

City of Alpine
REGULAR CITY COUNCIL MEETING
Tuesday, March 18, 2025 – 5:30 PM
Minutes

1. CALL TO ORDER.

Mayor Pro Tem Rick Stephens 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 Video-conference in the City of Alpine, Texas. Mayor Pro Tem Rick Stephens 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, *Virtually*
Councilor Lucy Escovedo
Mayor Pro Tem Rick Stephens
Councilor Eva Martinez

City Staff and Stakeholders Present:

Megan Antrim, City Manager
Geoffrey R. Calderon, City Secretary
Cynthia Trevino, City Attorney
Darrell Losoya, Chief of Police
Randy Guzman, Director of Gas
Abel Hinojos, Airport Supervisor
Jessica Isley, Code Enforcement Officer
James Etchison, Chief of the AVFD

Not Present:

Mayor Catherine Eaves

Others Present: 2 attendees.

Geoffrey Calderon, City Secretary, announced that a quorum of the City Council was present at the City Council Chambers and reported that the meeting agenda was posted by 2:00 P.M. on March 14, 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.

Public Comments: None.

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.

Public Comments: None.

4. **PUBLIC PRESENTATIONS.**

A. Presentations & Recognitions

B. Proclamations

i) Proclamation of April as National Safe Digging Month.

Mayor Pro Tem Rick Stephens presented the Proclamation to Randy Guzman, Director of Gas Utility.

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 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.

Mayor Pro Tem Rick Stephens requested that item 10-F Post Oak to be presented ahead of the other Information or Discussion Items.

6. **TIME SENSITIVE ITEMS.**

7. **CONSENT AGENDA.**

- A. Approval of the March 4, 2025 Regular Meeting Minutes. (G. Calderon, City Secretary)
- B. February 2025 Office of the City Secretary (OCS) Report including Legislative Services, City Council Activities, Board & Commissions Activities, Public Information, and Departmental Statistics and Updates. (G. Calderon, City Secretary)
- C. Approve payment of February 2025 monthly billing summary for Bojorquez Law Firm services. (M. Antrim, City Manager)

RESOLUTION 2025-04-20: On a motion by Councilor Lucy Escovedo and seconded by Councilor Reagan Stone 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. Alpine Volunteer Fire Department Update from Chief James Etcheson. (M. Antrim, City Manager)

James Etchison, Chief of the Alpine Volunteer Fire Department, presented an update to the City Council.

10. **INFORMATION OR DISCUSSION ITEMS.**

- F. Update from Post Oak regarding the Alpine Downtown Historic District Determination of Eligibility. (M. Antrim, City Manager)

Ellis-Mumford Russell, Post Oak Preservation Solutions, presented to the City Council regarding the Alpine Downtown Historic District Determination of Eligibility.

- A. Discussion regarding a proposed ordinance amending Appendix C – Zoning to the Alpine Code of Ordinances; Establishing proposed updates to include amendments to general zoning regulations, land use, acceptable uses, unacceptable uses, minimum standards, processes, permits, and general zoning issues in the city; Providing the establishment of up to a \$500 penalty per occurrence for violations of the ordinance. (M. Antrim, City Manager)

The following persons presented to the City Council regarding the proposed ordinance: Megan Antrim, City Manager; Cynthia Trevino, City Attorney; Jessica Isley, Code Enforcement Officer.

*Mayor Pro Tem Rick Stephens called a short recess. (7:26 P.M.)
The meeting resumed. (7:32 P.M.)*

- B. Discussion regarding a proposed ordinance amending Chapter 22 - Businesses to the Alpine Code of Ordinances; Establishing regulations and requirements regarding the sale of alcohol within the city and providing for specific zoning districts in which alcohol may be sold; Providing the establishment of up to a \$500 penalty per occurrence for violations of the ordinance. (M. Antrim, City Manager)

The following persons presented to the City Council regarding the proposed ordinance: Megan Antrim, City Manager; Cynthia Trevino, City Attorney; Geoffrey R. Calderon, City Secretary.

- C. Discussion regarding a proposed ordinance amending Chapter 78 – Signs to the Alpine Code of Ordinances; Amending the rules, regulations, and general requirements regarding signs in the corporate city limits; Providing the establishment of up to a \$500 penalty per occurrence for violations of the ordinance. (M. Antrim, City Manager)
- D. Discuss possible lease agreement with Alpine Community Projects (ACP) to utilize the property at 205 E. Sul Ross (former Sunshine House). (M. Antrim, City Manager)
- E. Review and discuss the plan and schedule for updating the City Planning and Zoning Map. (R. Stephens, City Council)

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).

RESOLUTION 2025-04-21: On a motion by Councilor Reagan Stone and seconded by Councilor Eva Martinez to approve the meeting go past 9:00 P.M., the City Council unanimously adopted the motion with all members present voting in favor.

- A. Approve Order 2025-03-04, an order approving the agreement between City of Alpine and Brewster County Election Administrator for Election Equipment and Services for the May 3, 2025 General Election. (G. Calderon, City Secretary)

RESOLUTION 2025-04-22: On a motion by Councilor Reagan Stone and seconded by Councilor Eva Martinez to approve Order 2025-03-04 as presented, the City Council unanimously adopted the motion with all members present voting in favor.

- B. Approve Order 2025-03-05, an order appointing and setting the rate of pay for election officials, setting the number of election workers, and designating the Early Voting Ballot Board for the May 3, 2025 General Election. (G. Calderon, City Secretary)

RESOLUTION 2025-04-23: On a motion by Councilor Lucy Escovedo and seconded by Councilor Reagan Stone to approve, the City Council unanimously adopted the motion with all members present voting in favor.

- C. Approve Resolution 2025-03-19, a resolution approving a Financial Proposal from Government Capital for the purchase of a new Loader for the Public Works Department for three (3) years at \$78,606.17 per year. (M. Antrim, City Manager)

RESOLUTION 2025-04-24: On a motion by Councilor Lucy Escovedo and seconded by Councilor Eva Martinez to approve, 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 2025-04-25: On a motion by Councilor Reagan Stone and seconded by Councilor Eva Martinez to recess into executive session, the City Council unanimously adopted the motion with all members present voting in favor. **(8:42 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 § 551.071, Texas Government Code:

- i. Letter of Demand - Stephen Seale.
- ii. Letter of Demand - Living Trust of James Distel.

15. **ACTION AFTER EXECUTIVE SESSION.**

RESOLUTION 2025-04-26: On a motion by Councilor Reagan Stone and seconded by Councilor Eva Martinez to move into regular session, the City Council unanimously adopted the motion with all members present voting in favor. **(9:35 P.M.)**

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

The City Council took no action.

16. **ADJOURN.**

Being no further business, the meeting was adjourned. (9:35 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 March 14, 2025, and remained so posted for at least 72 hours preceding the scheduled time of the said meeting.

WITNESS MY HAND AND SEAL

this 14th day of March 2025.

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

