

City of Alpine
REGULAR CITY COUNCIL MEETING
Tuesday, February 4, 2025 – 5:30 PM
Minutes

1. **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 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
Chris Ruggia, Tourism Director
Johnny Marquez, Interim Dir. of Utilities

Not Present:

Councilor Darin Nance

Others Present: 2 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 January 31, 2025.

2. **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.

3. **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 (5:31 P.M.)

- A. Public Hearing to obtain citizens 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.

Public Comments: None.

- B. Public Hearing to obtain citizen views and comments regarding the second and final reading of Ordinance 2025-01-02, an ordinance 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.

Public Comments: Chris Ruggia, Ward 3.

- C. Public Hearing to obtain citizen views and comments regarding Special Use Permit 2025-01-02, a special use permit application allowing the applicant, Alpine Velocity Ops LLC dba Velocity #19, to obtain a Wine and Malt Beverage Retail Dealer's Off-Premise (BQ) permit from the Texas Alcoholic Beverage Commission. The subject property is located at 1500 W. US 90. The property owner of record is CO Jones Enterprises LLC. The Parcel ID of the subject property is 11321. The current zoning designation of the subject property is C-1a Neighborhood Commercial District. If approved, the zoning will remain C-1a Neighborhood Commercial District.

Public Comments: None.

- D. Public Hearing to obtain citizen views and comments regarding Special Use Permit 2025-01-03, a special use permit application allowing the applicant, Alpine Velocity Ops LLC dba Velocity #18, to obtain a Wine and Malt Beverage Retail Dealer's Off-Premise (BQ) permit from the Texas Alcoholic Beverage Commission. The subject property is located at 610 W Holland Avenue. The property owner of record is Sonoqui Leonardo and Morgan. The Parcel ID of the subject property is 12360. 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: None.

- E. Public Hearing to obtain citizen views and comments regarding Special Use Permit 2025-01-04, a special use application allowing the applicant, Alpine Harrys, LLC, is requesting the permit be issued to obtain a Wine and Malt Beverage Retail Dealer's On-Premise Permit (BG) and Late Hours Certificate (LH) from the Texas Alcoholic Beverage Commission. The subject property is located at 412 E. Holland Avenue. The property owner of record is Mois Harry and Lang Alois and Claudia. The Parcel ID of the subject property is 12335. The current zoning classification of the subject property is C-2 Business District and will remain the same if the application is approved.

Public Comments: None.

Close (5:37 P.M.)

4. **PUBLIC PRESENTATIONS.**

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

5. **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 items were added to the consent agenda.

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

No items were added to the time-sensitive item portion of the agenda.

6. **TIME SENSITIVE ITEMS.**

7. **CONSENT AGENDA.**

- A. Approval of the January 21, 2025 Regular Meeting Minutes. (G. Calderon, City Secretary)
- B. Approval of the appointment of Tara Gaugler to the Place 4 position on the Planning & Zoning Commission. (L. Escovedo, City Council)

RESOLUTION 2024-02-03: 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 with all members present voting in favor.

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

9. **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. Tourism update by Director of Tourism, Chris Ruggia. (M. Antrim, City Manager)

Chris Ruggia, Director of Tourism, reported to the City Council regarding Hotel Occupancy Tax and Tourism endeavors.

- B. Alpine Police Department 2025 Racial Profiling Report. (M. Antrim, City Manager)

Darrell Losoya, Chief of Police, presented the Racial Profiling Report to the City Council.

10. **INFORMATION OR DISCUSSION ITEMS.**

- A. Discuss the current timeline and process for creating city council meeting agendas and determine if changes need to be made. (R. Stephens, City Council)

- B. Discussion regarding consideration of second ordinance authorizing the vacation, abandonment, and sale of the unimproved portion of South 5th Street lying between Lot 5, Block 1 and Lot 10, Block 2, of Ferguson's Second Addition to the City of Alpine, Brewster County, Texas, comprising of approximately 0.096 acres to Horticultural Consulting, LLC. (M. Antrim, City Manager)
- C. Discuss establishing an airport committee. (R. Stone, City Council)
- D. Discuss the Alpine Police Department Policy Manual updated by LexiPool. (M. Antrim, City Manager)

Mayor Eaves called a short recess. (6:31 P.M.)

The meeting resumed. (6:36 P.M.)

11. **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 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 2024-02-04: On a motion by Councilor Rick Stephens and seconded by Councilor Reagan Stone to approve the second and final reading of Ordinance 2025-01-01, the City Council unanimously adopted the motion with all members present voting in favor.

- B. Approve the second and final reading of Ordinance 2025-01-02, an ordinance 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)

RESOLUTION 2024-02-05: On a motion by Councilor Rick Stephens and seconded by Councilor Eva Martinez to approve the second and final reading of Ordinance 2025-01-02, an ordinance amending Chapter 74 as presented, the City Council unanimously adopted the motion with all members present voting in favor.

- C. Approve Resolution 2025-02-01, a resolution approving a non-profit group to administer the Mountain Country Christmas event for a period of two-years. (M. Antrim, City Manager)

RESOLUTION 2024-02-06: On a motion by Councilor Rick Stephens and seconded by Councilor Lucy Escovedo to approve Resolution 2025-02-01, discussion ensued.

RESOLUTION 2024-02-07: Councilor Rick Stephens moved to amend the original motion to reflect that the City Council choose a term of one year for the event, to modify the resolution's 5th Whereas clause to reflect that the City received two applicants, and that the City Council flip a coin to decide which non-profit would be selected to sponsor the Mountain Country Christmas event. Councilor Eva Martinez seconded the motion, the City Council unanimously adopted the motion with all members present voting in favor. The City Council then unanimously voted to adopt the original motion as amended.

Chris Ruggia, Director of Tourism, conducted the coin toss. He announced that Heads would be the Alpine Humane Society and Tails would be the Women's Club of Alpine. The coin toss resulted in the Alpine Humane Society being awarded with sponsorship of the Mountain Country Christmas event for one year.

- D. Approve Resolution 2025-02-02, a resolution authorizing the City of Alpine Environmental Services Department to participate in the Keep Texas Beautiful and Texas Department of Transportation's Governor's Community Achievement Award Program. (M. Antrim, City Manager)

RESOLUTION 2024-02-08: On a motion by Councilor Rick Stephens and seconded by Councilor Eva Martinez to approve Resolution 2025-02-02, a resolution authorizing the City of Alpine Environmental Services Department to participate in the Keep Texas Beautiful and Texas Department of Transportation's Governor's Community Achievement Award Program, the City Council unanimously adopted the motion with all members present voting in favor.

- E. Approve Special Use Permit 2025-01-02, a special use permit application allowing the applicant, Alpine Velocity Ops LLC dba Velocity #19, to obtain a Wine and Malt Beverage Retail Dealer's Off-Premise (BQ) permit from the Texas Alcoholic Beverage Commission. The subject property is located at 1500 W. US 90. The property owner of record is CO Jones Enterprises LLC. The Parcel ID of the subject property is 11321. The current zoning designation of the subject property is C-1a Neighborhood Commercial District. If approved, the zoning will remain C-1a Neighborhood Commercial District. (M. Antrim, City Manager)

RESOLUTION 2024-02-09: On a motion by Councilor Rick Stephens and seconded by Councilor Lucy Escovedo to approve the Special Use Permit 2025-01-02, the City Council unanimously adopted the motion with all members present voting in favor.

- F. Approve Special Use Permit 2025-01-03, a special use permit application allowing the applicant, Alpine Velocity Ops LLC dba Velocity #18, to obtain a Wine and Malt Beverage Retail Dealer's Off-Premise (BQ) permit from the Texas Alcoholic Beverage Commission. The subject property is located at 610 W Holland Avenue. The property owner of record is Sonoqui Leonardo and Morgan. The Parcel ID of the subject property is 12360. 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 2024-02-10: On a motion by Councilor Rick Stephens and seconded by Councilor Eva Martinez to approve, the City Council unanimously adopted the motion with all members present voting in favor.

- G. Approve Special Use Permit 2025-01-04, a special use application allowing the applicant, Alpine Harrys, LLC, is requesting the permit be issued to obtain a Wine and Malt Beverage Retail Dealer's On-Premise Permit (BG) and Late Hours Certificate (LH) from the Texas Alcoholic Beverage Commission. The subject property is located at 412 E. Holland Avenue. The property owner of record is Mois Harry and Lang Alois and Claudia. The Parcel ID of the subject property is 12335. The current zoning classification of the subject property is C-2 Business District and will remain the same if the application is approved. (M. Antrim, City Manager)

RESOLUTION 2024-02-11: On a motion by Councilor Rick Stephens and seconded by Councilor Reagan Stone to approve Special Use Permit 2025-01-04, the City Council unanimously adopted the motion with all members present voting in favor.

- H. Award Request for Proposals (RFP) to Ergon and Jarrett Dirt Work and Paving for Road Materials responsive to RFP 2024-12-01. (M. Antrim, City Manager)

RESOLUTION 2024-02-12: On a motion by Councilor Rick Stephens and seconded by Councilor Lucy Escovedo to approve award the Request for Proposals to Ergon and Jarrett Dirt Work and Paving for Road Materials responsive to the RFP 2024-12-01, the City Council unanimously adopted the motion with all members present voting in favor.

- I. Approve transfer of \$3,000.00 Hotel Occupancy Grant Funds not utilized by Alpine Gallery Night (Artwalk) Event to the Spirits of the West Event. (M. Antrim, City Manager)

RESOLUTION 2024-02-13: On a motion by Councilor Reagan Stone and seconded by Councilor Rick Stephens to approve the transfer of \$3,000.00 HOT Funds not utilized by Alpine Gallery night to the Spirits of the West event, the City Council unanimously adopted the motion with all members present voting in favor.

12. **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

13. **CITY COUNCIL MEMBER COMMENTS.**

RESOLUTION 2024-02-14: On a motion by Councilor Rick Stephens and seconded by Eva Martinez to move into executive session, the City Council unanimously adopted the motion with all members present voting in favor. (7:25 P.M.)

14. **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)

15. **ACTION AFTER EXECUTIVE SESSION.**

RESOLUTION 2024-02-15: On a motion by Councilor Reagan Stone and seconded by Councilor Eva Martinez to convene into open session, the City Council unanimously adopted the motion with all members present voting in favor. **(8:20 P.M.)**

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

RESOLUTION 2024-02-16: On a motion by Councilor Rick Stephens and seconded by Councilor Eva Martinez that the City Council authorize the City Manager to negotiate with the property owner of property ID 11825 to purchase the property and authorize the City Manager to sign a purchase agreement, the City Council unanimously adopted the motion with all members present voting in favor.

16. **ADJOURN.**

There being no further business, the meeting was adjourned by Mayor Eaves. (8:21 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 January 31, 2025, and remained so posted for at least 72 hours preceding the scheduled time of the said meeting.

WITNESS MY HAND AND SEAL
this 31st day of January, 2025.



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

