.00	0.00	0.00	0.00	
1900	VC - PRINTING/ADVERTISING	1,500.00	1,500.00	38.00	80.00	0.00	1,382.00	08
2121	FACILITY MAINT/EQUIPMENT	15,000.00	15,000.00	1,280.07	1,305.48	1,116.82	12,414.45	17
2700	VC- TELEPHONE/INTERNET	2,000.00	2,000.00	0.00	314.54	157.27	1,685.46	16
5102	TOURISM DIRECTOR CONTRACT	87,854.00	87,854.00	0.00	14,642.32	7,321.16	73,211.68	17
5103	REGISTRATION CONVENTION DELEGATES	350,825.00	0.00	0.00	0.00	0.00	0.00	
5104	PROMOTION / ADVERTISING	81,600.00	350,825.00	0.00	41,830.60	25,753.50	308,994.40	12
5105	PROMOTION OF THE ARTS	85,000.00	81,600.00	0.00	15,000.00	15,000.00	66,600.00	18
5106	HISTORICAL RESTORATION/PRESERVATIO	47,500.00	85,000.00	34,525.00	0.00	0.00	50,475.00	41
5109	SPORTING EVENTS	3,500.00	47,500.00	0.00	0.00	0.00	47,500.00	00
5111	TRANSPORTATION SYSTEM	0.00	3,500.00	0.00	0.00	0.00	3,500.00	00
5115	SIGNAGE	0.00	0.00	0.00	0.00	0.00	0.00	
5116	GO TEXAN GRANT	0.00	0.00	0.00	0.00	0.00	0.00	
5200	VISITOR CENTER REMODEL	0.00	0.00	0.00	0.00	0.00	0.00	
8003	LEASED - EQUIPMENT	5,000.00	5,000.00	0.00	527.50	360.68	4,472.50	11
9000	RESERVES/FUND BALANCE	0.00	0.00	0.00	0.00	0.00	0.00	
9803	PRINCIPAL - RIGHT TO USE LEASES	0.00	0.00	0.00	0.00	0.00	0.00	
9804	INTEREST EXPENSE - RIGHT TO USE LE	0.00	0.00	0.00	0.00	0.00	0.00	
9999	RESERVES - FINANCIAL POLICY	0.00	0.00	0.00	0.00	0.00	0.00	
PROMOTION & TOURISM Expenses		830,914.00	830,914.00	35,843.07	89,873.25	58,785.89	705,197.68	15
Tourism HOT Fund								
INCOME TOTALS		830,914.00	830,914.00		21,796.47	18,473.60	809,117.53	03
EXPENSE TOTALS		830,914.00	830,914.00	35,843.07	89,873.25	58,785.89	705,197.68	15

GAS FUND - NOVEMBER 2024

ACT		ORIGINAL	AMENDED	ENCUMBERED	ACTIVITY	ACTIVITY	CURRENT	USED
NUM	ACCOUNT-TITLE	BUDGET-AMOUNT	BUDGET-AMOUNT	YEAR-TO-DATE	YEAR-TO-DATE	MONTH-TO-DATE	BALANCE	PCT
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REPORTING FUND: 0008 ENTERPRISE: GAS COMPANY							EFFECTIVE MONTH - 11	
0558 GAS REVENUES								
=====								
0110	NATURAL GAS SALES - ALPINE	1,775,000.00	1,775,000.00		154,598.05	86,427.11	1,620,401.95	09
0120	NATURAL GAS SALES - FT. DAVIS	350,000.00	350,000.00		19,274.25	10,485.55	330,725.75	06
0200	SERVICE FEES - ALPINE	10,000.00	10,000.00		490.00	350.00	9,510.00	05
0201	SERVICE FEES - FT. DAVIS	2,500.00	2,500.00		210.00	140.00	2,290.00	08
0240	SERVICE TAP FEES - ALPINE	10,000.00	10,000.00		0.00	0.00	10,000.00	00
0241	SERVICE TAP FEES - FT. DAVIS	2,500.00	2,500.00		0.00	0.00	2,500.00	00
0242	EXTENSION FEE - ALPINE	0.00	0.00		0.00	0.00	0.00	
0243	EXTENSION FEE - FORT DAVIS	0.00	0.00		0.00	0.00	0.00	
0250	PENALTY FEES - ALPINE	1,250.00	1,250.00		909.36	413.77	340.64	73
0251	PENALTY FEES - FT. DAVIS	2,000.00	2,000.00		78.48	78.48	1,921.52	04
0400	MISC. INCOME	1,250.00	1,250.00		0.00	0.00	1,250.00	00
0401	GAS BANK ACCT INT	65,000.00	65,000.00		9,415.01	4,630.41	55,584.99	14
0402	WC REIMBURSEMENT	0.00	0.00		968.38	0.00	968.38+	
0403	WTG ROYALTIES	5,000.00	5,000.00		0.00	0.00	5,000.00	00
0500	SALES TAX COLLECTED	60,000.00	60,000.00		5,080.43	2,838.50	54,919.57	08
0612	FY20 - NSF - RETURNED CHECK FEE	0.00	0.00		0.00	0.00	0.00	
0614	VACATION FEE	0.00	0.00		25.00	25.00	25.00+	
0615	TAMPERING FEE	0.00	0.00		0.00	0.00	0.00	
1901	ROAD CUT FEE	5,000.00	5,000.00		0.00	0.00	5,000.00	00
7000	BILLING ADJUSTMENTS	0.00	0.00		0.00	0.00	0.00	
7001	GAS CUSTOMER DEPOSIT INTEREST	0.00	0.00		2,242.73	1,124.33	2,242.73+	
9000	AUCTION	500.00	500.00		0.00	0.00	500.00	00
9001	CAPITAL CONTRIBUTIONS	2,500.00	2,500.00		0.00	0.00	2,500.00	00
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	GAS REVENUES	2,292,500.00	2,292,500.00	0.00	193,291.69	106,513.15	2,099,208.31	08
0599 TRANSFERS								
=====								
9100	TRANSFER IN	102,572.00	102,572.00		0.00	0.00	102,572.00	00
9110	TRANSFER OUT	0.00	0.00	0.00	0.00	0.00	0.00	
-----		-----	-----	-----	-----	-----	-----	-----
	TRANSFERS	102,572.00-	102,572.00-	0.00	0.00	0.00	102,572.00-	00
0658 GAS EXPENSES								
=====								
0090	ADMINISTRATIVE FEE	168,541.00	168,541.00	0.00	0.00	0.00	168,541.00	00
0100	FRANCHISE FEE	119,754.00	119,754.00	0.00	0.00	0.00	119,754.00	00
0101	SALARIES	592,436.00	592,436.00	0.00	98,076.42	59,120.86	494,359.58	17
0103	OVERTIME	34,144.00	34,144.00	0.00	4,277.80	2,615.33	29,866.20	13
0201	SOCIAL SECURITY	47,808.00	47,808.00	0.00	7,541.99	4,578.76	40,266.01	16
0202	INSURANCE - GROUP	97,491.00	97,491.00	0.00	17,168.24	8,584.12	80,322.76	18
0203	RETIREMENT	13,691.00	13,691.00	0.00	2,190.39	1,321.16	11,500.61	16
0204	UNEMPLOYMENT	1,287.00	1,287.00	0.00	55.36	0.00	1,231.64	04
0205	INS - WORKMEN'S COMP	5,798.00	5,798.00	0.00	1,449.36	0.00	4,348.64	25
0216	PENSION EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	
0220	OPEB EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	
0410	NATURAL GAS PURCHASE - ALPINE	535,000.00	535,000.00	0.00	26,519.89	26,519.89	508,480.11	05
0420	NATURAL GAS PURCHASE - FT. DAVIS	80,000.00	80,000.00	0.00	2,558.74	2,558.74	77,441.26	03
0501	OFFICE SUPPLIES	7,500.00	7,500.00	276.60	2,851.11	2,851.11	4,372.29	42
0502	FIELD SUPPLIES	15,000.00	15,000.00	0.00	3,737.17	0.00	11,262.83	25
0503	SAFETY EQUIPMENT	25,000.00	25,000.00	0.00	2,420.00	2,420.00	22,580.00	10
0510	UNIFORMS	12,000.00	12,000.00	0.00	2,125.67	957.43	9,874.33	18
0600	EQUIPMENT MAINT.	14,825.00	14,825.00	1,077.00	7.98	0.00	13,740.02	07

ACT		ORIGINAL	AMENDED	ENCUMBERED	ACTIVITY	ACTIVITY	CURRENT	USED
NUM	ACCOUNT-TITLE	BUDGET-AMOUNT	BUDGET-AMOUNT	YEAR-TO-DATE	YEAR-TO-DATE	MONTH-TO-DATE	BALANCE	PCT
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REPORTING FUND: 0008 ENTERPRISE: GAS COMPANY							EFFECTIVE MONTH - 11	
0701	VEHICLE MAINT	13,700.00	13,700.00	2,946.52	1,187.50	1,180.00	9,565.98	30
0800	CP & METER MAINT	20,000.00	20,000.00	5,541.96	0.00	0.00	14,458.04	28
0900	FUEL & OIL	15,000.00	15,000.00	0.00	1,535.22	1,535.22	13,464.78	10
1001	MISC/VOIDED	0.00	0.00	0.00	0.00	0.00	0.00	
1100	METERS	25,000.00	25,000.00	0.00	1,653.25	1,653.25	23,346.75	07
1101	ELECTRICITY	5,000.00	5,000.00	0.00	631.52	314.35	4,368.48	13
1200	DISTRIBUTION SYSTEM MAINT	50,000.00	50,000.00	3,755.99	7,932.55	3,050.82	38,311.46	23
1301	INSURANCE - GENERAL/AUTO LIABILITY	21,166.00	21,166.00	0.00	5,879.15	0.00	15,286.85	28
1400	EQUIPMENT RENTAL	4,000.00	4,000.00	0.00	0.00	0.00	4,000.00	00
1500	TRAINING	15,000.00	15,000.00	0.00	2,100.00	0.00	12,900.00	14
1501	TRAVEL	12,500.00	12,500.00	311.90	1,534.22	311.90	10,653.88	15
1600	POSTAGE/FREIGHT	20,000.00	20,000.00	0.00	1,417.22	1,100.55	18,582.78	07
1700	IT EQUIPMENT/ SOFTWARE	20,000.00	20,000.00	0.00	12,504.38	0.00	7,495.62	63
1800	PENALTIES/FINES	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00	00
1901	ROAD REPAIR	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	00
2124	Provision for Bad Debt	0.00	0.00	0.00	0.00	0.00	0.00	
2200	CONSULTING/CONTRACT FEES	20,000.00	20,000.00	0.00	269.28	0.00	19,730.72	01
2300	RR COMMISSION FEES	5,000.00	5,000.00	0.00	562.50	0.00	4,437.50	11
2400	DIG TESS/TEXAS 811	1,500.00	1,500.00	0.00	71.30	71.30	1,428.70	05
2700	TELEPHONE EXPENSES	8,000.00	8,000.00	0.00	923.23	621.56	7,076.77	12
2750	CELL PHONE EXPENSES	5,000.00	5,000.00	0.00	341.95	341.95	4,658.05	07
2800	DRUG TESTING	1,200.00	1,200.00	0.00	354.00	0.00	846.00	30
2900	DUES & MEMBERSHIPS	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00	00
3050	PAP/DAMAGE PREVENTION	8,500.00	8,500.00	7,564.90	0.00	0.00	935.10	89
3100	ADVERTISING	3,000.00	3,000.00	0.00	75.00	75.00	2,925.00	03
3800	BUILDING MAINT.	15,000.00	15,000.00	0.00	0.00	0.00	15,000.00	00
3900	SALES TAX REMITTED TO STATE	60,000.00	60,000.00	0.00	7,540.29	3,777.99	52,459.71	13
8001	LEASED VEHICLE	44,500.00	44,500.00	0.00	6,255.89	3,080.68	38,244.11	14
8003	LEASED - EQUIPMENT	10,000.00	10,000.00	0.00	826.63	525.77	9,173.37	08
9500	Depreciation Expense - Gas	0.00	0.00	0.00	0.00	0.00	0.00	
9501	AMORTIZATION EXPENSE - RIGHT TO US	0.00	0.00	0.00	0.00	0.00	0.00	
9800	CIP - KABOTA - FY20 EXCAVATOR	0.00	0.00	0.00	0.00	0.00	0.00	
9809	INTEREST EXPENSE - RIGHT TO USE LE	0.00	0.00	0.00	0.00	0.00	0.00	
9810	CIP - STOPPLE	0.00	0.00	0.00	0.00	0.00	0.00	
9811	FY20 - CIP - RATIFIER	0.00	0.00	0.00	0.00	0.00	0.00	
9812	FY23- GATES FY24- AUTOMATIVE METER	150,000.00	150,000.00	0.00	0.00	0.00	150,000.00	00
9999	RESERVES - FINANCIAL POLICY	47,731.00	47,731.00	0.00	0.00	0.00	47,731.00	00
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	GAS EXPENSES	2,395,072.00	2,395,072.00	21,474.87	224,575.20	129,167.74	2,149,021.93	10
ENTERPRISE: GAS COMPANY								
	INCOME TOTALS	2,395,072.00	2,395,072.00		193,291.69	106,513.15	2,201,780.31	08
	EXPENSE TOTALS	2,395,072.00	2,395,072.00	21,474.87	224,575.20	129,167.74	2,149,021.93	10

INTEREST & SINKING - NOVEMBER 2024

ACT		ORIGINAL	AMENDED	ENCUMBERED	ACTIVITY	ACTIVITY	CURRENT	USED
NUM	ACCOUNT-TITLE	BUDGET-AMOUNT	BUDGET-AMOUNT	YEAR-TO-DATE	YEAR-TO-DATE	MONTH-TO-DATE	BALANCE	PCT

REPORTING FUND: 0075 INTEREST & SINKING						EFFECTIVE MONTH - 11		
0534 REVENUE								
=====								
0410	CURRENT I & S ADVALOREM	51,400.00	51,400.00		6,711.99	6,206.35	44,688.01	13
0420	DELINQUENT I & S	0.00	0.00		1,038.33	768.59	1,038.33+	
0502	PENALTY & INTEREST	0.00	0.00		545.27	377.61	545.27+	
0503	INTEREST/MISC	0.00	0.00		0.00	0.00	0.00	
0504	WATER/SEWER DEBT	0.00	0.00		0.00	0.00	0.00	
7001	I&S BANK INTEREST	0.00	0.00		716.34	365.84	716.34+	
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	REVENUE	51,400.00	51,400.00	0.00	9,011.93	7,718.39	42,388.07	18
0599 TRANSFERS								
=====								
9100	SYSTEM ADDED TRANSFER IN	0.00	0.00		0.00	0.00	0.00	
9110	SYSTEM ADDED TRANSFER OUT	0.00	0.00	0.00	0.00	0.00	0.00	
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	TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00	
0600 GENERAL DEBT EXPENSES								
=====								
0200	PRINCIPAL - CO SERIES 2011	39,200.00	39,200.00	0.00	0.00	0.00	39,200.00	00
0201	INTEREST - CO SERIES 2011	12,200.00	12,200.00	0.00	0.00	0.00	12,200.00	00
0300	PRINCIPAL - GO SERIES 2011	0.00	0.00	0.00	0.00	0.00	0.00	
0301	INTEREST - GO SERIES 2011	0.00	0.00	0.00	0.00	0.00	0.00	
-----		-----		-----	-----	-----	-----	---
	GENERAL DEBT EXPENSES	51,400.00	51,400.00	0.00	0.00	0.00	51,400.00	00
0601 WATER DEBT EXPENSES								
=====								
0200	PRINCIPAL - CO SERIES 2011	0.00	0.00	0.00	0.00	0.00	0.00	
0201	INTEREST - CO SERIES 2011	0.00	0.00	0.00	0.00	0.00	0.00	
0300	PRINCIPAL - GO SERIES 2011	0.00	0.00	0.00	0.00	0.00	0.00	
0301	INTEREST - GO SERIES 2011	0.00	0.00	0.00	0.00	0.00	0.00	
0400	PRINCIPAL - CO 2005 TWDB	0.00	0.00	0.00	0.00	0.00	0.00	
0401	CO 2005 TWDB	0.00	0.00	0.00	0.00	0.00	0.00	
0700	PRINCIPAL - RB SERIES 2003A	0.00	0.00	0.00	0.00	0.00	0.00	
0701	INTEREST - RB SERIES 2003A	0.00	0.00	0.00	0.00	0.00	0.00	
-----		-----		-----	-----	-----	-----	---
	WATER DEBT EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
0602 SEWER DEBT EXPENSES								
=====								
0500	PRINCIPAL - ARREATOR	0.00	0.00	0.00	0.00	0.00	0.00	
0501	INTEREST - ARREATOR	0.00	0.00	0.00	0.00	0.00	0.00	
0600	PRINCIPAL - CO 12 COMBO REV&TAX	0.00	0.00	0.00	0.00	0.00	0.00	
0601	INTEREST - CO 12 COMBO REV&TAX	0.00	0.00	0.00	0.00	0.00	0.00	
-----		-----		-----	-----	-----	-----	---
	SEWER DEBT EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
INTEREST & SINKING								
	INCOME TOTALS	51,400.00	51,400.00		9,011.93	7,718.39	42,388.07	18
	EXPENSE TOTALS	51,400.00	51,400.00	0.00	0.00	0.00	51,400.00	00

CITY COUNCIL AGENDA ITEM REPORT

January 21, 2025

Agenda Item No. 12A

Department: City Council

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Geoffrey R. Calderon, City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approve the second and final 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)

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. On January 7, 2025, the City Council approved the first reading of the ordinance selling the property.

SUPPORTING MATERIALS

1. Ordinance 2024-11-01 M. McCarson ROW Sale Amended 11-22-24
2. 10-15-24 PETITION TO PURCHASE CITY PROPERTY
3. McCarson Survey of Land Owners
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 - 1/13/2025
Approved - 1/13/2025
New -

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

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 McCawson 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 McCawson 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]



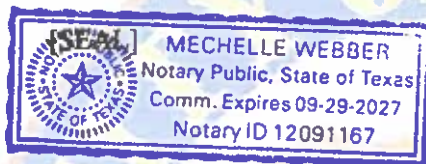
[Signature]
Notary Public, State of Texas

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

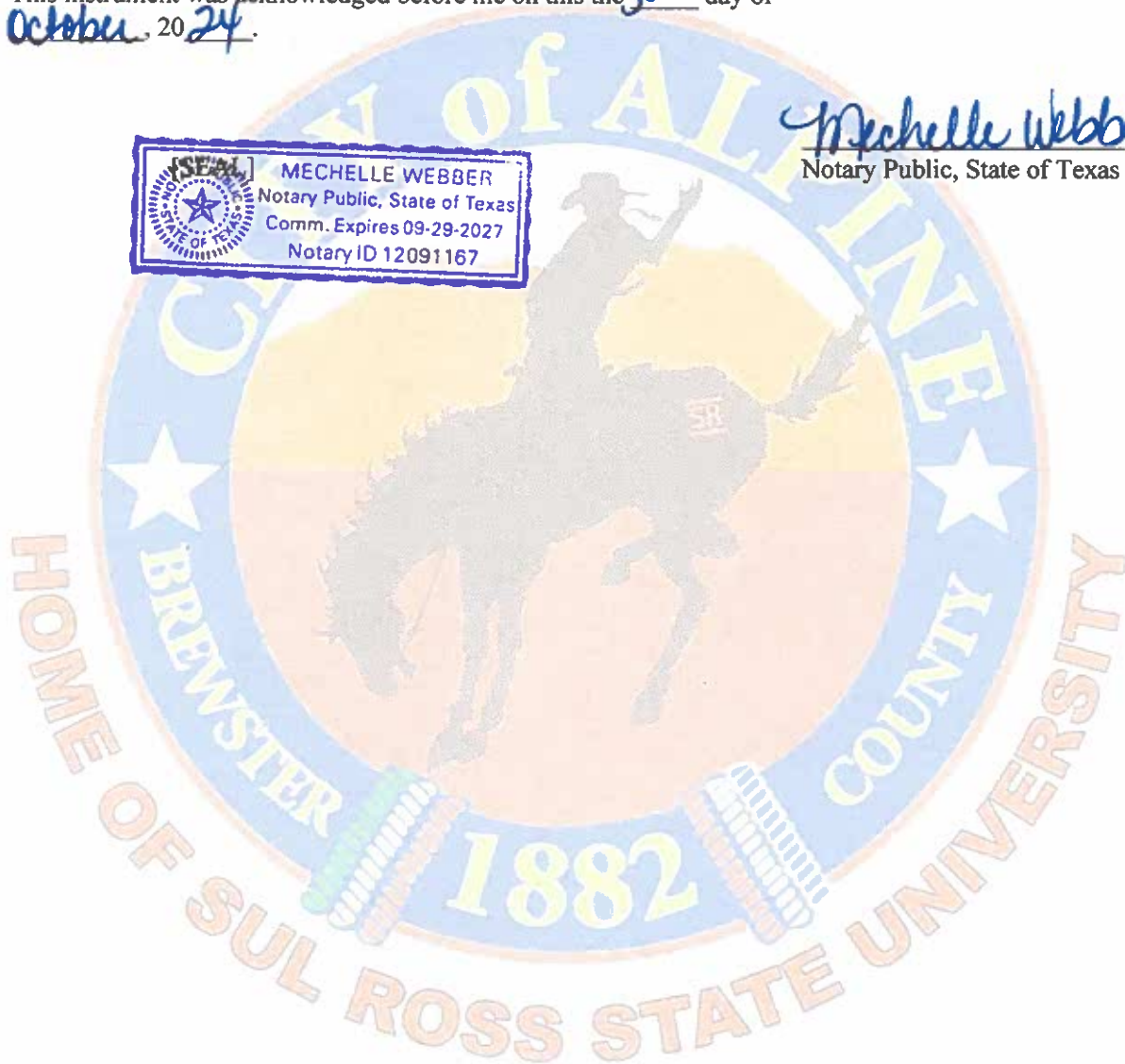


EXHIBIT 1

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 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 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 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

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

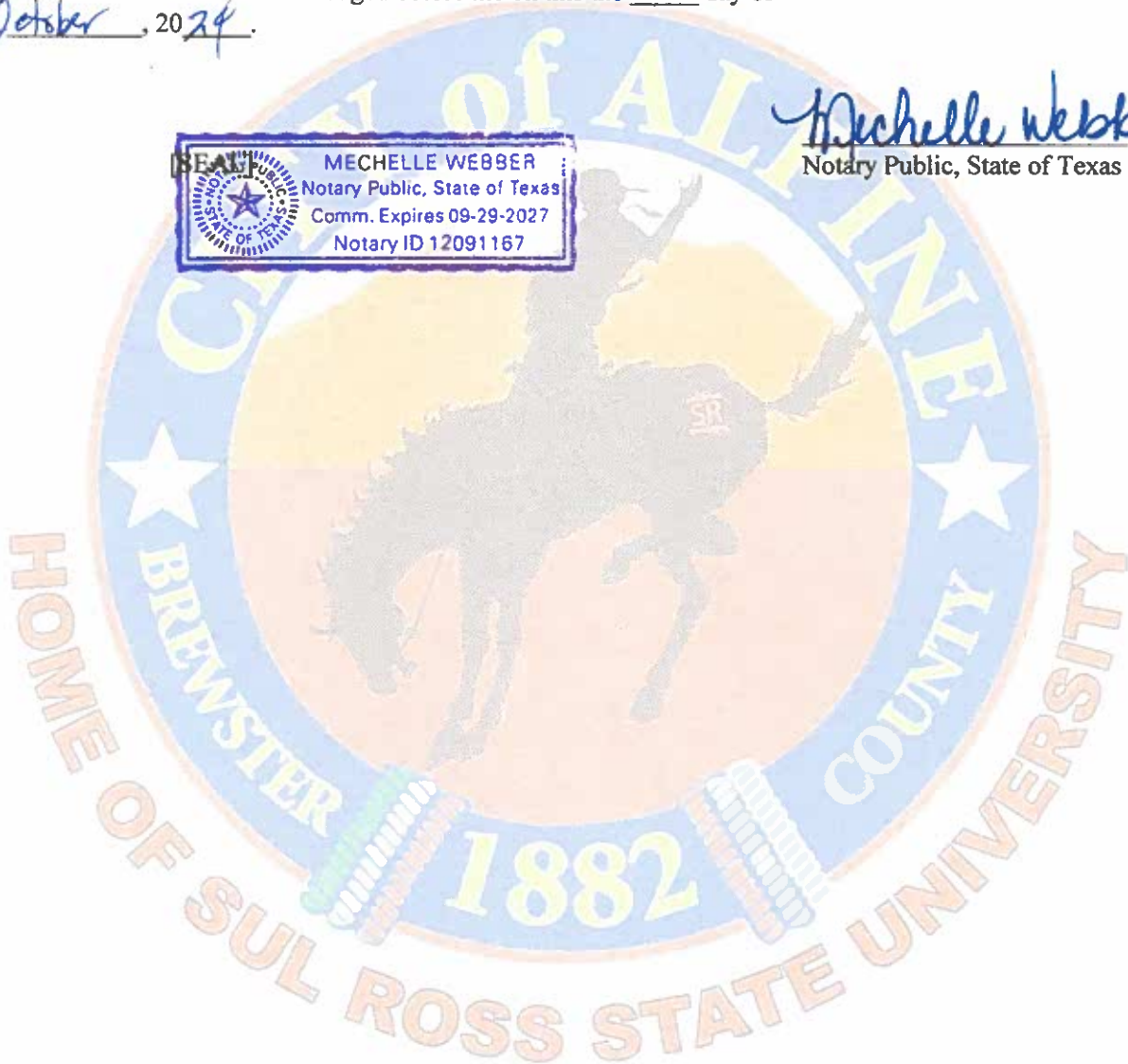


EXHIBIT 1

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 McCarson this the day 3rd of

October, 2024.
(Month) (Year)

(Printed Name of Purchaser)

(Day)

Michael McCarson

(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 McCarson this the day 3rd of

October, 2024.
(Month) (Year)

(Printed Name of Purchaser)

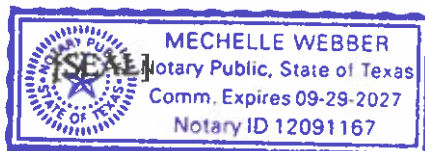
(Day)

Eugene McCarson
(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

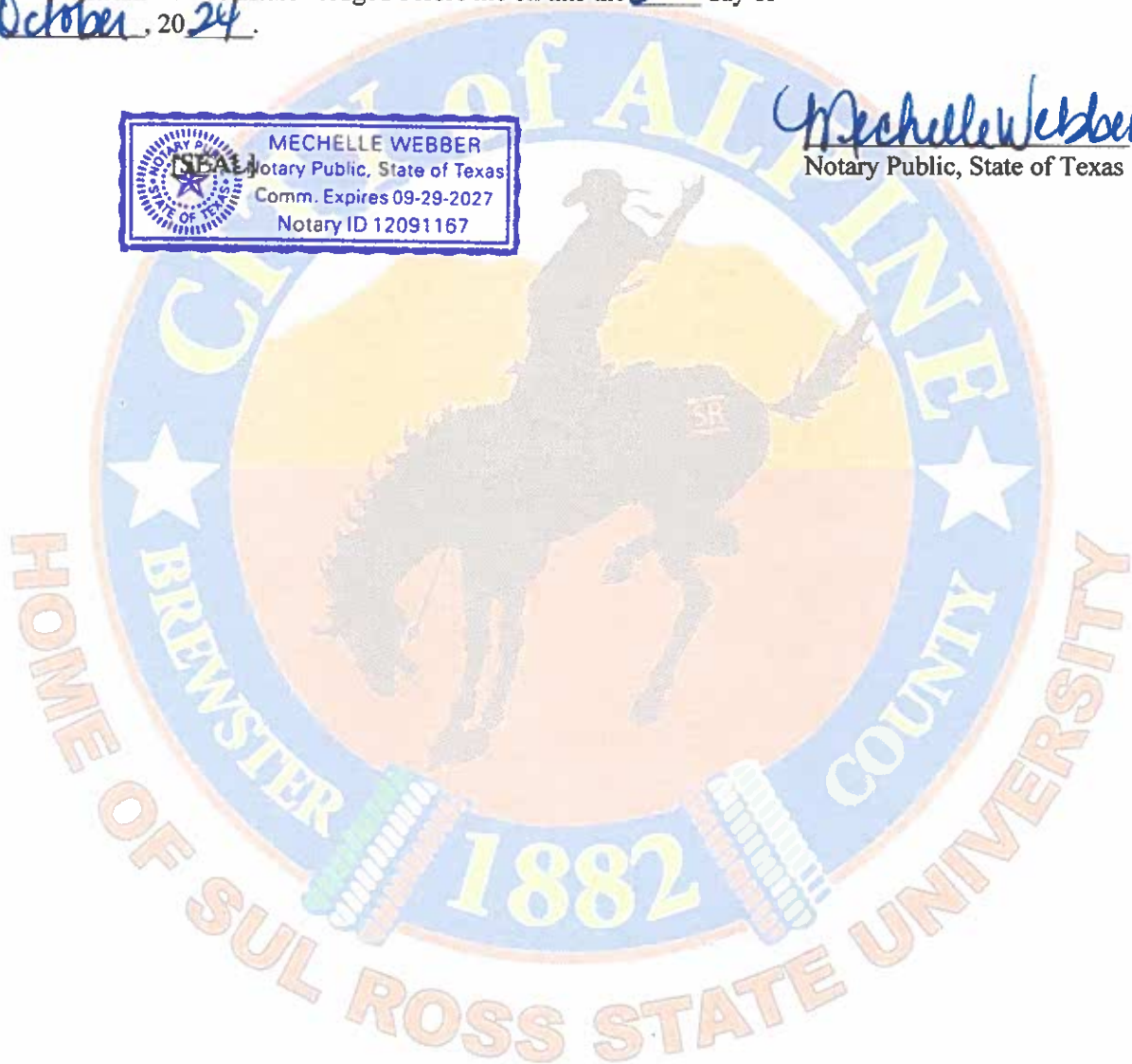


EXHIBIT 1

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

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

_____ 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.

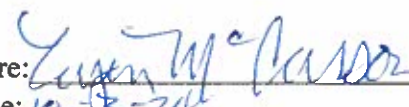
Address: 853 McCarson Ranch Rd Mt Home Tx
Phone Number: 830 719 2935

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 McCargo

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: [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 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)

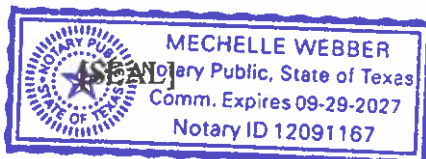
Lynn McCarsa
(Signature of Purchaser)

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

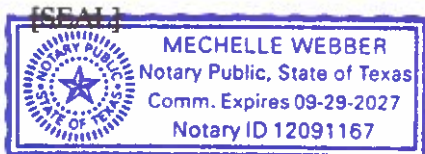
Signature of Purchaser

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

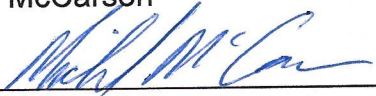


Survey of affected land owners of replat of Colima Addition to the City of Alpine

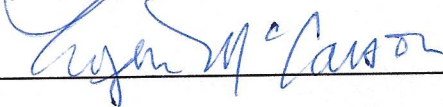
All of the property within the proposed replat of the Colima Addition is owned by Michael and Lynn McCarson, also petitioners of the replat. All other area land owners are separate from the proposed replat by existing or dedicated City of Alpine streets. There are no adjacent land owners within the proposed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

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

Michael McCarson

 9-11-24

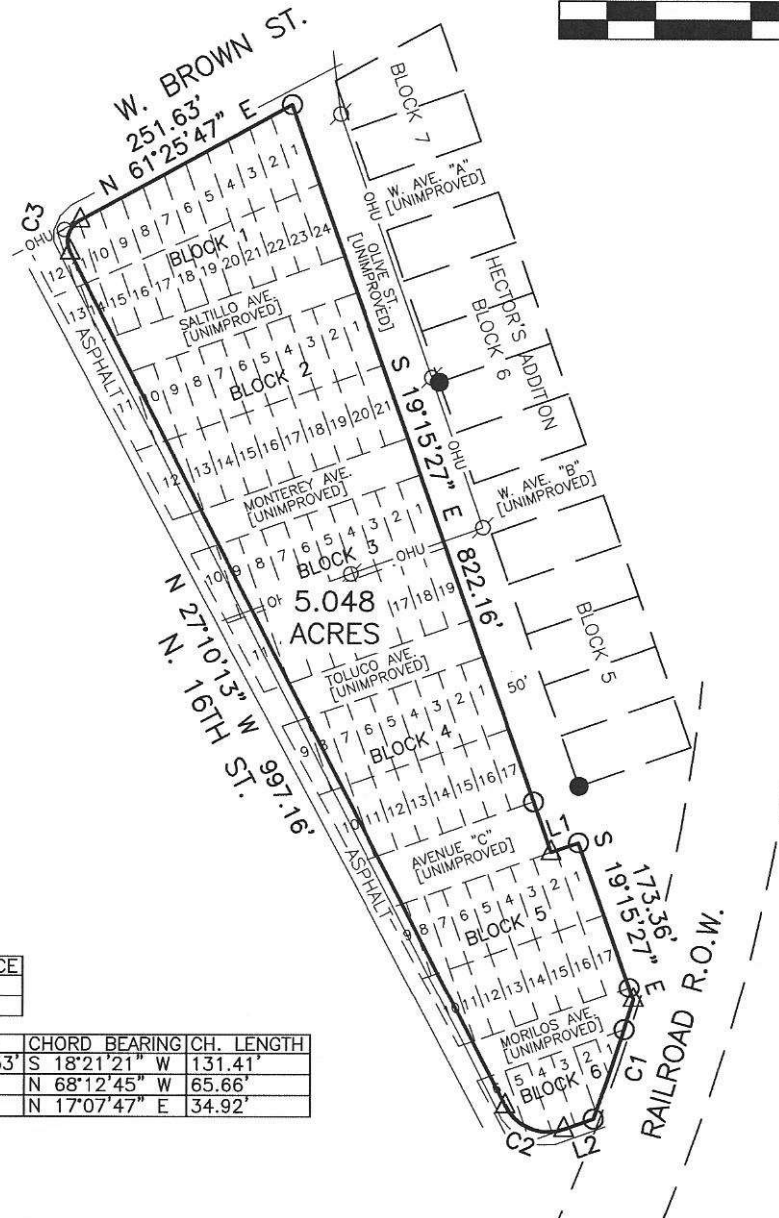
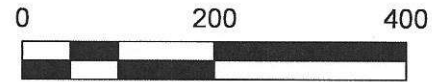
Lynn McCarson

 9-11-24

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.

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

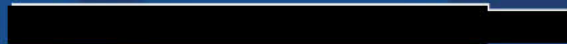
TBD N 16TH STREET, ALPINE,
BREWSTER COUNTY, TX 79830

EFFECTIVE DATE: SEPTEMBER 9, 2024

REPORT DATE: SEPTEMBER 10, 2024

PREPARED FOR

MIKE MCCARSON
(830) 719-2935





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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,

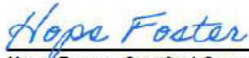
PARAMOUNT PROPERTY ANALYSTS 
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Hope Foster, Certified General Appraiser
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Ph: (432)-213-0909
Email: hope@ppabv.com

Hypothetical Conditions

There are no hypothetical conditions for this appraisal.

Extraordinary Assumptions

There are no Extraordinary Assumptions for this appraisal.

Table of Contents

SUMMARY OF SALIENT FACTS & CONCLUSIONS	6
AERIAL MAP AND SUBJECT PROPERTY PHOTOS	9
PREFACE	16
INTRODUCTION AND DEFINITIONS.....	18
HISTORY AND PROPERTY TAX ASSESSMENT	24
AREA DATA.....	26
NEIGHBORHOOD DATA	31
SITE DATA	38
HIGHEST AND BEST USE.....	48
THE APPRAISAL PROCESS	52
SALES COMPARISON APPROACH TO VALUE	54
ASSUMPTIONS AND LIMITING CONDITIONS.....	72
ADDENDA	78

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



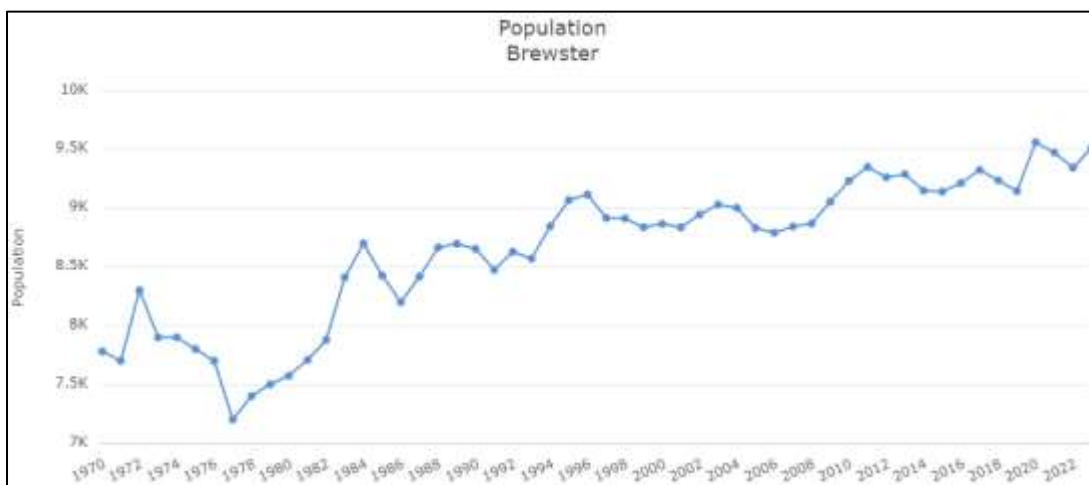
Area Data

BREWSTER COUNTY

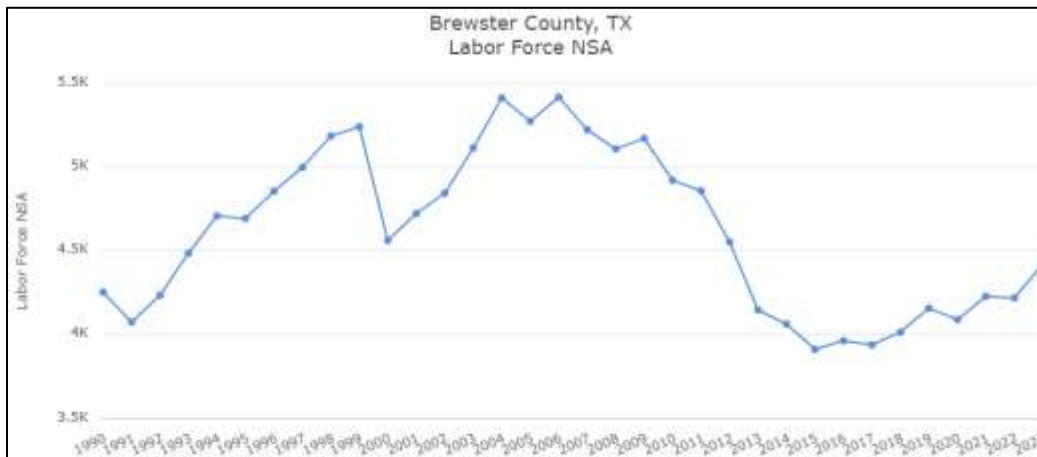
Brewster County, the largest county in Texas in land area, is located in the Trans-Pecos region of West Texas, and is the site of Big Bend National Park, the largest park in the state. Brewster County is bordered by Presidio County to the west, Jeff Davis County to the northwest, Pecos County and Terrell 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.

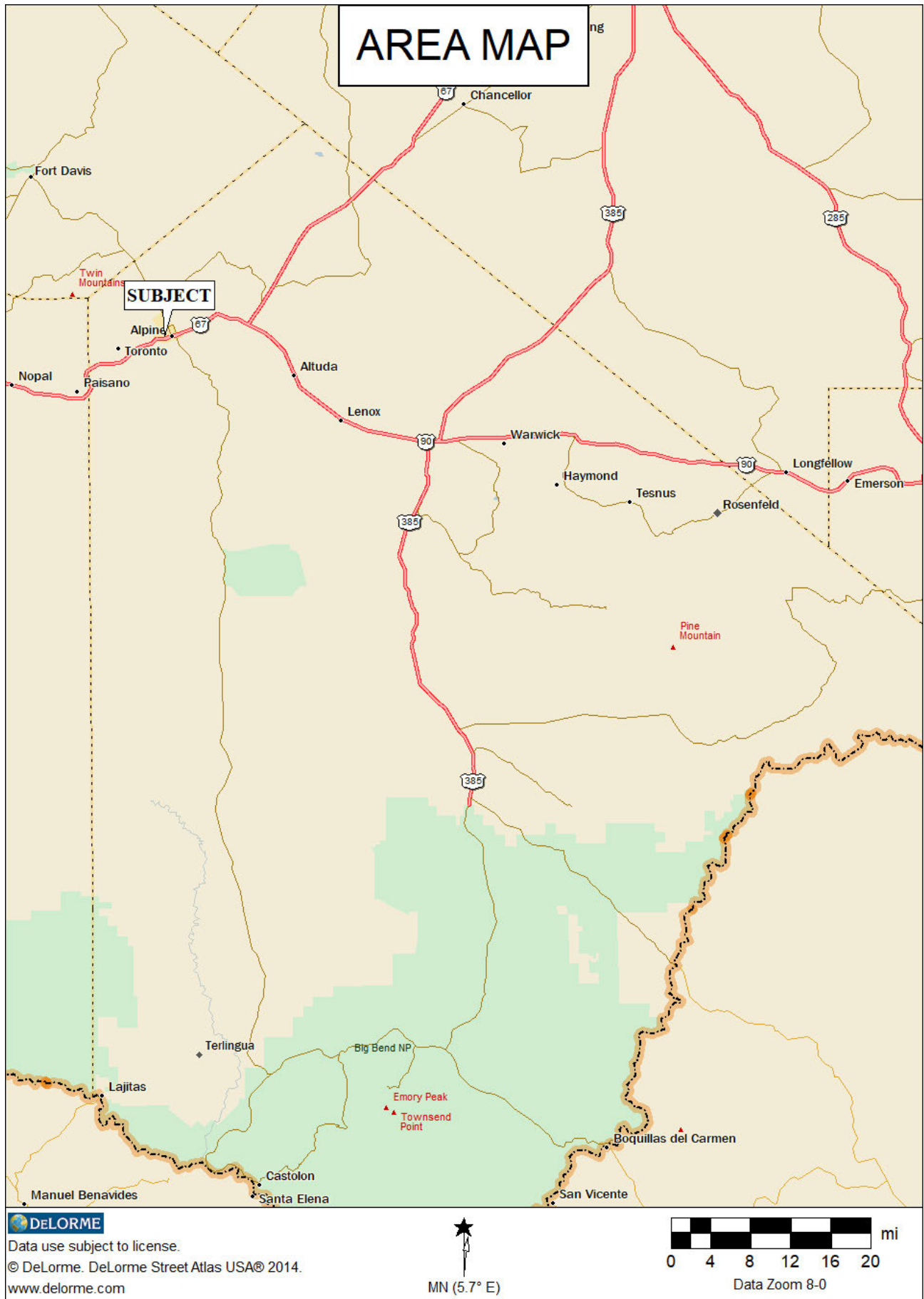
On the Texas Education Agency Report card for 2013-2014, the high school, with 277 students in grades 9-12, reached "Met Standard" overall, while receiving Distinction Designations in Mathematics, Social Studies, Top 25% Closing Performance gaps, and Postsecondary Readiness. Notably, average class sizes 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

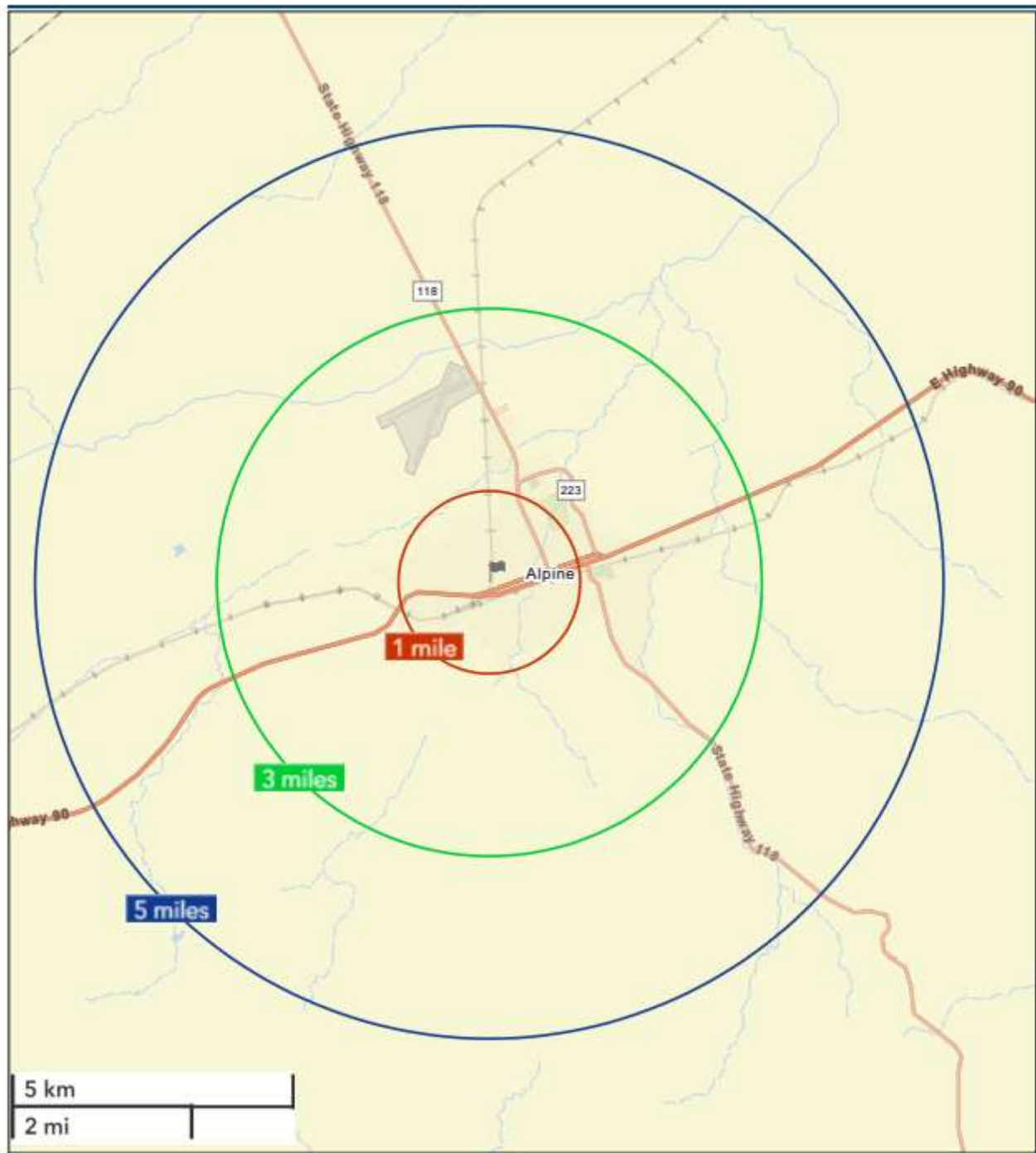
The subject neighborhood has convenient access to employment within the neighborhood and other nearby areas in Terrell, Jeff Davis, Reeves, Ward, Crane, and Crockett counties. Churches, retail centers, and recreation facilities are easily accessible from the neighborhood. There are several major traffic 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

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Page 1 of 2

*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

NEIGHBORHOOD MAP

118

Alpine-Casper's Muni

118

223

N HARRISON ST

LOOP RD

87

Alpine

Alpine Mountain Enterprises

Barlow Park

118

87

Jackson Field

New Town Park

118

SUBJECT

DeLORME

Data use subject to license.

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www.delorme.com

MN (6.0° E)

0 1/4 1/2 3/4 1 mi

Data Zoom 12-4

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

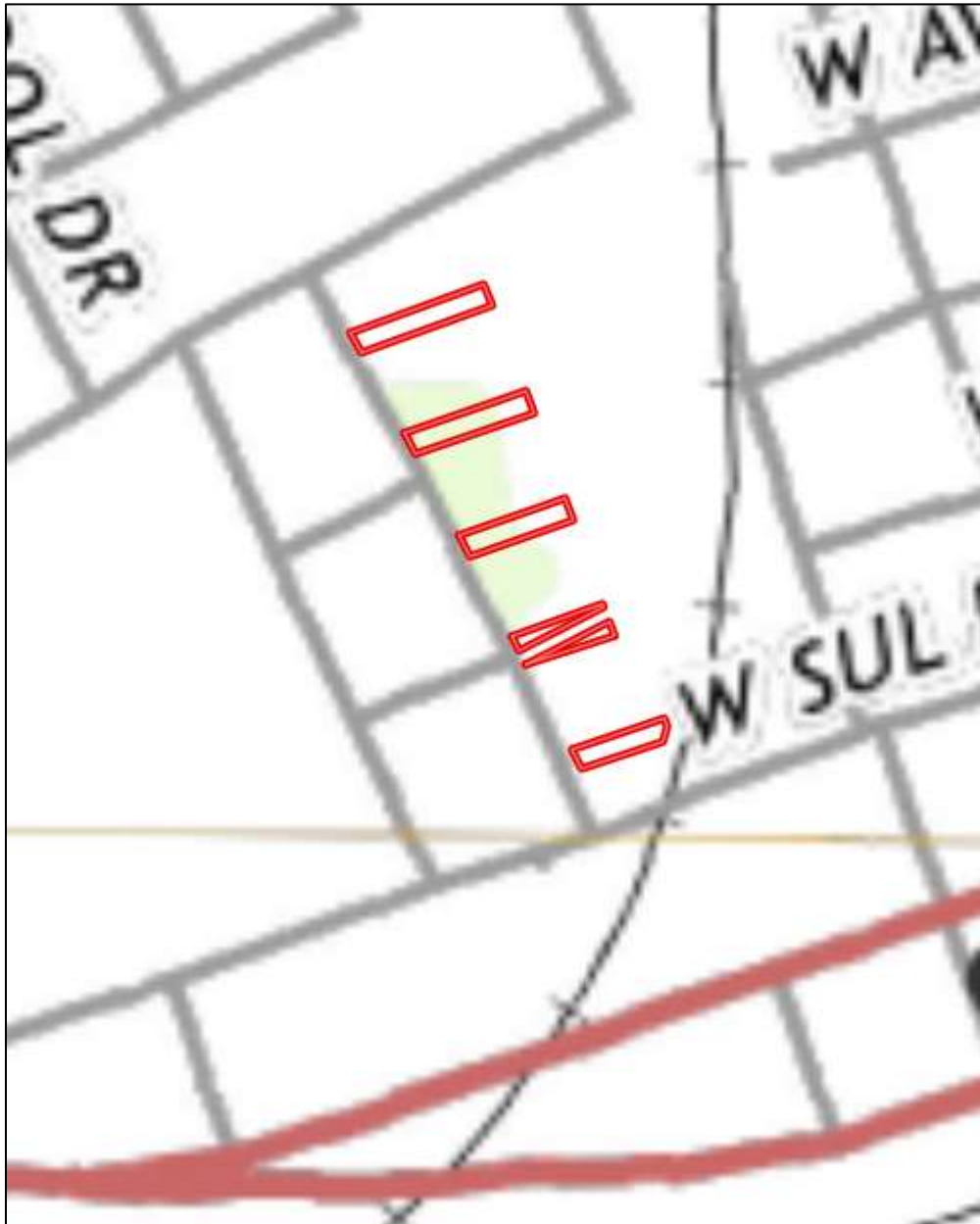
Site Hazards	
FEMA Map #	4800850002B
FEMA Map Date	11/16/1990
Flood Zone	X
In Flood Plain	is not
Flood Zone Comments	The subject sites do not appear to be situated in the 100-year flood plain, according to the available FEMA flood maps.
Encumbrance / Easement Description	There are no known adverse encumbrances 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



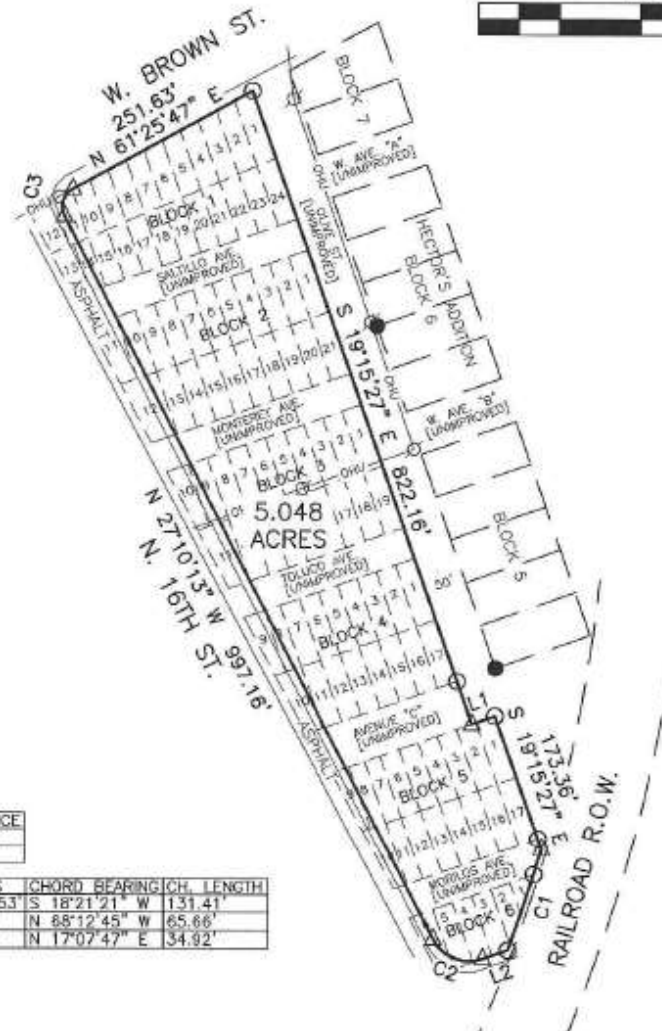
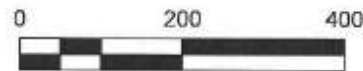
TOPOGRAPHY MAP



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



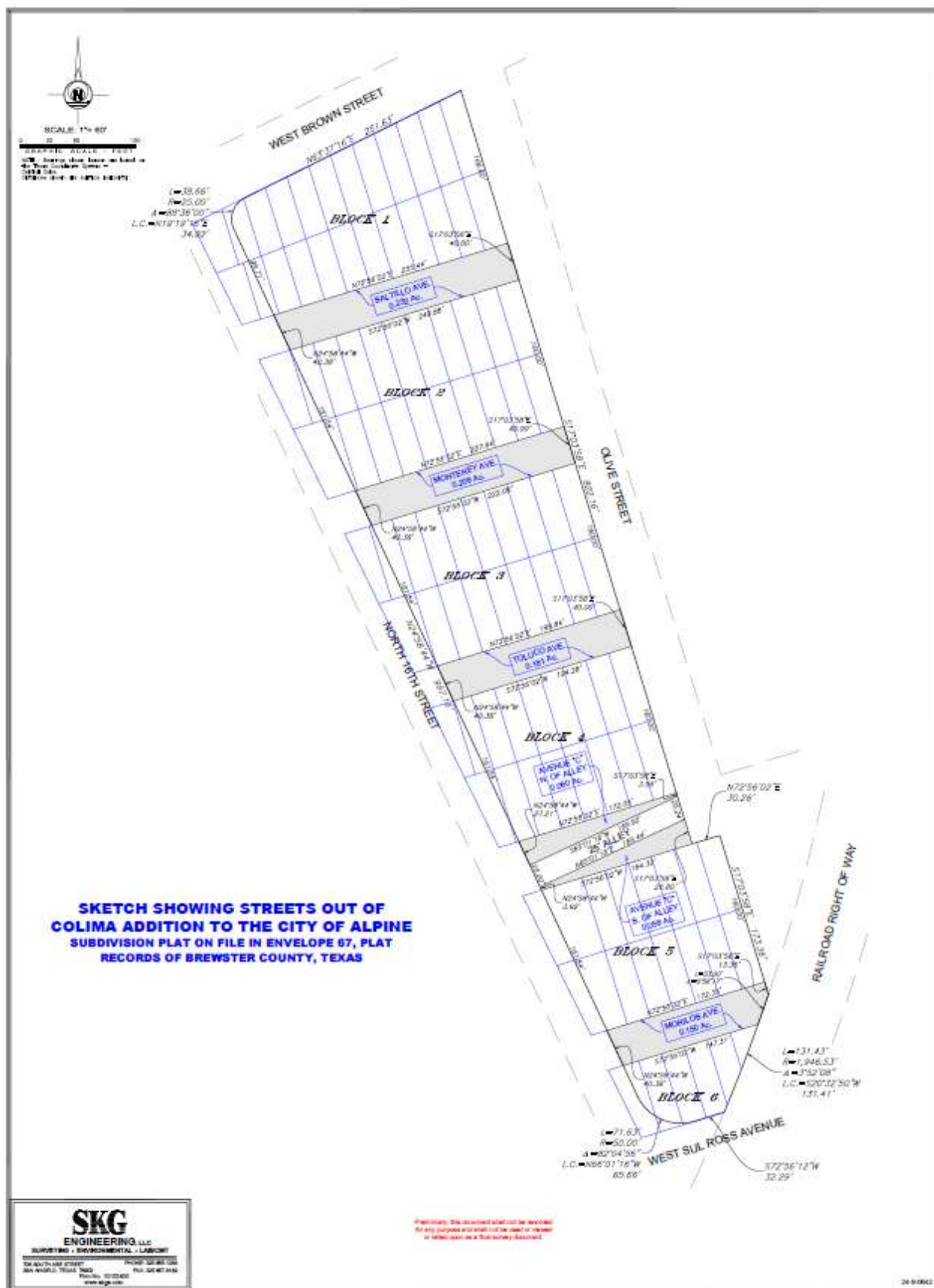
ACCORDING TO FEMA FIRM MAP PANEL 4800850002B, DATED 11/16/1990, THIS TRACT APPEARS TO LIE WITHIN ZONE X [AREAS OUTSIDE THE 500-YEAR FLOODPLAIN].

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 |

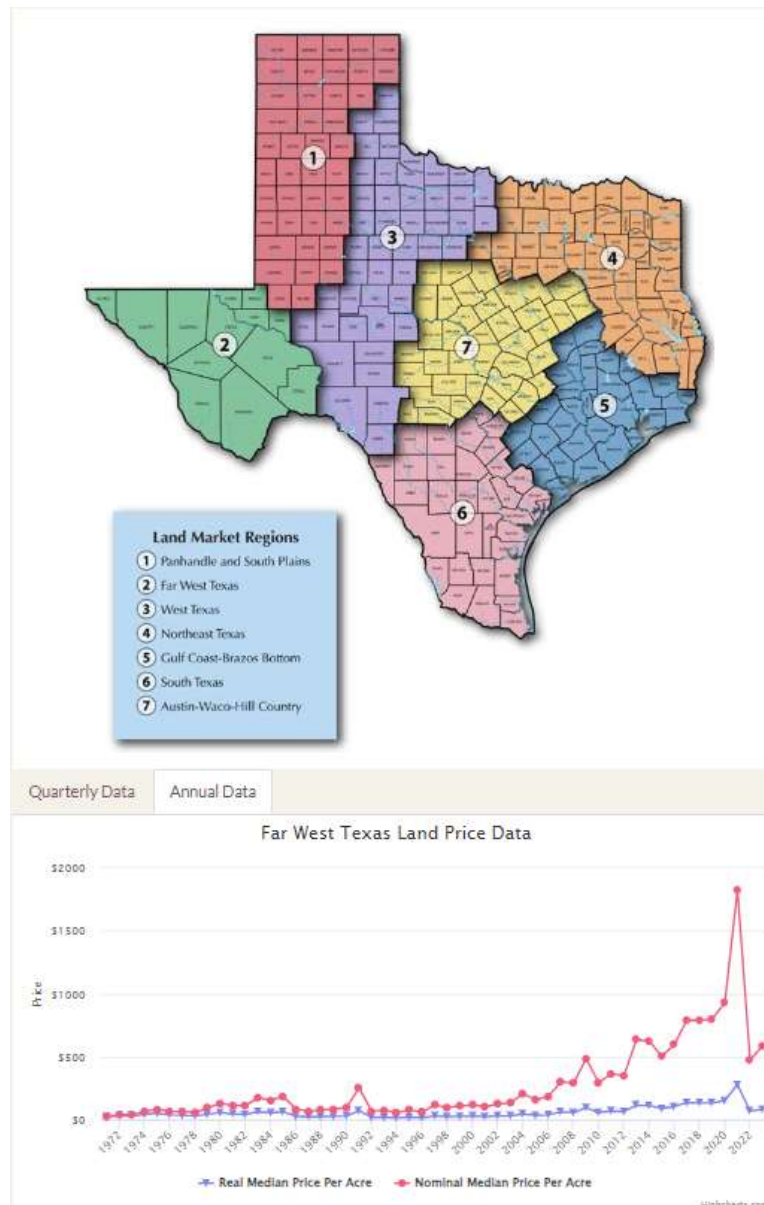
Powered by CoreLogic®

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

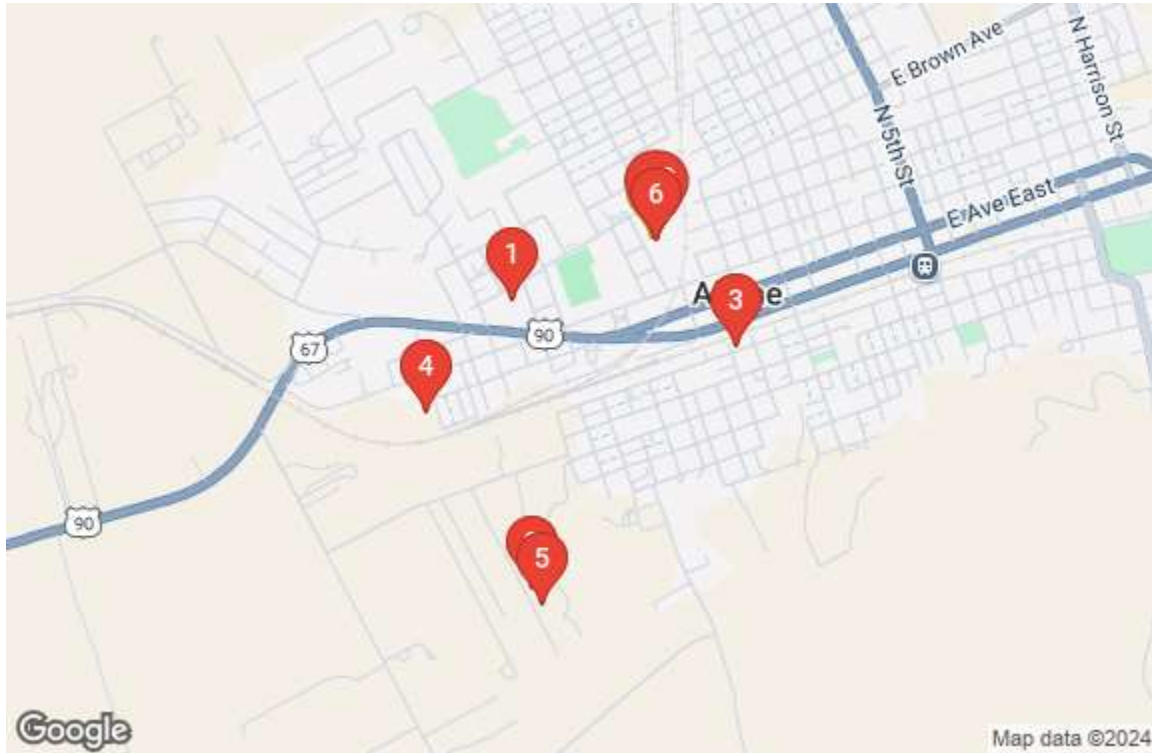
Acres	5.05	Topography	Generally Level
Land SF	219,891	Zoning	R-2: Two-Family District
Primary Frontage Street	N 16th Street, Brown Street	Flood Zone	None Apparent
Shape	Rectangular, more or less	Encumbrance or Easement	No adverse known
Utilities	Utilities Available along W Brown Avenue &	Environmental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

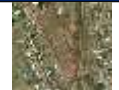
The subject sites do not appear to be situated in the 100-year flood plain, according to the available FEMA flood maps. However, the appraiser is not qualified to make a specific determination and therefore recommends that a determination be made by a qualified professional. We reserve the right to amend 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

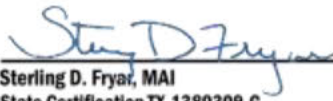
Effective Date: September 9, 2024

Respectfully Submitted,

PARAMOUNT PROPERTY ANALYSTS 
STATEWIDE COMMERCIAL REAL ESTATE APPRAISERS



Timothy I. Mayfield, MAI
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Email: tim@ppabv.com



Sterling D. Fryar, MAI
State Certification TX-1380309-G
Ph: (325)-276-0757
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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)

PARAMOUNT PROPERTY ANALYSTS
REFERENCES

System Real Estate Texas
A&M University (979)
458-6350

Jeff Shillings, MAI
Appraisal Review Department
Haginas Chapman & Shillings
Houston, TX
(281) 550-9200
jeff.shillings@haginas.com

Brian Frilot
Wells Fargo RETECH
San Antonio, TX
(210) 856-7088
frilot@wellsfargo.com

Sara Oates
Texas Appraisal Management & Review
(512) 402-0029
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Brian Yung
Credit Analysts
The Bank & Trust of Bryan/College Station
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Guaranty Bank and Trust-Bryan/College Station, TX
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Independent Bank
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smobley@extracobanks.com

Fred Bayliss
Real Estate Attorney
College Station, TX
(979) 693-8361
jbayliss@baylisslaw.net

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 21, 2025

Agenda Item No. 12B

Department: City Council

Sponsor: Megan Antrim, City ManagerMemo Prepared By:

Expenditure Required: N/A

Savings Anticipation: N/A

Current Budget FY 2024- N/A
2025:

Additional Funding: N/A



Staff Recommendation: Approve

AGENDA ITEM

Approve the first reading of Ordinance 2025-01-02, an ordinance of the City Council of the City of Alpine, Texas amending Chapter 74 – Parks and Recreation, Article I – In General, to the Alpine Code of Ordinances; amending and establishing rules and regulations for all city parks; Providing for the establishment of permitting processes for festivals, events, & alcohol; Providing the establishment of up to a \$500 penalty per occurrence for violations of the ordinance; Providing for the following: Findings of Fact, Enactment, Repealer, Penalty, Savings, Severability, Proper Notice and Meeting, and Effective Date Clauses. (M. Antrim, City Manager)

EXECUTIVE SUMMARY

On September 13, 2023, the Parks and Recreation Board (PRB) voted to make a recommendation to the City Council to update Chapter 74 - Parks and Recreation to the Alpine Code of Ordinances. The changes included in the recommended update included the establishment of streamlined rules and updated regulations for City parks. On September 26, 2023, the City Council considered the recommendations and voted to postpone the item and send the ordinance back to the PRB. The PRB held a discussion on January 10, 2024, and discussed amendments to the ordinance. City Administration worked on the proposed updates and the amendments were given to board members on August 14, 2024, to review and provide feedback. On September 11, 2024, the PRB reviewed the ordinance and recommended proposed updates to the ordinance. The requested updates were sent to the board on September 12, 2024, and the item was tabled until the next meeting. The updates were discussed at the November 13, 2024 meeting. The board officially made a recommendation to the City Council to approve proposed updates on December 11, 2024.

SUPPORTING MATERIALS

1. Ordinance 2025-01-02 Chapter 74 - Parks and Recreation Updates

BUDGET CONSIDERATIONS

Geoffrey R. Calderon, City Secretary

APPROVERS

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

Approved - 1/13/2025
Approved - 1/13/2025
New -

ORDINANCE 2025-01-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS AMENDING CHAPTER 74 – PARKS AND RECREATION, ARTICLE I – IN GENERAL, TO THE ALPINE CODE OF ORDINANCES; AMENDING AND ESTABLISHING RULES AND REGULATIONS FOR ALL CITY PARKS; PROVIDING FOR THE ESTABLISHMENT OF PERMITTING PROCESSES FOR FESTIVALS, EVENTS, & ALCOHOL; PROVIDING THE ESTABLISHMENT OF UP TO A \$500 PENALTY PER OCCURRENCE FOR VIOLATIONS OF THE ORDINANCE; PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT, ENACTMENT, REPEALER, PENALTY, SAVINGS, SEVERABILITY, PROPER NOTICE AND MEETING, AND EFFECTIVE DATE CLAUSES.

WHEREAS, the Parks and Recreation Board is composed of community members who advise the City Council on policy decisions that affect Parks and Recreation programs of the city; and

WHEREAS, the Parks and Recreation Board has recommended changes to the City Council that would implement streamlined rules and regulations for all city parks; and

WHEREAS, the amendments recommended by the Parks and Recreation Board will provide clarification and enhancements to the existing rules, and ensure that city parks are properly taken care of, managed, and regulated to the benefit of all park users; and

WHEREAS, in addition to the updated rules and regulations, the Parks and Recreation Board recommends that the City Council implement event permitting processes by City Council resolution; and

WHEREAS, Chapter 331 of the Texas Local Government Code provides that municipal parkland is under the operation, maintenance, control, and management of the City; and

WHEREAS, the City of Alpine is a home-rule municipality that owns and operates city parks for the use and enjoyment of the general public; and

WHEREAS, the city endeavors to assert its rights as a property owner by implementing rules and regulations that will benefit the general public as recommended by the Parks Board.

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

**SECTION I
FINDINGS OF FACT**

The Alpine Code of Ordinances is hereby amended to reflect the changes hereto attached as Exhibit “A.” 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 herein as findings of fact.

SECTION II

INCLUSION IN THE CODE OF ORDINANCES

The provisions of this ordinance 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 \$4,000.00. 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 judgement 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 AND 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 **February 4, 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 30, 2025**.

**SECTION VIII
EFFECTIVE DATE**

This ordinance shall be effective upon passage and publication as required by State and Local law.

**PASSED AND ADOPTED THIS 4th DAY OF FEBRUARY 2025 BY THE CITY COUNCIL
OF THE CITY OF ALPINE, TEXAS.**

INTRODUCTION AND FIRST READING

JANUARY 21, 2025

SECOND AND FINAL READING

FEBRUARY 4, 2025

APPROVED:

Catherine Eaves, Mayor

ATTEST:

Geoffrey R. Calderon, City Secretary

APPROVED AS TO FORM:

City Attorney

EXHIBIT “A”

EDITOR’S NOTE:

Additions are Underlined. ~~Omissions appear in Strikethrough Text.~~

Chapter 74 PARKS AND RECREATION

ARTICLE I. IN GENERAL

Sec. 74-1. Alcoholic beverages generally.

Definitions. The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

- (a) *Alcoholic beverages* means spirits, wine, beer, ale or other liquid containing more than one-half of one percent of alcohol by volume, excluding non-alcoholic beer, non-alcoholic wine, or kombucha which is fit for beverage purposes or intended for beverage purposes.

-
- (b) *Consumption prohibited in certain areas.* No person shall consume any alcoholic beverage while in or upon prohibitive areas defined in this section.
- (c) *Sale.* It shall be unlawful for any person, firm or corporation to sell alcoholic beverages within the boundaries of ~~Kokernot and Centennial Parks, including the Kokernot Park athletic complex, within the city.~~ all designated city parks, except as authorized by City Council.
- (d) *Possession and consumption.*
- (1) ~~It shall be unlawful for any person to consume alcoholic beverages, or to have in his possession an alcoholic beverage, within the parking lots, baseball fields, walking and jogging track and soccer field located in Kokernot Park, within the city~~
- (2) ~~It shall be unlawful for any person to consume, or to have in his possession, an alcoholic beverage within the boundary of Centennial Park, in the city.~~
- (3)(1) It shall be unlawful for any person to consume, or to have in his possession, an alcoholic beverage within the boundaries of any City Park, except where authorized by permit approved by the City Manager and the Chief of Police. It shall be unlawful for any person to consume, or to have in his possession, an alcoholic beverage within the parking lots, baseball fields, walking and jogging track and soccer field located in Kokernot Park, except where authorized by permit approved by the City Manager and Chief of Police.
- (e) *Signs and notices.* Signs shall be posted in appropriate locations stating substantially "No alcoholic beverage may be brought into this park or consumed in this park in violation of city ordinances which are strictly enforced." The signs shall be placed in locations to be visible on entering areas where possession or consumption of alcoholic beverages are prohibited.
- (f) *Noise-making device.* *A device that makes noise that could reasonably be considered to disturb the comfort, peace, and quiet of a city park.*

(Code 1978, § 19-8(a)—(d))

Sec. 74-2. Playing of golf and other dangerous sports in ~~certain~~ city parks.

- (a) *Application.* This section shall not apply to the Alpine Municipal Golf Course operated by the Alpine Country Club.
- (b) *Prohibited; signs to be posted.* It shall be unlawful for any person to practice, hit golf balls or play golf in ~~the Kokernot Park and Centennial Park as well as the Kokernot Park Athletic Complex~~ any park located within the city. It shall further be unlawful for any person to carry on any activity for which the park was not specifically designed and the performance of which would constitute a hazard to the health and safety of those lawfully using the park facilities. Signs shall be posted in appropriate locations determined by the city council or the city manager advising citizens of the restricted activities permitted in ~~Kokernot Park and Centennial Park as well as the Kokernot Park Athletic Complex.~~ any city park.

(Code 1978, § 19-9(a), (b))

Sec. 74-3. Medina Hours of Operation for City Parks.

- (a) *Hours of operation.* Medina City Parks will be open for the public's use and enjoyment only between the hours of 5:00 a.m. 8:00 a.m. and 11:00 p.m. 9:00 p.m. daily, and closed to the public between the hours of 11:00 p.m. 9:00 p.m. and 8:00 a.m. 5:00 a.m. daily. No one, except with specific city authorization, shall be permitted to be on the premises of Medina a city Park during the hours that such park is closed, without prior authorization from the city.
- (b) *Alcoholic beverages.* ~~No person shall, at any time, transport to and/or carry upon such park, any alcoholic beverage, whether any of the alcoholic beverage is consumed upon such park or not. It is a violation of this section, and constitutes an illegal association, for any person to knowingly be in the company of any person who are in obvious violation of this section.~~
- (c) *Violation; penalty.* It is a class C misdemeanor offense to violate the mandates of this section and if found guilty may be assessed the maximum fine that, by law, may be assessed by the municipal court.

(Code 1978, §§ 19-51—19-53)

Sec. 74-4. Baines Park. Use of Park Facilities Generally.

~~*Hours of operation.* Baines Park will be open for the public's use and enjoyment only between the hours of 8:00 a.m. and 10:30 p.m. daily. No one, except with specific city authorization, shall be permitted to be on the premises of Baines Park during the hours that such park is closed.~~

(Ord. No. 2002-5-4, 7-9-02)

- (a) A park facility is generally available for public use on a first-come, first-served basis, subject to:
 - 1. A requirement, if any, for a permit;
 - 2. A requirement, if any, to pay an entrance fee, reservation fee, or other fee.
 - 3. A previous reservation.
- (b) A person shall comply with city signs and markers in a park.
- (c) Entrance or Use Fees.
 - 1. A person may not enter or use a park facility for which an entrance or use fee has been established, unless the person has first paid the fee or is otherwise authorized to enter.
 - 2. A person must display an entrance permit or receipt to a city employee on request.
- (d) Reservations.
 - 1. A person may not use or occupy a facility or area for which another person has paid a reservation fee when the person's use conflicts with the use of the facility or area by the person who has made a reservation.

2. Persons wanting exclusive use of a park area and time, must make must make a reservation in accordance with the established reservation policies by the city.
3. A person must display documentation of a confirmed reservation on request to a City employee charged with the supervision or patrolling of parks.

(e) Permits.

1. When the city code or approved city council rule requires a person to obtain a permit or written authorization for a use or prohibits a use without a permit or written authorization, a person is required to obtain the permit or authorization prior to use. A person who wishes to apply for a permit or authorization may contact city hall to reach the designated parks and recreation staff member.

(f) Restricted Uses.

1. A person may not use a court or field designed for a specific sport for another sport, unless the alternative use is permitted by the city manager or the city manager's designee. For example, a person may not use a tennis court for lacrosse, or a baseball field for soccer.

(g) Occupancy Limit.

1. The city may establish and post a maximum occupancy for any park area or facility.
2. A person may not enter, or remain in, an area or facility for which the city has established an occupancy limit when the person's entrance will have the effect of exceeding the established occupancy limit. Compliance with this rule does not eliminate any additional requirements that may be imposed by the city code or city rules regarding an event on City property.

(h) Closed Areas.

1. The city manager or the city manager's designee may close a park area or facility to public entry or otherwise restrict use until the area or facility can be made available for public use.
2. If practicable, the City shall post notice of a closed area. A person may not enter a closed or restricted area.
3. A person may not enter an area closed due to flooding, toppled trees, or debris, or which is otherwise closed due to health or safety issues.

(i) Special Rules for Specific Parks Facilities or Events.

1. The city manager or city manager's designee may develop special rules and regulations that address problems specific to a facility or event.
2. Special rules shall be in writing, approved by the city manager or city manager's designee, and posted at the facility or provided to a person holding or attending an event.
3. A person shall comply with all special rules and regulations posted at a facility or provided to the person.

(j) Smoking.

1. A person may not smoke in a park, except in a temporary designated smoking area for a special event. Smoking outside the indicated temporary location for an event or not during an event is a violation and any person found to be in violation of this section shall be fined, upon conviction, an amount not to exceed \$500.00.
2. Disposing of a cigarette or cigar butt outside of a trashcan or dumpster is considered littering

(k) Littering, Illegal Dumping, and Public Health and Safety Violations.

1. It shall be unlawful for a person to throw, place or deposit, or cause to be thrown, placed or deposited, or suffer or permit his servant or any other person in his family to throw or deposit in any street, alley, gutter, ditch, lot or other place in this city, the carcass of any dead animal or fowl or any meat, fish, hides, skins, bones, offal, manure, fruit, vegetables, litter, debris, melon rinds, fruit peelings, slop, trash or other unsound or offensive matter or matter liable to become offensive or injurious to the health of those who reside in the vicinity or owned or controlled by him, or to throw, place or deposit, or cause to be thrown, place or deposit in any street, alley, gutter, ditch or other public place, or upon any lot or other premises not owned or controlled by him, tires, bottles, cans, loose paper, rags, scrapes of leather, shavings, dishwater, chips, debris, litter or trash.

Any individual group of individuals, business, or corporation who illegally disposes of litter, solid waste, tires, hazardous materials, bulky wastes, or other such materials can be charged with the following offenses and penalties.

- (1) Class C misdemeanor: 5lbs/5gals or less: Fine up to \$500.00

Sec. 74-5. Assembly.

- (a) A person organizing an event in a park that the person reasonably knows will be attended by more than 50 people must provide notice, at least one week before the event begins, to the City by calling city hall. Subject to compliance with all other applicable rules and ordinances, the event may be allowed upon approval of the city manager and the chief of police.

Sec. 74-6. Festival Permitting, Event Permitting, and other Permitting Requirements.

- (a) The city council may implement permitting processes and procedures for festivals, large gatherings, events, and other permitting requirements by city council resolution.

Sec. 74-7. Costs and Fees associated with City Parks.

- (a) All costs and fees associated with city parks, including reservation fees, may be approved by City Council resolution.

Sec. 74-8. Disruptive Behavior; Ejection from Facilities.

- (a) If a person's conduct violates these rules, or is unlawful, disruptive, destructive, or hazardous, the person may be warned and asked to stop the conduct immediately by any city police officer.

- (b) If a person persists in the conduct after a warning, a city police officer may eject the person from the park. If a person's conduct is criminal, poses an imminent threat of injury or property damage, or prevents the public enjoyment of the premises, a city police officer may eject the person from the park and take all other actions authorized by law.

Sec. 74-9. Peace and Quiet.

- (a) A person shall preserve the peace and quiet enjoyment of a park by observing the applicable laws and ordinances governing noise and amplified sound, unless a specific exception is approved by the City Manager.
- (b) A person may not use offensive language, make unreasonable noise, discharge weapons or fireworks, or engage in gestures or conduct in a park that would be offensive to a person of ordinary sensibility. Fireworks are allowed only with explicit authorization from the city.
- (c) A person may not operate a noise-making device in a park in violation of applicable law.

Sec. 74-10. Weapons and Firearms.

- (a) A person may not carry or possess a weapon or firearm while in a park, except where explicitly authorized by state and federal law.
- (b) The use of a firearm, air gun, paintball gun, pellet or B.B. gun, bow and arrow, or projectile device capable of inflicting personal injury is prohibited unless conducted under permit or in a park facility where the city manager or city manager designee has authorized the use.
- (c) A person may not display a firearm or other weapon in a park in a manner that will alarm or threaten another person, except where explicitly allowed by state and federal law.

Sec. 74-11. Abandoned or Unattended Property.

- (a) A person may not abandon a vehicle or other personal property in a park. The city may remove, impound, and dispose of abandoned property under applicable law.
- (b) A person may not leave a vehicle or other property unattended at any park in such a manner as to create a hazardous or unsafe condition. The city may impound the unattended property or move the unattended property to a safe place at expense of owner.

Sec. 74-12. Parking.

- (a) Unless parking is otherwise prohibited, a person may park a motor vehicle in a park only in a designated area.
- (b) A person may not park, store, or leave a vehicle or trailer in an area posted "restricted" or with "no parking" signs.
- (c) Unless specifically authorized by the City Manager, overnight parking in city parks is strictly prohibited.
- (d) The city may impound a parked vehicle or trailer that creates a hazardous or unsafe condition.

Sec. 74-13. Commercial Activity.

(a) Generally.

1. Unless a person is specifically authorized to do so by a permit or contract, or is acting in conjunction with a specifically permitted use of a reserved park facility; a person may not:
 - i. sell or rent a good or service in a park;
 - ii. place a stand, cart, or vehicle in a park for a commercial purpose;
 - iii. affix an advertisement to park property.

(b) Providing Commercial Classes and Instruction.

1. A person may not conduct classes or instructional activities for compensation in a park unless the person obtains a permit from the city obtains a permit and completes a waiver of liability.
2. A person may not provide a free class or instruction as an inducement or advertisement for a paid class or instruction unless the person has a permit from the city to conduct classes for compensation.

(c) Performing Artists.

1. A person may perform as an artist or entertainer in a park, but the person:
 - i. may not block a sidewalk or trail, or impede pedestrian or vehicular traffic;
 - ii. may not block or impede access to a park;
 - iii. may not perform at a restricted-access event without the written permission of the event organizer;
 - iv. may not juggle potentially hazardous materials or items such as knives or fire; and
 - v. must comply with all otherwise applicable laws, ordinances, and rules.

Sec. 74-14. Animals.

- (a) A person bringing a pet or other animal into a park shall keep the animal under confinement or direct control. Leads or leashes used to control animals may not be more than six feet long. A person who brings a dog into a park may allow the dog to be without a leash in a designated off-leash area; provided that the dog must at all times remain under the person's immediate personal supervision and command. A person who brings a dog into a designated off-leash area must carry a leash in order to restrain the dog should the need arise.
- (b) A person shall remove waste left by an animal under the person's care and control and shall dispose of the waste only in an appropriate waste receptacle.
- (c) A person who brings an animal into a park may not permit the animal to remain unattended or create a disturbance or a hazard.

- (d) A person may not bring livestock into a park, or permit livestock to range at a park, except with the written approval of the city manager or city manager's designee.
- (e) A person may not ride, drive, lead, or keep a horse at a park except as authorized under a contract, or permit.

Sec. 74-15. Cremation Remains.

- (a) A person may not disperse or dispose of cremation remains in a park.

Sec. 74-16. Fires, Firewood, and Fireworks.

- (a) A person may not light, build, or maintain a fire in a park, except in a device provided, maintained, and designated for that purpose, or as authorized by the city.
- (b) A portable camp stove or portable barbecue grill of metal construction may be used in a designated picnic area.
- (c) During a period of extreme fire hazard, the city manager or city manager's designee may prohibit or restrict fires in designated areas.
- (d) A person may not cut, gather, or collect wood or other combustible material at a park, for use as firewood or fuel.
- (e) A person may not possess or use any kind of fireworks in a city park, unless explicitly authorized by the city.

Sec. 74-17. Camping and Overnight Use.

- (a) Camping and overnight use of city parks and parking areas is strictly prohibited in accordance with Texas Penal Code, Sec. 48.05, incorporated herein for all purposes.

Sec. 74-18. Enforcement.

- (a) Any person, firm, or organization violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed five hundred dollars (\$500.00).
- (b) Any person, firm, or organization violating public health and safety provisions described in Sec. 74-4(k) shall be deemed guilty of the offenses listed within that section and upon conviction thereof shall be fined up to \$4,000 for the relevant violations listed in that section.

Secs. 74-5—74-19 – 74-35. Reserved.

CITY COUNCIL AGENDA ITEM REPORT

January 21, 2025

Agenda Item No. 12C

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

Approve Order 2025-01-01, an Order of General Election for May 3, 2025, for the purpose of electing one Ward 1 Council Member and one Ward 3 Council Member for three year terms; with early voting from April 22, 2025, to April 30, 2025. (G. Calderon, City Secretary)

EXECUTIVE SUMMARY

After the City Charter amendments passed, City elections have an updated schedule that begins in 2025 for Wards 1 & 3, proceeds in 2026 with Ward 5 and the Mayor, and in 2027 for Ward 2 & 4. Additionally, a charter amendment passed that updated Council Member terms from 2 years to 3 years. The election for May 3, 2025 must be ordered by February 14, 2025. The filing period will be 1/15/25 to 2/14/25.

SUPPORTING MATERIALS

1. Order 2025-01-01

BUDGET CONSIDERATIONS

Expenditure Required: TBD (Estimated \$6,000 over entire election)

Savings Anticipation: N/A

Current Budget FY2024- \$12,000

2025:

Additional Funding: N/A

APPROVERS

Alex Tackett, Records Clerk

Geoffrey R. Calderon, City Secretary

Megan Antrim, City Manager

Approved - 1/13/2025

Approved - 1/13/2025

New -

ORDER 2025-01-01
ORDEN 2025-01-01
ORDER OF GENERAL ELECTION FOR MUNICIPALITIES
ORDEN DE ELECCIÓN GENERAL PARA MUNICIPIOS

An election is hereby ordered to be held on May 3, 2025 for the purpose of voting on:
(Por la presente se ordena celebrar una elección el 3 de mayo del 2025 con el propósito de votar sobre:)

List Offices/Propositions/Measures on the ballot
(Enúmere los puestos/proposiciones/medidas oficiales en la boleta)

Council Member Ward 1 (Miembro del consejo del distrito 1)
Council Member Ward 3 (Miembro del consejo del distrito 3)

Early voting by personal appearance will be conducted each weekday at:
(La votación adelantada en persona se llevará a cabo de lunes a viernes en:)
The Main Early Voting Location (Sitio principal de votación adelantada)

Location (sitio)	Hours (horas)
City Council Chambers 803 W. Holland Ave Alpine, Texas 79830	April 22, 2025 -April 30, 2025 (22 de abril del 2025 - 30 de abril del 2025) 8:00 A.M. - 5:00 P.M.

Branch Early Voting Locations (sucursal sitios de votación adelantada)

Location (sitio)	Hours (horas)
None	None

Early voting by personal appearance will be conducted each weekend at:
(La votación adelantada en persona se llevará a cabo en el fin de semana en:)
The Main Early Voting Location (Sitio principal de votación adelantada)

Location (sitio)	Hours (horas)
None	None

Branch Early Voting Locations (sucursal sitios de votación adelantada)

Location (sitio)	Hours (horas)
None	None

Applications for ballot by mail shall be mailed to:
(Las solicitudes para boletas que se votarán adelantada por correo deberán enviarse a:)

Geoffrey R. Calderon, City Secretary

Name of Early Voting Clerk
(Nombre del Secretario/a de la Votación Adelantada)

100 N. 13th St

Address (Dirección)

Alpine79830

City (Ciudad)Zip Code (Código Postal)

(432) 837 - 3301, option (opción) 1

Telephone Number (Número de teléfono)

city.secretary@cityofalpine.com

Email Address (Dirección de Correo Electrónico)

www.cityofalpine.com

Early Voting Clerk's Website (Sitio web del Secretario/a de Votación Adelantada)

Applications for Ballots by Mail (ABBM)s must be received no later than the close of business on:
(Las solicitudes para boletas que se votarán por adelantado por correo deberán recibirse no más tardar de las horas de negocio el:)

April 22, 2025 (22 de abril del 2025) (date)(fecha)

Federal Post Card Applications (FPCAs) must be received no later than the close of business on:
(La Solicitud de Tarjeta Postal Federal dedeberá recibirse no más tardar de las horas de negocio el:)

April 18, 2025 (18 de abril del 2025) (date)(fecha)

Issued this 21st of January, 2025.
(Emitida este día 21 de enero del 2025).

Signature of Mayor (*Firma del Alcalde*)

Signature of Councilperson, Ward 1
(Firma del Concejal, Distrito 1)

Signature of Councilperson Ward 4
(Firma del Concejal, Distrito 4)

Signature of Councilperson, Ward 2
(Firma del Concejal, Distrito 2)

Signature of Councilperson, Ward 5
(Firma del Concejal, Distrito 5)

ATTEST (*DAR FE*):

Signature of Councilperson, Ward 3
(Firma del Concejal, Distrito 3)

City Secretary
(Secretario/a de la ciudad)

Instruction Note: A copy of this election order must be delivered to the County Clerk/ Elections Administrator and Voter Registrar not later than 60 days before election day.
Nota de Instrucción: Se deberá entregar una copia de esta orden de elección al/a la Secretario(a) del Condado/Administrador(a) de Elecciones y el/la Registrador(a) de Votantes a más tardar 60 días antes del día de elección.