



CITY OF ALPINE
WORKSHOP & REGULAR CITY COUNCIL MEETING
April 1, 2025 – 4:00 PM

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

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

- A. Workshop regarding the implementation of a 380 Agreement Ordinance, including general requirements, processes, & procedures. (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 Special Use Permit 2025-04-01, a special use permit allowing the applicant, Holland Four Yucca, LLC, to obtain the following licenses/permits from the Texas Alcoholic Beverage Commission: 1) Late Hours Certificate (LH) to allow open hours until 2:00 A.M. 2) Mixed Beverage (MB) Permit to allow liquor sales, and a Food and Beverage Certificate (FB). The subject property is located at 209 W. Holland Avenue. The property owner of record is Holland Investors LLC. The Parcel ID of the subject property is 11836. The current zoning classification of the subject property is C-2 Business District and will remain the same if the application is approved.
- B. Public Hearing to obtain citizen views and comments regarding the issuance of an Animal Permit, 2025-04-01, a permit allowing the housing of two (2) horses to be located at 1902 W. Avenue "E." Horses are owned by Robert Gates.

5. PUBLIC PRESENTATIONS.**A. Presentations & Recognitions****B. Proclamations**

- i) Proclamation of National Public Safety Telecommunicators Week April 13-19, 2025.
- ii) Proclamation of National Animal Care and Control Appreciation Week for April 13-19, 2025.
- iii) Proclamation of International Dark Sky Week for April 21-28, 2025.

C. Community Interest Items

- i) Mayor Announcements
- ii) City Manager Announcements
- iii) Council Member Announcements

6. CHANGES TO POSTED AGENDA.

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

- A. Items to be continued or withdrawn.** Items may be continued to the next City Council meeting or withdrawn from consideration during this agenda. Items to be continued or withdrawn require a motion, a second, and a majority vote.
- B. Items to be removed from the Consent Agenda for separate discussion.** Items may be withdrawn from the consent agenda by a simple request by the Mayor or any City Council member. Items removed from the consent agenda will be considered in the *Items Removed from the Consent Agenda* portion of the meeting directly after approval of the items not requiring separate discussion.
- C. Action items to be added to the consent agenda.** Adding action items to the consent agenda must be requested by the Mayor or any City Council member and requires a motion, a second, and a majority vote.
- D. Time-Sensitive Items.** The Mayor, any City Council Member, or a member of City Staff may, by simple request, ask that time-sensitive items be considered during that section.

7. TIME SENSITIVE ITEMS.**8. CONSENT AGENDA.**

- A.** Approval of the March 18, 2025 Regular Meeting Minutes. (G. Calderon, City Secretary)
- B.** Approval of the excused absence of Mayor Eaves from the March 18, 2025 Regular City Council Meeting. (G. Calderon, City Secretary)

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

11. **INFORMATION OR DISCUSSION ITEMS.**

- A. Discuss the recommendation from the Parks and Recreation Board to approve a proposed ordinance amending Chapter 74 - Parks and Recreation, Article II - Municipal Swimming Pool to the Alpine Code of Ordinances; Amending rules and regulations for the city pool. (M. Antrim, City Manager)
- B. Discuss the purchase of an Asphalt Zipper through the Government Capital Equipment Purchasing Program for the Public Works Department. (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 first reading of Ordinance 2024-04-02, an 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; Providing for the following: Findings of Fact, Enactment, Repealer, Penalty, Savings, Severability, Proper Notice and Meeting, and Effective Date Clauses. (M. Antrim, City Manager)
- B. Approve the first reading of Ordinance 2025-04-04, an ordinance authorizing the vacation, abandonment, and sale of the unimproved portions of Saltillo Avenue, Monterey Avenue, Tuluco Avenue, and Morilos Ave; 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)
- C. Approve Special Use Permit 2025-04-01, a special use permit allowing the applicant, Holland Four Yucca, LLC, to obtain the following licenses/permits from the Texas Alcoholic Beverage Commission: 1) Late Hours Certificate (LH) to allow open hours until 2:00 A.M. 2) Mixed Beverage (MB) Permit to allow liquor sales, and a Food and Beverage Certificate (FB). The subject property is located at 209 W. Holland Avenue. The property owner of record is Holland Investors LLC. The Parcel ID of the subject property is 11836. 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)
- D. Approval of Animal Permit 2025-04-01, a horse permit to be issued to Robert Gates to house

two (2) horses at 1902 W. Ave E, Alpine, Texas. (M. Antrim, City Manager)

13. **EXECUTIVE REPORTS.**

Executive reports are limited to 10 minutes each. The City Council may hold a discussion during this section regarding any item listed on the agenda. No action may take place regarding report items, unless specified on the agenda.

City Mayor Report

City Manager Report

14. **CITY COUNCIL MEMBER COMMENTS.**

15. **EXECUTIVE SESSION.**

NOTICE: *The City Council reserves the right to reconvene, recess, realign, change the order of business, or adjourn into Executive Session at any time during the course of the meeting prior to adjournment, to discuss any item listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.087 (development).*

A. Personnel Matters § 551.074, Texas Government Code:

- i. Discussion regarding the Building Official position, including possible reassignment and/or adjustment of duties. (M.Antrim, City Manager)
- ii. Discussion regarding the Director of Utilities position, including possible reassignment and/or adjustment of duties. (M.Antrim, City Manager)

B. Consultation with Attorney § 551.071, Texas Government Code:

- i. Customs and Border Protection Lease.
- ii. Update on Letter of Demand - Stephen Seale.
- iii. Update on Letter of Demand - Living Trust of James Distel.

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 March 28, 2025, and remained so posted for at least 72 hours preceding the scheduled time of the said meeting.

WITNESS MY HAND AND SEAL
this 28th day of March, 2025.



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



CITY COUNCIL AGENDA ITEM REPORT

April 1, 2025

Agenda Item No. 1A

Department: Office of the City Manager

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Megan Antrim, City Manager

Staff Recommendation: None



AGENDA ITEM

Workshop regarding the implementation of a 380 Agreement Ordinance, including general requirements, processes, & procedures. (M. Antrim, City Manager)

EXECUTIVE SUMMARY

Continued discussion from the March 4, 2025 City Council meeting on the possibility of the City establishing a Chapter 380 Program Policy.

Purpose and Policy Overview

The primary objective of the Chapter 380 program is to promote state and local economic development through the strategic use of public funds, loans, grants, personnel, and services. These policies and procedures serve as a framework for evaluating and potentially providing economic incentives on a case-by-case basis. While the City is committed to fostering redevelopment projects that increase taxable value, create job opportunities, and enhance public infrastructure, no applicant is guaranteed incentives. Instead, all decisions are made at the discretion of the City Council, ensuring that each program aligns with the public interest and the City's overall economic goals.

Program Requirements and Evaluation Criteria

For a project to qualify under the program, it must meet at least one of the following minimum requirements:

- Generate a measurable increase in taxable value.
- Offer a unique contribution to the City's development efforts, whether through scale, significance, or aesthetic impact.
- Provide employment opportunities with defined job numbers and wage levels.
- Be specifically recognized by a City Council resolution as beneficial to the City.

Additional factors considered include the potential for sales and use tax generation, job quality and retention, compliance with local ordinances, and alignment with the City's strategic and comprehensive plans.

Application and Approval Process

Interested applicants must submit a formal application using City-provided forms. City staff review applications for minimum eligibility and prepare a proposed agreement outlining the scope, benefits, and obligations of the project. Final approval is subject to City Council action, ensuring that no economic incentive becomes legally binding until it receives explicit Council

authorization.

Agreement Terms

Any agreement entered into under this program must detail:

- A project timetable and list of improvements.
- Expected increases in property values, revenues, or other public benefits.
- Mechanisms for credit enhancement (e.g., collateral or letters of credit) if public funds are advanced.
- Monitoring, reporting, and compliance requirements, including provisions for recapturing incentives if the project fails to meet agreed-upon performance measures.
- Terms for assignment and amendment of the agreement, ensuring continued protection of the public interest.

Available Programs

The policy framework supports several specific incentive programs, including:

- Signage or Building Upgrade Reimbursement Program: Assists with costs related to new, updated, or enhanced business signage and building improvements.
- Small Business Program: Provides reimbursement for existing businesses expanding their operations, subject to investment thresholds and eligibility criteria.
- Tax Rebate Program: Targets new businesses by negotiating rebates on the City's portion of property taxes, contingent upon job creation and infrastructure development.

SUPPORTING MATERIALS

1. Chapter 380 Program
2. Application for 380 Incentives
3. 380 Signage Grant Application

BUDGET CONSIDERATIONS

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

APPROVERS

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

Approved - 3/24/2025
Approved - 3/24/2025
Final Approval - 3/24/2025

CITY OF ALPINE, TEXAS

CHAPTER 380 ECONOMIC DEVELOPMENT PROGRAM POLICIES AND PROCEDURES

Chapter 380.001(a) of the Texas Local Government Code states: The governing body of a municipality may establish and provide for the administration of one or more programs, including programs for making loans and grants of public money and providing personnel and services of the municipality, to promote state or local economic development and to stimulate business and commercial activity in the municipality.

1. Purpose and Policy

- A. The City of Alpine (“City”) is committed to the promotion of high-quality development in all parts of the City and to an ongoing improvement in the quality of life for its citizens. These policies and procedures are established in an effort to develop and expand the local economy by promoting and encouraging development and redevelopment projects that enhance the City's economic base and economic diversity and expand job opportunities. The goal and public purpose of a program established pursuant to these policies and procedures is to promote state or local economic development and to stimulate commercial activity in the municipality.
- B. In furtherance of these objectives, the City will, on a case-by-case basis, give consideration upon request to provide economic incentives to applicants in accordance with these policies and procedures, as authorized by Chapter 380 of the Texas Government Code, as may be amended from time to time. These policies and procedures are not intended to obligate the City to provide economic incentives to any applicant. The decision whether to approve or deny economic incentives for any applicant shall be at the discretion of the Council; no program or agreement is effective unless and until it is approved by the Council.
- C. Nothing in these policies and procedures, the application process, or the negotiation process creates any property, contract, or other legal right in any person to have the Council consider or grant incentives. Nothing in these policies and procedures, the application process, or the negotiation process creates any vested right in any person or for any purpose.
- D. These Policies and Procedures are established to develop and expand the local economy by promoting and encouraging development and redevelopment projects that enhance the City’s economic base and a higher quality of life, diversify and expand job opportunities, or encourage projects that create additional revenue for the city without substantially increasing the demand on City services or infrastructure.
- E. A failure on the part of the City to strictly comply with these policies and procedures shall not be the basis for invalidating a program or agreement approved by the City Council. These policies and procedures are intended as guidelines for negotiation purposes.

- F. Chapter 380 of the Texas Local Government Code does not define the term “program.” The City defines the term “program” as the policies and procedures established to provide for the administration of loans and grants of public money, personnel and services of the City to promote economic development and stimulate business and commercial activity in the City and to include any project that receives/qualifies for incentives singularly or in some combination, pursuant to Chapter 380 of the Texas Local Government Code, as embodied in an agreement between the City and Applicant. ~~The term “program” includes these policies and procedures.~~
- G. Each applicant granted economic incentives as a Chapter 380 Economic Development Program (also referred to as “Program”) under these Policies and Procedures must enter into an agreement with the City of Alpine containing all terms required by these Policies and Procedures and by state law to protect the public interest of receiving a public benefit in exchange for public funds, assets, and services.

2. Program Requirements

To be considered for incentives as a Chapter 380 Economic Development Program under these Policies and Procedures, a project must at least fulfill one of the following minimum requirements:

- A. The project:
1. Results in a minimum increased taxable value for the City in real and/or business personal property (excluding inventory and supplies); or
 2. Is determined by the City Council to bring benefit to the City in that it will make a unique contribution to the development efforts in the City, due to its magnitude, significance to the community, or aesthetic quality; or
 3. Provides employment opportunities for City residents with the number of jobs and wages of the available positions as part of the negotiated agreement; or
 4. Is specifically determined by resolution of the City Council to bring benefit to the City consistent with the General Statement of Purpose and Policy as stated in Paragraph 1 above.
- B. Additional factors that the City Council may consider in determining whether to approve an agreement for incentives include:
1. The amount of sales and use tax generated;
 2. The types of jobs created or retained, and the wages/benefits offered to employees;
 3. Enhancement of public infrastructure;
 4. Substantial compliance with current ordinances when otherwise exempt;
 5. Applicant waives any rights it may have to develop under a prior development agreement;
 6. The market conditions and growth potential for the business activity; or

Commented [CT1]: The City may include the alternative language:
Result in a minimum increased taxable value for the City of [insert amount example: Fifty Thousand Dollars] (\$50,000.00) in real and/or business personal property (excluding inventory and supplies);

7. Will make a unique or unequalled contribution to development or redevelopment efforts in the City of Alpine, due to its magnitude, significance to the community, or aesthetic quality; or
 8. Makes a significant contribution to the City of Alpine's strategic plans and priorities as identified in other City documents such as the Comprehensive or Strategic Plan.
- C. A project shall not be eligible for incentives under these Policies and Procedures if a building permit has been issued for the project prior to making an application in accordance with these Policies and Procedures.
- D. Incentives provided in accordance with these Policies and Procedures will be provided only to the extent that the revenue realized by the City and attributable to a project exceeds a minimum amount established by the Agreement. The public benefit or amount of revenue realized by the City and attributable to the project must be commensurate with the value of any incentives granted under this program.

3. Application Process

- A. All applications will be considered on a case-by-case basis and are subject to available funds.
- B. An application for consideration as a Program shall be made on forms supplied by the City. An applicant may be required to provide additional information to show compliance with minimum Program requirements. If City staff determines minimum Program requirements have been met, City staff shall prepare and present a proposed Agreement with the applicant to the City Council.
- C. The City Council may consider the proposed Agreement and may take action on the proposal as it deems appropriate. Nothing in these Policies and Procedures and nothing in the application form and process shall create any property, contract, or other legal right in any person to have the City Council consider or grant incentives.
- D. Any agreement negotiated by the City shall not be effective unless it is approved by City Council.

Commented [CT2]: The City Council may also appoint 1 member of council to serve on the negotiation team with the City Manager and other city staff.

4. Agreement Terms

- A. An Agreement established for a program must include:
1. A timetable and list of the kind of improvements or development that the Program will include and conditions to ensure that the Program meets or exceeds the City's requirements pertaining to property values and revenues;
 2. A complete description of the location of the proposed Program and projects included in the Program;
 3. A timetable and list of the kind and amount of property values, revenues, incomes, or other public benefits that the proposed Program will provide;
 4. If public funds are delivered to a project in advance of the City realizing revenue increases from the project (property and sales tax, fees, etc.), the City will require credit enhancement mechanisms to protect the City in the event of a default in an amount and for the term of the Agreement, such security may include collateral

Commented [CT3]: Including the terms for an agreement helps the negotiation team smooth over issues when the other side does not want to include certain terms.

security, Letter of Credit, or a Third-party guarantee in forms approved by the City Attorney;

5. A provision establishing the duration of the Agreement;
6. A provision detailing a limit on the value of any rebates and/or grants of funds for the duration of the Agreement;
7. A provision identifying the method for calculating and sourcing the funding for any grant, loan, or other incentives provided in the Agreement;
8. A provision providing a tangible means for measuring whether the applicant and other responsible parties have met their obligations under the Agreement;
9. A provision providing for access to and authorizing inspection of the property and applicant's pertinent business records by municipal employees to determine compliance with the Agreement;
10. A provision detailing the monitoring and reporting requirements of the Owner;
11. A provision for cancellation of the Agreement and/or nonpayment of incentives if the Program is determined to not be in compliance with the Agreement;
12. A provision for recapturing City funds granted or loaned, or for recapturing the value of other public assets granted or loaned, if the applicant does not meet its duties and obligations under the terms of the Agreement;
13. A provision that allows assignment of the Agreement with prior written approval of the City Commission, or without the prior written approval of the City Council provided that:
14. All rights, duties, obligations, and liabilities under the Agreement are assigned from the assignor to the assignee; and
15. The assignment is made subject and subordinate to the Agreement and the Chapter 380 Economic Development Program Policies and Procedures; and
16. The assignment document is in a form and contains content acceptable to the City Attorney's Office.
18. Provisions relating to administration, delinquent taxes and indemnification;
19. A provision that the Agreement may be amended by the parties to the Agreement by using the same procedure for approval as is required for entering into the Agreement; and
20. Such other provisions as the City Council deems appropriate.

5. Available Programs

The City ~~will~~has developed ~~ed programs and~~ criteria for programs which will be made available on the City's website or by contacting the City. The programs and criteria ~~can be~~are included as part of these Policies and Procedures as adopted or amended by City Council. City staff are authorized to prepare applications as needed to implement the various program.

Signage or Building Upgrade Reimbursement Program

City of Alpine
Chapter 380 Program Policies and Procedures
Page 4 of 5

- A. This program is for business signage and building improvements.
- B. The maximum reimbursement for this type of project is _____ (\$ _____).
- C. Eligible Improvements:
 1. New signage that complies with local ordinances;
 2. Replacement of outdated or worn signage;
 3. Installation of sign lighting;
 4. Replacement of historical features or elements;
 5. Installation or replacement of exterior lighting;
 6. Repair or replacement of awnings or canopies;
 7. Repair or replacement of front entryway doors;
 8. Similar projects that enhance the street view of a business.

Commented [CT4]: Policy decision for the City based on available funding.

Small Business Program

- A. This program is for existing businesses expanding their operations in the City of Alpine. This program is intended to reimburse expenses related to the expansion.
- B. The maximum reimbursement for this type of project is _____ (\$ _____).
- C. Criteria:
 1. Expand or make real property improvements to facilities already existing in the City;
 2. Investment of at least \$ _____ in the improvements;
 3. Have a real property taxable assessed value of less than \$ _____ prior to the expansion;
 4. Located and doing business in the City at least three (3) years;
 5. Not delinquent in ad valorem taxes due to the City;
 6. Employ at least five (5) employees at the time of application;
 7. No outstanding code violations with the City.

Commented [CT5]: The amounts and time periods are a policy decision for the City based on the existing business climate.

Tax Rebate Program

- A. This program is primarily for new businesses with a projected investment of _____ (\$ _____) and the creation of more than _____ jobs.
- B. The City will negotiate a tax rebate that is applicable to only the City's portion of real and personal property taxes applicable to the value of the property in excess of the Bas Year Value. The City will consider a sales tax rebate based on the type of project proposed.
- C. Criteria:
 1. Creation of permanent full-time jobs paying at least double the federal minimum wage, providing health care benefits and other employment benefits.
 2. Training, recruitment and development of a skilled workforce supporting the project.
 3. New jobs must be maintained for a minimum of five (5) years.
 4. Development of infrastructure and facilities, including mixed-use development.
 5. Projects not authorized by Chapter 380 will not be considered.

Commented [CT6]: Included this to allow the City room to negotiate for a large scale project. The investment criteria can be a dollar amount or more generic such as "a projected significant investment." This is the type of project that has the "cha-ching" factor and the City will immediately recognize the potential.

CITY OF ALPINE
APPLICATION FOR CHAPTER 380 INCENTIVES
(If space is not sufficient, please provide attachment)

The City of Alpine will use this Application, and documentation submitted pursuant to this Application, to evaluate the economic impact of the proposed Project. Nothing in this Application is intended to imply or suggest that the City of Alpine is under any obligation to provide economic incentives to any applicant. All Applications shall be considered on a case-by-case basis. **The decision to approve or deny economic incentives shall be at the discretion of the City Council.**

Additionally, please submit the following documentation with your Application:

1. Letter from applicant describing proposed project detailing fiscal and community impact on the City and request for incentives;
2. Economic Impact Analysis;
3. Verification that ad valorem taxes on the property to be developed or redeveloped are current and not delinquent;
4. Business plan, including but not limited to, executive summary, company history, historical (2 years) and proforma financial information, and resumes of company principal(s);
5. Organizing documents of Company;
6. Preliminary plans and estimated cost of renovations/development to be conducted on property; and
7. Survey of the real property to be developed.

PART I APPLICANT INFORMATION

Company Name: _____

☐ Corporation ☐ Limited Liability Company ☐ Partnership ☐ Proprietorship

Mailing Address: _____

Company Phone: _____ Website: _____

Owner(s): _____

Manager(s): _____

Contact Person: _____ Title: _____

Contact Phone: _____ Email: _____

Brief description of Company's History including Current Operations:

PART II PROJECT DESCRIPTION

Please provide a brief description of the Project within the City of Alpine or if within the Downtown Revitalization Area.

Please provide a statement on how the proposed Project will promote state or local economic development and stimulate business and commercial activity in the City of Alpine. Additionally, please state how the proposed Project will produce a meaningful impact on the City.

Employment Positions

Please provide the existing full-time jobs located within the City of Alpine:

Existing Job Type/Category	Number of Full-Time Positions	Average Annual Wage Per Position	Average Hourly Wage Per Position
		\$	\$
		\$	\$
		\$	\$
		\$	\$

Number of Existing Full-Time Jobs:

Number of Existing Part-Time Jobs

Total Jobs:

Annual PAYROLL for Existing Jobs:

Please provide new full-time jobs to be created within the City of Alpine. Please insert the type as well, i.e. engineer, manager, team lead, technical, laborer etc.

New Jobs Created Type/Category	Estimated Number of New Positions	Average Annual Wage Per Position	Average Hourly Wage Per Position
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$

Number of New Full-Time Jobs: _____

Annual PAYROLL for Existing Jobs: _____

Sales Tax

Please provide the current annual taxable sales (if applicable) _____

Please provide the current annual taxable purchases. _____

Please provide the estimated annual taxable sales. _____

New Construction Projects (Please provide if applicable)

Project Type: ☐ Build to Suit ☐ Speculative ☐ Other (please describe) _____

Project Use: ☐ Industrial ☐ Retail/Restaurant ☐ Office ☐ Warehouse/Distribution

☐ Other (please describe) _____

Preferred Start Date: _____

Desired Completion Date _____

Current property value from Ector County Appraisal District \$ _____

(Please attach a copy of the latest property tax statement(s) from ECAD)

Investment And Tax Base

What funds will be invested or leveraged for the project? _____

Category	Total
Improvements/Structures	\$
Personal Property	\$
Engineering and Design	\$
Site Development	\$
Other Improvements	\$
Total Project Costs	\$

Please provide an estimated valuation for the Project.

Category	Total
Improvements/Structures	\$
Personal Property	\$
Inventory	\$
Total Costs	\$

Please describe any infrastructure requirements.

1) Water

2) Wastewater

3) Streets

4) Drainage

5) Other

Expansion Or Improvements Projects (Please provide if applicable)

Project Type: ☐ Build to Suit ☐ Speculative ☐ Other (please describe) _____

Project Use: ☐ Industrial ☐ Retail/Restaurant ☐ Office ☐ Warehouse/Distribution

☐ Other (please describe) _____

Preferred Start Date: _____

Desired Completion Date: _____

Current property value from Ector County Appraisal District \$ _____

(Please attach a copy of the latest property tax statement(s) from ECAD)

Investment And Tax Base

What funds will be invested or leveraged for the project? _____

Category	Total
Improvements/Structures	\$
Personal Property	\$
Engineering and Design	\$
Site Development	\$
Other Improvements	\$
Total Project Costs	\$

Please provide an estimated valuation for the Project.

Category	Total
Improvements/Structures	\$
Personal Property	\$
Inventory	\$
Total Costs	\$

Please describe any infrastructure requirements.

1) Water

2) Wastewater

3) Streets

4) Drainage

5) Other

Applicant hereby certifies that the business, or a branch, division, or department of the business, does not and will not knowingly employ an undocumented worker pursuant to Sec. 2264.051 of the Texas Government Code.

Authorized Company Official:

Authorized Signature

Printed Name & Title

Phone Number: _____

Email Address: _____

Date: _____

Please submit completed Application and supporting documentation to:

City of Alpine
Attn: EDC Department
100 N 13th St.
Alpine, Texas 79830

Alpine Chapter 380
Application for Signage or Building Upgrade Reimbursement Gant

A completed application and all required attachments or documentation must be submitted to the City before work begins. The City reserves the right to request additional information for consideration of this application.

I have read and understand the City’s Chapter 380 Policy related to this application. _____
Initials

Date of Application:_____ Anticipated Project Start Date:_____

Business Name:_____

Business Physical Address: _____
(Actual address where improvement project will be made)

Years in Business in Alpine: _____

Owner(s) Information (please use back of this form if more space is needed):

Name _____

Mailing Address _____

Telephone Numbers _____

Email address _____

Name _____

Mailing Address _____

Telephone Numbers _____

Email address _____

Written Scope of Work for Grant (what do you want to do, the plan):

☐ I have attached a separate sheet for this information.

☐ Photo(s) and/or drawing(s) of proposed design attached (required).

☐ Written bids for cost estimates to present to ALPINE Board (required). Must have name and address of company or person providing estimate(s).

If my project is approved for the grant match, I understand that I am required to provide photos of the finished project to present to the ALPINE Board prior to receiving the ALPINE grant.

I also understand that if the ALPINE Board has any concerns about the quality of work and the finished product, the Board reserves the right to withdraw the grants at its sole discretion.

I have read and understand the ALPINE Policy on Façade and/or Signage Grants. _____
Initials

I understand that to receive a façade improvement grant I am required to enter into a performance agreement with the ALPINE. _____
Initials

Applicant Signature: _____ Date: _____

ALPINE Executive Director Signature: _____ Date: _____

ALPINE Check list of Façade and/or Signage Grant

Applicant: _____

Date received application: _____

ALPINE Board meeting scheduled: _____

ALPINE Board Action and Date: _____

ALPINE Grant \$ or up to amount approved: _____

Added Grant Stipulations:

Final Approval by the Board, Date: _____

Approved grant: _____ Check Date: _____

Applicant Signature: _____ Date: _____

ALPINE Executive Director Signature: _____ Date: _____

CITY COUNCIL AGENDA ITEM REPORT

April 1, 2025

Agenda Item No. 4A

Department: Office of the City Secretary

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Geoffrey R. Calderon, City Secretary

Staff Recommendation: None



AGENDA ITEM

Public Hearing to obtain citizen views and comments regarding Special Use Permit 2025-04-01, a special use permit allowing the applicant, Holland Four Yucca, LLC, to obtain the following licenses/permits from the Texas Alcoholic Beverage Commission: 1) Late Hours Certificate (LH) to allow open hours until 2:00 A.M. 2) Mixed Beverage (MB) Permit to allow liquor sales, and a Food and Beverage Certificate (FB). The subject property is located at 209 W. Holland Avenue. The property owner of record is Holland Investors LLC. The Parcel ID of the subject property is 11836. The current zoning classification of the subject property is C-2 Business District and will remain the same if the application is approved.

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

CITY COUNCIL AGENDA ITEM REPORT

April 1, 2025

Agenda Item No. 4B

Department: Office of the City Secretary

Sponsor:

Memo Prepared By: Geoffrey R. Calderon, City Secretary

Staff Recommendation:



AGENDA ITEM

Public Hearing to obtain citizen views and comments regarding the issuance of an Animal Permit, 2025-04-01, a permit allowing the housing of two (2) horses to be located at 1902 W. Avenue "E." Horses are owned by Robert Gates.

EXECUTIVE SUMMARY

SUPPORTING MATERIALS

None

BUDGET CONSIDERATIONS

Expenditure Required:

Savings Anticipation:

Current Budget FY2024-
2025:

Additional Funding:

APPROVERS

Alex Tackett, Records Clerk

Geoffrey R. Calderon, City Secretary

Megan Antrim, City Manager

CITY COUNCIL AGENDA ITEM REPORT

April 1, 2025

Agenda Item No. 5Bi

Department: City Council

Sponsor: Catherine Eaves, Mayor

Memo Prepared By: Geoffrey R. Calderon, City Secretary



Staff Recommendation: None

AGENDA ITEM

Proclamation of National Public Safety Telecommunicators Week April 13-19, 2025.

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. 4-1-25 Proclamation National Public Safety Telecommunications Week

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 - 3/21/2025
Approved - 3/21/2025
Final Approval - 3/24/2025

Proclamation

By Catherine Eaves, City of Alpine Mayor

WHEREAS, emergencies that require police, fire, or emergency medical services can occur at any time that require police, fire or emergency medical services; and

WHEREAS when an emergency occurs the prompt response of police officers, firefighters and paramedics is critical to the protection of life and preservation of property; and

WHEREAS, the safety of our police officers, firefighters, and paramedics is dependent upon the quality and accuracy of information obtained from citizens who contact the City of Alpine emergency communications center; and

WHEREAS, Public Safety Telecommunicators are the first and most critical contact our citizens have with emergency services; and

WHEREAS, Public Safety Telecommunicators are the single vital link for our police officers and firefighters by monitoring their activities by radio, providing them information and ensuring their safety; and

WHEREAS, Public Safety Telecommunicators of the City of Alpine have contributed substantially to the apprehension of criminals, suppression of fires and treatment of patients; and

WHEREAS, each dispatcher has exhibited compassion, understanding and professionalism during the performance of their job in the past year.

NOW, THEREFORE I, Catherine Eaves, Mayor of the City of Alpine Texas, on behalf of the community, do hereby recognize April 13, 2025 to April 19, 2025, as

#National Public Safety Telecommunicators Week

In Alpine, Texas, in honor of the men and women whose diligence and professionalism keep our city and citizens safe.

IN WITNESS WHEREOF, I have hereunto set my hand this 1st day of April in the Year 2025.

Catherine Eaves, Mayor

CITY COUNCIL AGENDA ITEM REPORT

April 1, 2025

Agenda Item No. 5Bii

Department: City Council

Sponsor: Catherine Eaves, Mayor

Memo Prepared By: Geoffrey R. Calderon, City Secretary



Staff Recommendation: None

AGENDA ITEM

Proclamation of National Animal Care and Control Appreciation Week for April 13-19, 2025.

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. 4-1-25 Proclamation National Animal Care and Control Officer Appreciation Week

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 - 3/21/2025
Approved - 3/21/2025
Final Approval - 3/24/2025

Proclamation

By Catherine Eaves, City of Alpine Mayor

WHEREAS, the National Animal Control Association has designated the second week of April each year as Animal Care and Control Officer Appreciation Week, and;

WHEREAS, the various Federal, State, and Local Government Officials throughout the Country take this time to recognize, thank, and commend all Animal Control Officers and Animal Control Staff for the dedicated service they provide to the citizens, various Public Safety, Public Service Agencies and Departments across the Country, and;

WHEREAS, every day, Animal Control Officers put themselves in potentially dangerous situations to protect the health and welfare of all kinds of animals and the public; and

WHEREAS, the City of Alpine would like to express its sincere thanks and appreciation for the outstanding service the Alpine Animal Control Officers and staff provide on a daily basis to the Citizens of the City and to the various Public Safety, Public Service Agencies and Departments, and;

WHEREAS, the City of Alpine recognizes and commends, Jennifer Stewart, Supervisor, Samantha Johnson and Adrian Quintela, Animal Control Officers, and Yaritza Garcia and Aysiah Wiser, Animal Shelter Staff for the many dedicated and long hours in serving this community and for fulfilling the Animal Control Officers' commitment to providing the highest and most efficient level of customer service, and;

WHEREAS, the City of Alpine recognizes the Animal Control Officers who answer calls for assistance, capturing roaming and potentially dangerous animals, rescue animals in distress, investigate reports of animal cruelty and neglect, provide education for pet guardians about responsible pet care and mediate disputes between neighbors regarding conflicts involving animals.

NOW, THEREFORE I, Catherine Eaves, Mayor of the City of Alpine Texas, on behalf of the community, do hereby recognize April 13, 2025 to April 19, 2025, as

National Animal Care and Control Officer Appreciation Week

In the City of Alpine, Texas and encourage all citizens to join me in expressing their sincere appreciation for the service and dedication of our Animal Control Officers and Staff.

IN WITNESS WHEREOF, I have hereunto set my hand this 1st day of April in the Year 2025.

Catherine Eaves, Mayor

CITY COUNCIL AGENDA ITEM REPORT

April 1, 2025

Agenda Item No. 5Biii

Department: City Council

Sponsor: Catherine Eaves, Mayor

Memo Prepared By: Geoffrey R. Calderon, City Secretary



Staff Recommendation: None

AGENDA ITEM

Proclamation of International Dark Sky Week for April 21-28, 2025.

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. 4-1-25 Proclamation Dark Sky week 2025

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 - 3/21/2025

Approved - 3/21/2025

Final Approval - 3/24/2025

Proclamation

By Catherine Eaves, City of Alpine Mayor

WHEREAS, the aesthetic beauty and wonder of a natural night sky is a shared heritage of all humankind; and

WHEREAS, the experience of standing beneath a starry night sky inspires feelings of wonder and awe, and encourages a growing interest in science and nature, especially among young people and visitors; and

WHEREAS, light pollution has scientifically-established economic and environmental consequences, which result in significant impacts to the ecology and human health of all communities; and

WHEREAS, 80-percent of the world's population, and 98-percent of Texas' population, lives under a dome of light pollution—excessive artificial lighting at night that disrupts natural darkness—and may never experience the visual wonder or ecological and health benefits of living under a dark sky; and

WHEREAS, light pollution represents a waste of natural resources amounting to roughly \$3 billion per year of wasted energy in the United States and contributes to diminished energy security; and

WHEREAS, the City of Alpine lies at the heart of the Big Bend region of Texas, one of the darkest areas remaining in North America, and is part of the Greater Big Bend International Dark Sky Reserve, the largest area in the world certified by the International Dark Sky Association; and

WHEREAS, astronomical research at McDonald Observatory and other facilities in the Big Bend region depend upon access to dark night skies to be successful; and

WHEREAS, the Big Bend region is home to dozens of nocturnal wildlife species, and is visited by hundreds of migratory bird species, which rely on undisturbed night environments to hunt, mate, navigate, and thrive; and

WHEREAS, the International Dark-Sky Association, is the globally-recognized authority on light pollution, promotes International Dark-Sky Week to raise awareness of light pollution, and provide free education, resources, and solutions to the public to encourage the protection of and enjoyment of dark skies and responsible outdoor lighting.

NOW, THEREFORE I, Catherine Eaves, Mayor of the City of Alpine Texas, on behalf of the community, do hereby recognize April 21, 2025 to April 28, 2025, as

International Dark-Sky Week

In the City of Alpine, Texas and ask each resident to join me, not only in observing and pondering upon this important week, but also in raising awareness and support for protecting our precious dark skies resources and helping Alpine be the leader in dark-sky awareness for the region.

IN WITNESS WHEREOF, I have hereunto set my hand this 1st day of April in the Year 2025.

Catherine Eaves, Mayor

CITY COUNCIL AGENDA ITEM REPORT

April 1, 2025

Agenda Item No. 8A

Department: Office of the City Secretary

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Geoffrey R. Calderon, City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approval of the March 18, 2025 Regular Meeting Minutes. (G. Calderon, City Secretary)

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. 3-18-25 City Council Minutes

BUDGET CONSIDERATIONS

Expenditure Required: N/A

Savings Anticipation: N/A

Current Budget FY 2024-2025: N/A

Additional Funding: N/A

APPROVERS

Alex Tackett, Records Clerk

Geoffrey R. Calderon, City Secretary

Megan Antrim, City Manager

Approved - 3/20/2025

Approved - 3/20/2025

Final Approval - 3/24/2025

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



CITY COUNCIL AGENDA ITEM REPORT

April 1, 2025

Agenda Item No. 8B

Department: Office of the City Secretary

Sponsor: Geoffrey R. Calderon, City Secretary

Memo Prepared By: Geoffrey R. Calderon, City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approval of the excused absence of Mayor Eaves from the March 18, 2025 Regular City Council Meeting. (G. Calderon, City Secretary)

EXECUTIVE SUMMARY

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

SUPPORTING MATERIALS

None

BUDGET CONSIDERATIONS

Expenditure Required: N/A

Savings Anticipation: N/A

Current Budget FY 2024-2025: N/A

Additional Funding: N/A

APPROVERS

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

Approved - 3/20/2025
Approved - 3/20/2025
Final Approval - 3/24/2025

CITY COUNCIL AGENDA ITEM REPORT

April 1, 2025

Agenda Item No. 10A

Department: Office of the City Manager

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Geoffrey R. Calderon, City Secretary

Staff Recommendation: None



AGENDA ITEM

Update from the Alpine Emergency Services Board. (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 - 3/21/2025

Approved - 3/21/2025

Final Approval - 3/24/2025

CITY COUNCIL AGENDA ITEM REPORT

April 1, 2025

Agenda Item No. 10B

Department: Office of the City Manager

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Geoffrey R. Calderon, City Secretary

Staff Recommendation: None



AGENDA ITEM

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

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. Family Crisis Center Presentation

BUDGET CONSIDERATIONS

Expenditure Required: N/A

Savings Anticipation: N/A

Current Budget FY 2024-2025: N/A

Additional Funding: N/A

APPROVERS

Alex Tackett, Records Clerk

Geoffrey R. Calderon, City Secretary

Megan Antrim, City Manager

Approved - 3/20/2025

Approved - 3/20/2025

Final Approval - 3/24/2025

FCCBB: YEAR IN REVIEW



About Us

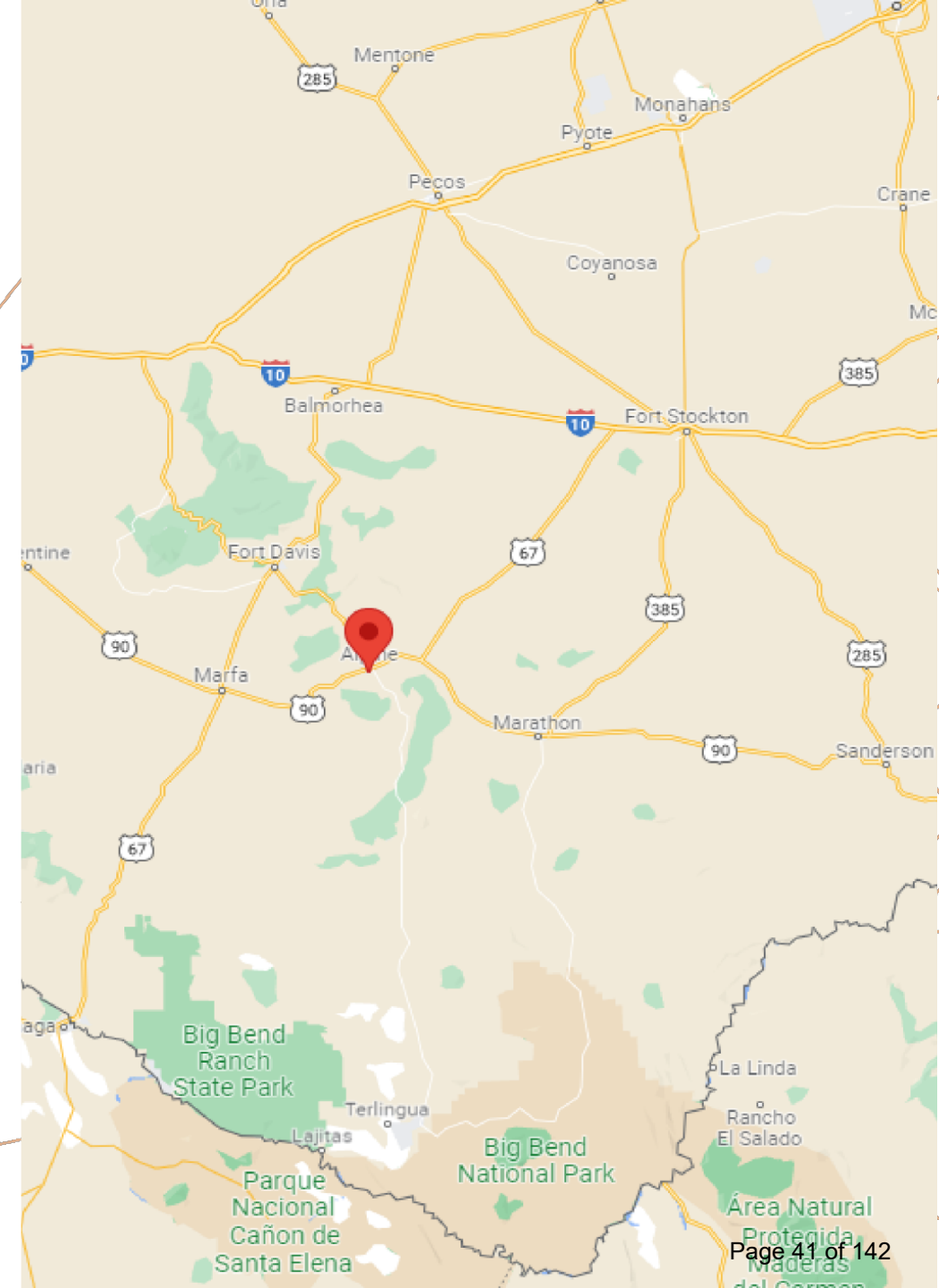
The Family Crisis Center of the Big Bend provides long-term and emergency services to survivors of:

- Domestic Violence
- Sexual Assault
- Dating Violence
- Violent Crime

We serve 5 rural counties

Brewster, Presidio, Jeff Davis, Terrell, and Pecos, with a staff of 12.

All of our services are free and confidential.



Our Team Got Bigger!



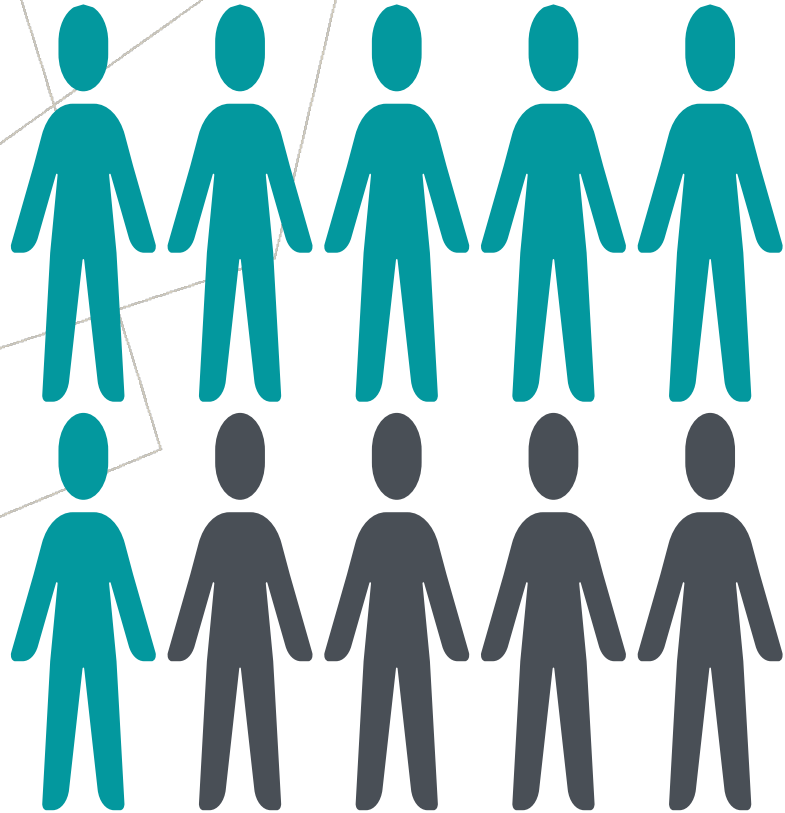
FCCBB/TRAX

SERVICES

From December 2024 to February 2025, the Family Crisis Center of the Big Bend was able to make a positive impact on the community of Alpine. Most notably in the number of clients served, outreach, emergency shelter, and financial assistance.



CLIENTS SERVED



The 4 advocates of the Alpine office were able to provide 4,014 services to 192 clients, from December 2024 to February 2025. Of those 192 clients, there were 136 female, 56 male, and 0 non-conforming gender.



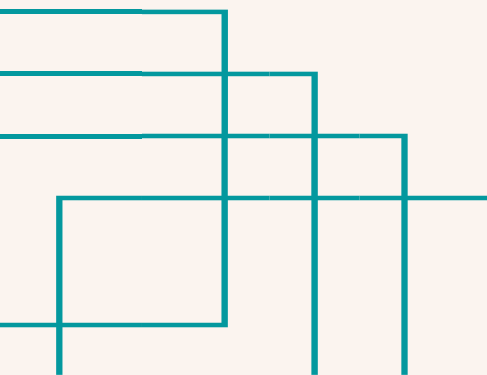
OTHER SERVICES

Our new Legal Aids Advocates are Virginia Sandoval and Debra Guerrero, they will start assisting clients with legal intakes for Texas Rio Grande Legal Aid (TRLA) assistance for protective orders and family law issues, such as divorce, child support, etc.



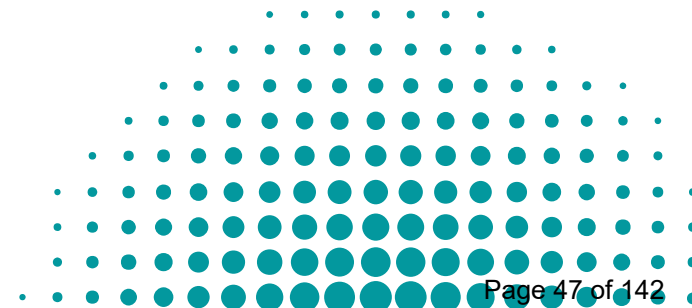


**FCCBB
volunteers
provided over
4,496 hours of
service to
assist the
mission of
FCCBB.**



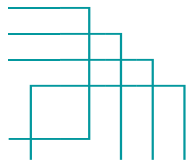
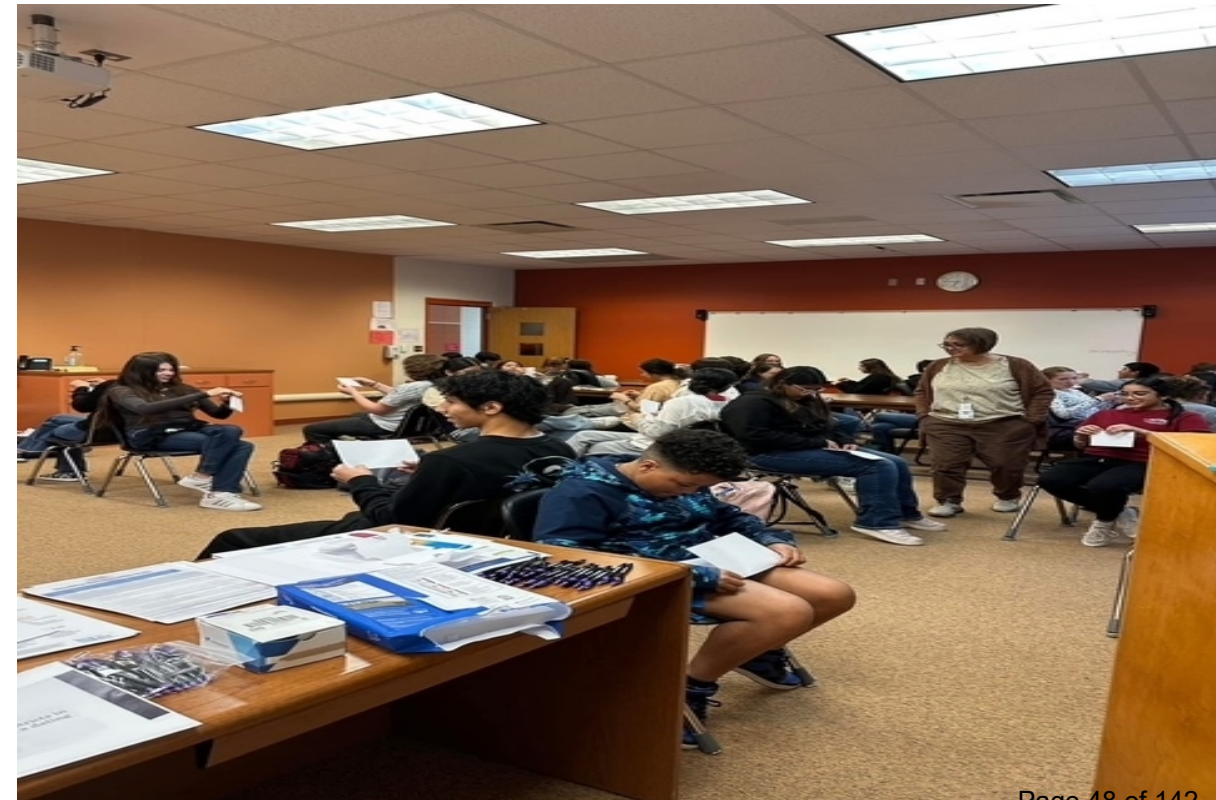
OUTREACH

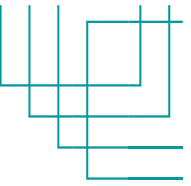
We participated in and/or provided over 51 outreach services, from presentations, training events, teacher in-service, office hours and more, to Sul Ross State University, Alpine ISD, Sanderson ISD, and surrounding communities. We look forward to the month of April as it is Sexual Assault Awareness Month. We have many activities planned with Sul Ross to bring awareness, educate on prevention, and support survivors.



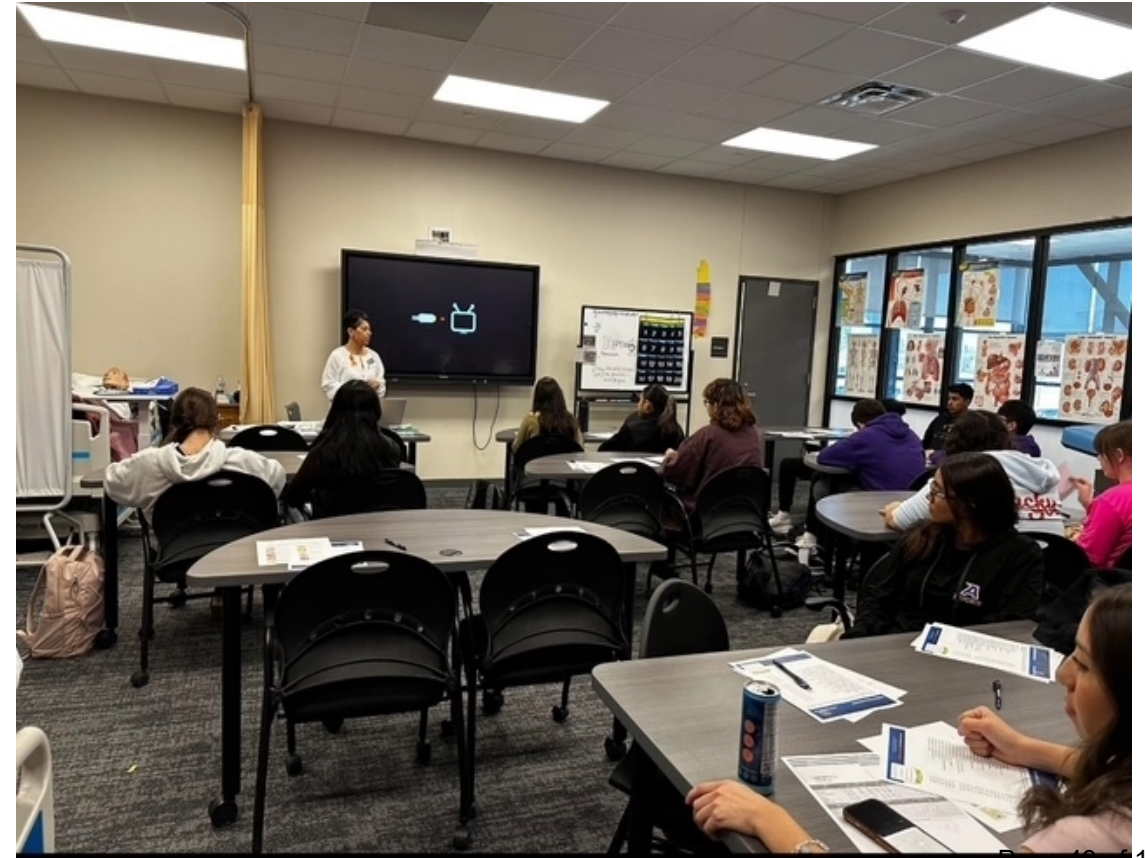


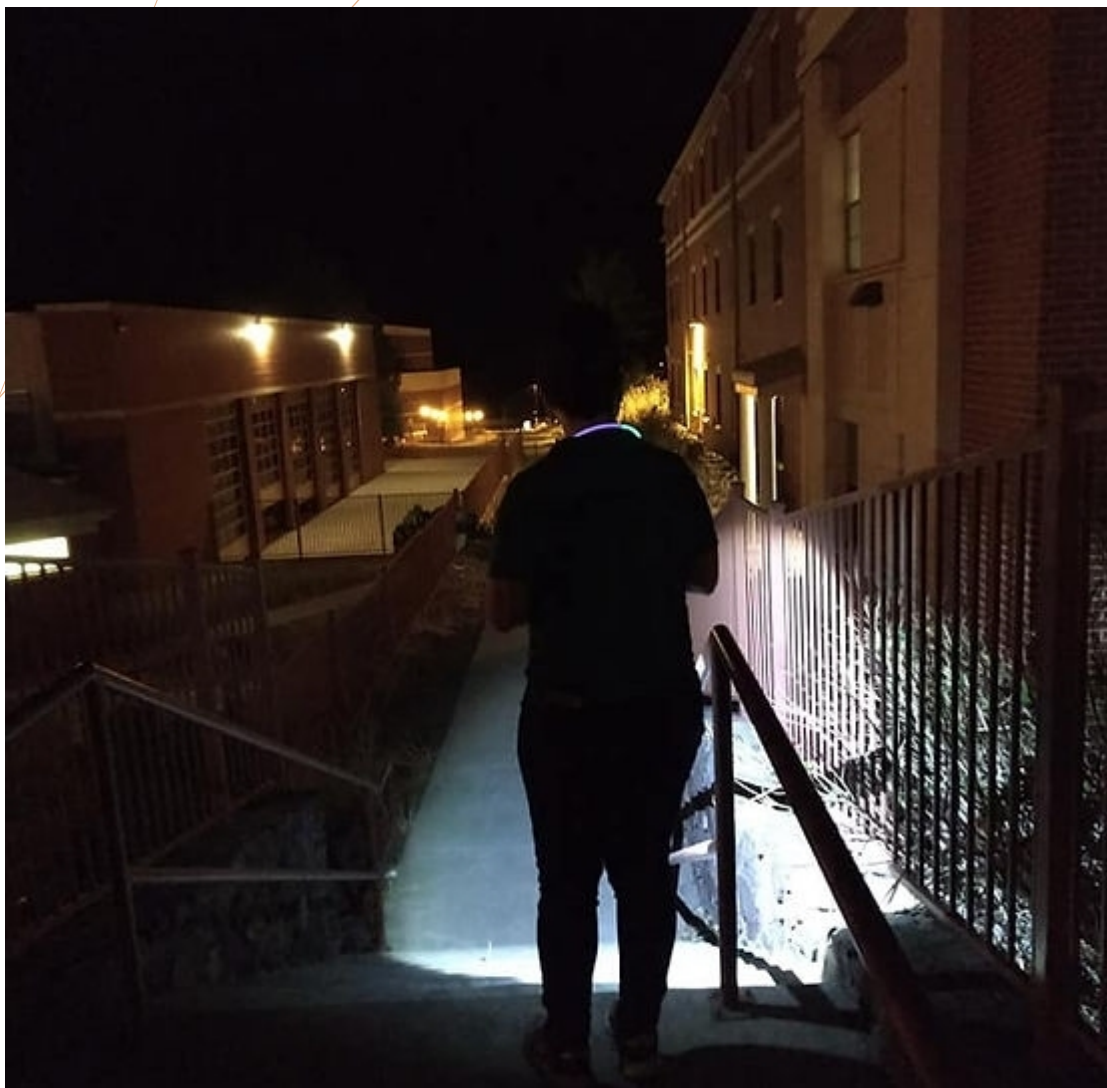
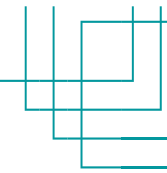
Educating Sanderson students what healthy relationships should look like.





Educating the importance of a healthy relationship and respect to Alpine High School students.





Safety Walk at Sul Ross State University
Sexual Assault Awareness Month

“Chalk the Walk”

Sexual Assault Awareness Month



EMERGENCY SHELTER

The Family Crisis Center of the Big Bend has 2 emergency shelters in Alpine and Presidio.

During December 2024 to February 2025, shelter was provided to victims of domestic violence and/or sexual assault. Our emergency shelter was occupied for a total of 1 night during that period.

FINANCIAL ASSISTANCE

During December 2024 to February 2025, Alpine clients received over \$4,762.23 in financial assistance in the form of rent and deposits, utilities, transportation, childcare, relocation needs, food baskets, and gift cards.



LITTLE FREE PANTRY

FCCBB Little Free Food Pantry provides food assistance to clients and the local Alpine community.

During the winter of 2024, we saw an increase in the number of clients and community members needing food, especially older adults. In the last few months, we have noticed a decrease in usage which we attribute to the cold as more clients requested food baskets.



FUTURE BUILDING

FCCBB purchased the Community Center building located at 402 E Gallego Ave to provide a new office building and shelter for our Alpine Location. The increased size and layout will allow advocates to better support clients in their journeys, provide a more modern shelter to assist more emergency clients, and as well sustain the communities we serve. We are hoping to be in the new building by Summer 2025!!







CONTACT US

Advocates provide on-call rotation to accept calls 24/7.
Walk-ins are accepted anytime Monday-Friday, 8am-5pm.

432-837-7254 (office)
800-834-0654 (Hotline)
606 N. 5th St.
Alpine, TX 79830
www.fccbb.org



CONTACT US

Marfa Office

1412 West Belin
Marfa, TX 79843
432-729-1992

Presidio Office

102 Center St
Presidio, TX 79845
432-229-0480

A series of thin, light brown lines forming an abstract geometric pattern in the top-left corner of the slide. The lines intersect to create various triangular and polygonal shapes.

THANK YOU

CITY COUNCIL AGENDA ITEM REPORT

April 1, 2025

Agenda Item No. 10C

Department: Office of the City Manager

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Geoffrey R. Calderon, City Secretary

Staff Recommendation: None



AGENDA ITEM

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

EXECUTIVE SUMMARY

None

SUPPORTING MATERIALS

1. APL Newsletter

BUDGET CONSIDERATIONS

Expenditure Required: N/A

Savings Anticipation: N/A

Current Budget FY 2024-2025: N/A

Additional Funding: N/A

APPROVERS

Alex Tackett, Records Clerk

Geoffrey R. Calderon, City Secretary

Megan Antrim, City Manager

Approved - 3/20/2025

Approved - 3/20/2025

Final Approval - 3/24/2025



ALPINE PUBLIC LIBRARY

March 2025

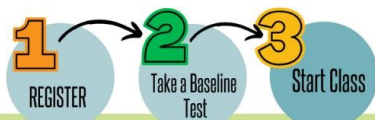
What's Happening at Alpine Public Library?

We have more GED graduates of our Adult Education Program. It's time to start planning another official graduation for May. Additionally, we are now able to officially add English Language Learners (ELL) and citizenship classes to the TWC grant program. This grant cycle ends at the end of June 2025, and we are hoping to get funding for next year.

GED CLASSES

ENGLISH AND SPANISH

START IN 3 EASY STEPS!



UTEP with a BS in health promotion and community health and is a nationally certified English/Spanish medical inter-

preter. She has been in Alpine for several years and has been a regular at children's programs with her kids. Claudia has many great ideas in addition to continuing with Toddler Time and Cuentos en Español.

I have to add here that the Cardoza Children's Wing is a very popular place these days. We have lots of activity, and some of it can be quite rambunctious. Claudia is also working with kids at the middle and high schools to develop more teen/young adult programming. She has been busy making school visits and getting acquainted with teachers and administrators. See an interview with her elsewhere in this newsletter.

—Don Wetterauer, MLS, PhD
Executive Director



The big news is Mary Beth Garrett's retirement as APL's children's librarian. Mary Beth started at the library as a volunteer in the late 1990's and was hired as the children's librarian around 2008. She set the bar high, but I think we have found a very competent person to continue APL's quality children's programs as the renamed youth services librarian. Claudia Miranda Fuentes is a graduate of



Board of Directors Officers

Maggie Bootman, President
Vice President, Vacant
Kay Tscheyska, Secretary
Susie Celaya, Treasurer

Directors

Judy Bowers
Greg Henington
Cathy Lammons
Reagan Stone

Library Staff

Don Wetterauer
Executive Director
don@alpinepubliclibrary.org
Christine Cavazos
Technical Services Librarian
tech@alpinepubliclibrary.org
Claudia Miranda Fuentes
Youth Services Librarian
claudia@alpinepubliclibrary.org
Joseline Cintrón
Circulation Librarian
joseline@alpinepubliclibrary.org
Michael Haas
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michael@alpinepubliclibrary.org
Nan Hatty Edwards
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sabrina@alpinepubliclibrary.org
Casey Costa
Circulation Librarian
casey@alpinepubliclibrary.org
Bianca Barrera
Adult Education Coordinator
biancab@alpinepubliclibrary.org

Special Donations

In Memory of:

From:

Brandon Espy

Kathy & Billito Donnell

John Pahl

Elizabeth R. Goetele

Mando and Gerri Garza

Mary Jane Morgan

Jeremy Morgan

In Honor of:

From:

Mary Beth Garrett

Kathy & Albert Bork

Janina Shayne

Re-Reads Gently Used Books

A Project of the Alpine Public Library

Monday–Friday 10 AM–4 PM

Saturday 10 AM–1 PM

Amazon Storefront

aplmembers.org/aplrereads

Stretch and Strengthen Fitness Exercises to:

- BUILD STABILITY AND BALANCE
- IMPROVE POSTURE
- BOOST CONFIDENCE

Alpine Public Library
Cardoza Children's Wing

Ages 45+ Sundays at 1:00pm

Ages 7-12 Sundays at 2:15pm

DRAGANA KANTAREVIC
PROFESSIONAL AND EXPERIENCED
INSTRUCTOR OF FITNESS AND BALLET



Travel Talks

2025



March 28

Kay and Allen Tscheyka on South Africa, Madikwa, and Namibia

April 25

Bobby Greeson on Travel Photography

7 PM in the AEP Foundation Multipurpose Room

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

VOLUNTEER



RECYCLING HELP NEEDED

Twice a month we need someone to take our recycling to the Recycling Center. This involves taking boxes of books from Re-Reads, cardboard and mixed paper from the library. If you can help us, please contact Kathy at borkedit@sbcglobal.net or text to 432-386-3551.

What kind of adult programs would you like to see at APL?

APL wants your input as we put together new adult programming for 2025! Tell us what kind of programs you'd like to see at the link below or leave a note in the suggestion box next time you're at the library.

<https://bit.ly/APLAdultPrograms>

**Find out what's happening
this month at APL at
alpinepubliclibrary.org/calendar/**

APL Outreach

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

- Multiple social media outlets
- Quarterly newsletters
- Digital literacy classes
- ESL/ELL/GED/Adult education/Citizenship/English & Spanish Conversation classes
- Multiple toddler, infant, and kids' programs
- Family Science Nights, Family Mathematics Night, Computer Skills, other science-based events
- Rise Up Radio: Creating STEM-based radio programs
- Workshops
- Homebound Program
- Senior coffee and tea (with Woman's Club)
- Monthly Travel Talks on various topics
- Occasional lectures
- Used-book sharing via Re-Reads: train station, elementary school via Food Pantry, Visitors' Center, Brewster County Jail, Turning Point Detox Center (Odessa), Family Crisis Center, Jeff Davis County Library.
- Half-price religion, inspirational, Christian fiction to area pastors
- Casa Hogar (Ojinaga), Cuentos en Español
- Yarn Arts
- Yoga with Bailey
- Zumba
- Free meeting space for area nonprofits

All events, classes, and services are free.

—Kathy Bork

Open English Conversation

Open English Conversation is returning to Alpine Public Library. This program went on hiatus in 2024 because of scheduling conflicts. The conversation group will meet Tuesdays from 6:30 to 7:30 PM. Registration is encouraged but not required. Register by contacting Bianca Gutiérrez-Barrera at the library or by calling 432-837-2621. People at all skill levels are invited to attend.

The goal of the class is to assist speakers of other languages to become more comfortable with oral English. The focus will be on listening and speaking rather than reading or writing. Components will include structured pronunciation instruction using the Color Vowel Chart method, spontaneous "talk about . . ." topics, and voluntary 1–3 minute speeches on assigned topics to share with the group. Broadcast standard American English production will be the primary goal, but idioms, regional sounds, expressions, and vocabulary will be included.

—Linda Bryant



ESL & Citizenship Classes

Clases de inglés y ciudadanía

English Conversation

Conversación en inglés

TUESDAYS | MARTES

6:30 PM- 7:30 PM

Citizenship Ciudadanía

THURSDAYS | JUEVES

ESPAÑOL

5:30 PM- 6:30 PM

ENGLISH

6:30 PM- 7:30 PM

APL's Mission: The Alpine Public Library works to build community, encourage literacy, and promote lifelong learning. We endeavor to create and maintain a welcoming facility with relevant and enriching resources that connect our diverse and geographically remote area to the world.

An APL Institution Is Being Reinvented

Mary Beth Garrett, after more than 25 years in charge of children's and teens' programming at Alpine Public Library as both a volunteer and a staff member, is taking a long-awaited long vacation. She and husband, Hugh, will travel, study Spanish in Mexico, and just hang out for a while before they reinvent their relationships with their respective community projects, APL and the Food Pantry.

Claudia Miranda Fuentes has been hired as the Youth Services Librarian. Claudia moved with her family to Alpine from El Paso 7 years ago. Her 3 children, ages 6 and 3 (twins), have been regulars at all age-appropriate children's programming since the move. Claudia is a native of Ciudad Juárez and feels strongly about sharing her native language and culture via her new position at APL. Although 3-D printing, Tinkercad, Cubelets, and the Casa Hogar collaboration are on hold for the moment, she plans to get them up and running again once she has settled into the new position. Toddler Time and Cuentos en Español are still active, although she has modified the latter a bit by making it more like Toddler Time in structure, with more story reading, finger plays, and, of course, activities in Spanish.

She is also working with circulation librarian Casey Costa to make the book displays in the children's room more accessible and more appealing. Book series are being grouped in small boxes with a display book to alert the young reader to what's there. Claudia and Casey hope this will make it easi-

As Claudia becomes more familiar with her new position and more comfortable being the "new Mary Beth," she plans to put her own mark on programming. In particular, she wants to ramp up programming for teens. She has already been in contact with staff at the middle and high schools about possible collaborations and is planning teen movie nights and early-evening dances in the Multipurpose Room. She



envisioning making the library a safe space and community for teens, someplace they can go in a town many of them feel has nothing specifically just for them. She is relying heavily on social media and is posting in both English and Spanish.

As part of her goal to share her culture and language with the community, she hopes to bring more Spanish-speaking adults into the library, perhaps with a collaboration with Joseline Cintrón's Spanish conversation classes and the English as a Second Language classes. Her vision is wide-ranging and will take some time to implement, but it can be summarized as building bridges between Alpine's two dominant cultures.

Claudia admits to some trepidation as she replaces an institution—Mary Beth Garrett—but she's excited about the challenge. Feel free to drop by to meet her and to share your ideas with her.

—Kathy Bork



er for readers to find their favorites or to find new favorites.

Alpine Public Library
Established June 1947

My Goals and Hopes

I appreciate the support of the community and the warm embrace given to me in this new role. I love our community, and I am doing this for our kids and teens so they can have a place where they know they can feel safe and welcome, where nobody will discriminate against them, and where they can enlighten their minds and discover new things. The library has been this kind of space for quite a while, but, unfortunately, many people in town aren't familiar with the services the library provides and what a great asset it is to the community.

My hope is to unite the community, all of us working together to bring more school-aged kids, especially teenagers, into the library to make up for the scarcity of activities for them around town.

Mothers, fathers, caregivers are all amazing because we are in charge of our children's minds and we have their future in our hands. We need to open their minds now for a better future.

I promote Spanish because it is my first language, but I encourage all people to instill a second language—French, American Sign Language, any language—in their children because it will benefit them greatly in the long run. I also intend to promote science in our programming, as Mary Beth did, because the more we teach our children at a young age, the better the opportunities they will have in the future and the more we will benefit as a society.

—Claudia Miranda Fuentes
Youth Services Librarian

kids at APL

Alpine Public Library
Biblioteca Pública de Alpine

Toddler Time | Actividades infantiles en inglés

Every Thursday at 10:00 am Todos los jueves a las 10:00 am

For ages 0 to 5 years edades de 0 a 5 años

Connect with other parents and bring your little ones for nursery rhymes, sensory play, books and more.

Conéctese con otros padres y traiga a sus pequeños para escuchar canciones infantiles, juegos sensoriales, libros y más.



CUENTOS EN ESPAÑOL
BIBLIOTECA PUBLICA DE ALPINE

MIERCOLES A LAS 10:00 AM
PRIMER DIA EL 26 DE FEBRERO DEL 2025

TODAS LAS EDADES SON BIENVENIDAS!
SPANISH LANGUAGE LEARNERS ARE WELCOME!

805 WEST AVENUE E
ALPINE, TX 79830
432-837-2621



chamacos en APL

books for kids at APL





SATURDAY 3/29/25 | BENEFITING ALPINE PUBLIC LIBRARY

Alpine Public Library's Dancing with the Big Bend Stars returns March 29!
Watch dance performances by local stars, all while supporting the library.

Alpine Civic Center

Doors open at 6:00.

Dancing starts at 6:30.

Tickets are \$20 for a single adult or \$35 for a couple and include refreshments.

Sponsorship packages are also available.

Vote for your favorite performers now, before the event, and also during the show. Each vote costs \$5. You can vote as many times and for as many performers as you like.

Vote before the event in two ways: donate directly to the performer(s) you want to support or visit the library's link for online donations: <https://alpinepubliclibrary.org/support/donate/>.

To cast your vote(s) online follow these steps:

1. On the Donate page, click the yellow Donate button. Enter the amount and choose your method of payment.
2. Select the option "Write a note" and enter the name of the performer(s) to receive the vote in the "Write A Note" field.

Remember, there is no limit to the number of votes you can cast and you can cast multiple votes for multiple performers. That's the fundraising part and how the trophies will be awarded.

Alpine Public Library receives roughly 70% of its funding from grants and donations. We know that you recognize, as we do, that the library is essential to the life of our community and that fundraisers like this one help APL keep its position as one of the best small libraries in the country. We appreciate your help in making Dancing with the Big Bend Stars a fun fundraising event!

Stop by, call (432-837-2621), or email the library (desk@alpinepubliclibrary.org) for more information.

Thank you for supporting the performers and Alpine Public Library!

Mural in Progress

Pauline Hernández, an Alpine artist and ceramicist, has designed and is creating a mural on the south wall of the new Cardoza Children's Wing. She is working on ceramic pieces for installation during spring break and plans to complete the painting of the mural during the week of March 17, with most if not all of the ceramic pieces installed as well. Additional butterflies for fundraising purposes will be sold and added at a later date.



Mural in progress on south wall



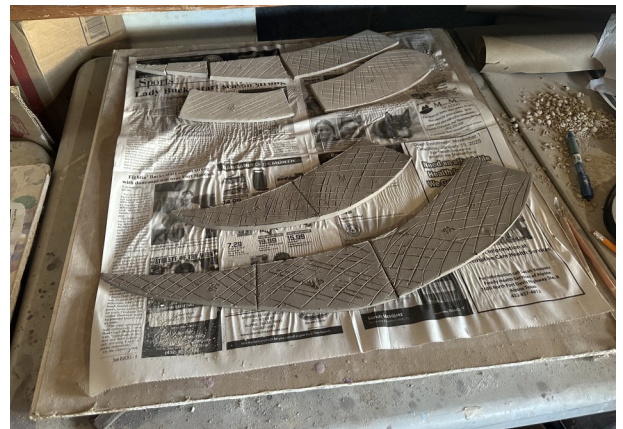
Detail with child reading



Cactus ceramic pieces



Detail with child reading



Agave ceramic pieces

**Thank you,
Business
Friends!**

*Alpine Radio
Big Bend Coffee Roasters
Cheshire Cat Antiques
Desert Heart Jewelry*

*Front Street Books
Hog Eye Cattle Company
Salon Americana
Talley-Reed Insurance*

*Twin Peaks Liquors
Vast Graphics
Wassermann Wranch
WR Ranch*



Alpine Public Library
805 West Avenue E
Alpine, TX 79830

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

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

Your tax-deductible donation may be paid with

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

You can mail your donation or deliver this form to

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

Friendship levels (12 months from date of donation)

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

Business name _____

Individual/Family Full name _____

Mailing address _____

City _____ State _____ Zip Code _____

Phone _____ E-mail (saves postage) _____

CITY COUNCIL AGENDA ITEM REPORT

April 1, 2025

Agenda Item No. 11A

Department: Office of the City Manager

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Megan Antrim, City Manager

Staff Recommendation: None



AGENDA ITEM

Discuss the recommendation from the Parks and Recreation Board to approve a proposed ordinance amending Chapter 74 - Parks and Recreation, Article II - Municipal Swimming Pool to the Alpine Code of Ordinances; Amending rules and regulations for the city pool. (M. Antrim, City Manager)

EXECUTIVE SUMMARY

On February 12, 2025, the Parks and Recreation Board reviewed the current version of the Municipal Pool Ordinance. The board proposed amendments and considered an official recommendation on March 12, 2025. At this meeting, the board unanimously recommended approval of the proposed ordinance to the City Council. This item is being added to facilitate an initial discussion on the ordinance. The first reading is tentatively scheduled for April 15, 2025, with the second and final reading tentatively scheduled for May 6, 2025.

Summary of Recommended Changes to Pool Ordinance

1. Updated Administrative Language

- Sec. 74-76: Clarifies that the City Council designates the pool administrator, simplifying and correcting outdated language (“council is designated as shall designate...”).

2. Updated Fee Reference

- Sec. 74-77: Updates the language to reflect that pool admission fees are now set in accordance with Appendix D: Parks & Recreation Fees, and directs the public to where fees can be found online or at City Hall.

3. Clarification and Expansion of Pool Rules

- Sec. 74-103: Adds that food is allowed, but explicitly prohibits BBQ pits and electric grills in the pool area.
- Sec. 74-115: Changes child supervision rules, increasing the age requiring adult supervision from six (6) to thirteen (13).
- Sec. 74-116: Expands tobacco restrictions by adding vaping and dipping to the existing no-smoking rule.

- Sec. 74-117: Expands refuse disposal rule to include “household waste” and reinforces use of designated receptacles.

4. Penalty Clause Enhancement

- Adds a penalty clause in both Section IV and Section 74-119:
 - Up to \$500 fine per violation.
 - Each day or occurrence is considered a separate offense.

SUPPORTING MATERIALS

1. Ordinance 2025-05-01 Municipal Swimming Pool Regulations

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 - 3/20/2025
Approved - 3/20/2025
Final Approval - 3/24/2025

ORDINANCE 2025-05-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS AMENDING CHAPTER 74 – PARKS AND RECREATION, ARTICLE II – MUNICIPAL SWIMMING POOL, TO THE ALPINE CODE OF ORDINANCES; AMENDING RULES AND REGULATIONS FOR THE CITY POOL; 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 amend rules and regulations for the municipal swimming pool; and

WHEREAS, the amendments recommended by the Parks and Recreation Board will provide clarification and enhancements to the existing rules, and ensure that the municipal pool is properly taken care of, managed, and regulated to the benefit of all pool users; 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 \$500.00. Each day in which any violation occurs, or each occurrence of any violation, shall constitute a separate offense.

SECTION V SAVINGS CLAUSE

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

SECTION VI SEVERABILITY CLAUSE

It is hereby declared to be the intention of the City Council of the City of Alpine that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance should be declared unconstitutional by the valid 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 May 6, 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 May 1, 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 6TH DAY OF MAY 2025 BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS.

INTRODUCTION AND FIRST READING

APRIL 15, 2025

SECOND AND FINAL READING

MAY 6, 2025

APPROVED:

ATTEST:

Catherine Eaves, Mayor

Geoffrey R. Calderon, City Secretary

APPROVED AS TO FORM:

City Attorney

EXHIBIT “A”

EDITOR’S NOTE:

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

ARTICLE III. MUNICIPAL SWIMMING POOL¹

DIVISION 1. GENERALLY

Sec. 74-76. Council designated administrator.

The council ~~is designated as~~ shall designate the administrator of the municipal swimming pool under rules, regulations and directives that it may, from time to time, promulgate.

(Code 1978, § 19-19)

¹State law reference(s)—Authority to provide swimming pools, Vernon's Ann. Civ. St. art. 1015c-2.

Sec. 74-77. Admission charges.

Charges to be made for admission to the municipal pool shall be set ~~by the council, by resolution, annually,~~ in accordance with Appendix D: Parks & Recreation Fees, set by annual city council resolution. A copy of the Parks and Recreation appendix may be obtained at city hall during normal business hours or by visiting www.cityofalpine.com/fees.

(Code 1978, § 19-20)

~~Sec. 74-78. Additional rules.~~

~~Such other rules, regulations and administrative policies that, from time to time, are adopted by the council, shall be and become a part of this article as supplementary rules and regulations to this article, and violations thereof shall be subject to the penalties provided for violation of this Code.~~

(Code 1978, § 19-39)

Secs. 74-78~~9~~—74-100. Reserved.

DIVISION 2. CONDUCT IN POOL AREA

Sec. 74-101. Applicability of regulations.

This division shall govern all persons using the municipal pool or pool property, or present at such municipal pool or pool property. ~~Failure to comply with this division shall constitute a misdemeanor.~~

(Code 1978, § 19-21)

Sec. 74-102. Running prohibited.

There shall be no running in the pool area.

(Code 1978, § 19-22)

Sec. 74-103. ~~Drinks~~ Glass drinks prohibited, food allowed.

No glass drinks or containers of drinks of any kind shall be permitted in the fenced-in pool area. Food is allowed in the fenced-in pool area, but barbeque pits and electric grills are strictly prohibited.

(Code 1978, § 19-23)

Sec. 74-104. Number of divers on diving board.

There may be only one diver on the diving board at any given time.

(Code 1978, § 19-24)

Sec. 74-105. Swimming in diving area.

No swimming shall be permitted in the diving area, or under any diving board, except upon returning to the pool surface from a dive.

(Code 1978, § 19-25)

Sec. 74-106. Use of safety ropes.

Swimmers shall not use safety ropes except for emergency safety, and there shall be no playing upon or with such ropes.

(Code 1978, § 19-26)

Sec. 74-107. Rough play.

No dunking of others or rough play shall be allowed in the pool or pool area.

(Code 1978, § 19-27)

Sec. 74-108. Toys, floats, etc.

Inflatable toys, floats or other paraphernalia shall be permitted in the pool area only at the discretion of the pool manager.

(Code 1978, § 19-28)

Sec. 74-109. Number of swimmers.

The pool manager shall have the authority to determine the number of swimmers in the pool at any given time.

(Code 1978, § 19-29)

Sec. 74-110. Playing with pool equipment.

No playing shall be permitted upon ladders or diving boards, or upon or with other pool equipment.

(Code 1978, § 19-30)

Sec. 74-111. Talking to lifeguard.

There shall be no talking to the lifeguard on duty, except to call for assistance or instructions regarding pool safety or etiquette.

(Code 1978, § 19-31)

Sec. 74-112. Alcoholic beverages.

No alcoholic beverages in any form shall be permitted in the pool area or in the parking area adjacent to the pool area.

(Code 1978, § 19-32)

Sec. 74-113. Shower required.

All swimmers must take showers before entering the pool area.

(Code 1978, § 19-33)

~~Sec. 74-114. Bathing caps required.~~

~~Swimmers with long hair must wear bathing caps in the pool.~~
(Code 1978, § 19-34)

Sec. 74-115. Accompaniment of small children.

All children under ~~six~~ thirteen years of age in the pool area must be accompanied by a parent or other responsible adult person who is 18 years of age or older.
(Code 1978, § 19-35)

Sec. 74-116. Smoking.

No smoking, vaping, dipping, or other use of tobacco in the pool area shall be permitted.
(Code 1978, § 19-36)

Sec. 74-117. Refuse disposal.

No ~~refuse~~ household waste of any kind or nature shall be deposited, or permitted to be deposited, in any manner, in the swimming or wading pool, or in any other portion of the pool area, other than in designated receptacles.
(Code 1978, § 19-37)

Cross reference(s)—Solid waste, ch. 82.

Sec. 74-118. Trespassing.

No one, except authorized pool personnel, or other city employees engaged in their respective duties relative to city business, garbage collection or other designated duties, shall be permitted within the pool area except when the pool is open for business and regular attendants are on duty. Any violation of this section shall be declared a trespass, per se.
(Code 1978, § 19-38)

Sec. 74-119. Enforcement.

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).

Secs. 74.120~~119~~—74-125. Reserved.

CITY COUNCIL AGENDA ITEM REPORT

April 1, 2025

Agenda Item No. 11B

Department: Office of the City Manager

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Megan Antrim, City Manager

Staff Recommendation: None



AGENDA ITEM

Discuss the purchase of an Asphalt Zipper through the Government Capital Equipment Purchasing Program for the Public Works Department. (M. Antrim, City Manager)

EXECUTIVE SUMMARY

In October 2024, the Public Works Department presented a comprehensive overview of departmental needs and future direction during a City Council Workshop. Among the priority items discussed was the need for an upgraded asphalt zipper to support ongoing and future street construction projects.

To further evaluate equipment options, Asphalt Zipper conducted a live demonstration of one of their newer models on March 11, 2025. Council Members Nance and Stephens were in attendance for the demonstration. Following the evaluation, discussions with Public Works Director Eddie Molinar and Assistant Director Raul Melendez concluded that a larger, more capable zipper model would provide greater operational benefits and efficiency for the department.

Asphalt Zipper has provided an official quote for the recommended model, which is attached for Council review. Additionally, Government Capital was contacted to provide equipment financing options. They have supplied quotes for both three-year and five-year purchase terms to assist the City in evaluating the most cost-effective and sustainable acquisition strategy.

This proposed investment aligns with the department's goals to enhance infrastructure capabilities and better serve the community through improved roadway maintenance and construction efforts.

SUPPORTING MATERIALS

1. City of Alpine Zipper Quote
2. Financing Proposal Asphalt Zipper

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

Approved - 3/21/2025

Geoffrey R. Calderon, City Secretary

Approved - 3/21/2025

Megan Antrim, City Manager

Final Approval - 3/24/2025



#

310 West 700 South, Pleasant Grove, Utah 84062 tel: +1 (801) 785-0706 toll free: 1-888-947-7378

Today's Date: **3/11/2025**

City of Alpine
709 S 9th
Alpine, TX 79830

HGAC Contract #: SM10-20

Expires: **4/30/2025**

Proposal good to end of above date

Factory Rep: Scott Freitas

Field Rep: Barry Dill

*Order Deposit:

Customer Signature: _____ **Date:** _____

Signature indicates acceptance of this Proposal/Invoice based on satisfactory performance of the Asphalt Zipper Machine

Terms and Conditions: This proposal is a preliminary estimate; all prices are in US Dollars. Final sales price subject to approval by Asphalt Zipper accounting. Price does NOT include sales tax or GST(Canada); applicable sales tax or GST will be added to final invoice. Machine availability and specifications are subject to change at anytime by Asphalt Zipper. *A Deposit is required for all Orders. All returns and cancelled custom orders are subject to a 20% restocking fee plus any freight charges.



Financing Proposal

Prepared For



City of Alpine

March 11, 2025

Submitted By

Government Capital Corporation

345 Miron Drive
Southlake, Texas 76092

Stephanie Cates

SVP Client Services
(817) 722-0214



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Corporate Overview

Government Capital Corporation (GCC) was founded in 1992 with the primary purpose of providing tax-exempt financing solutions for state and local government entities including cities, schools, counties, and special districts. Since our inception, GCC and its affiliates have provided financing solutions exceeding \$6 billion for many different types of projects. These financings have provided funding for a wide variety of municipal needs including vehicles, technology, facilities, and heavy-duty equipment. Although we serve clients in all 50 states, one of our primary areas of focus is assisting Texas cities with acquiring essential personal property and equipment. Our team possesses extensive experience assisting local Texas governments in creating, evaluating and implementing financing structures of every type authorized by state borrowing authorities. Since our inception, we've been honored to provide financing solutions for over 560 Texas cities, representing over 45 percent of the cities in the state. In many cases, we have helped our clients adapt to and comply with regulatory changes as well as enable them to execute financings more rapidly, efficiently, and economically.

Representative Experience

City of Mathis - Government Capital's longest client relationship is with the City of Mathis, Texas. From the firm's very first funding in January of 1993 to the present day, GCC has provided the City of Mathis with millions of dollars in financing. Projects have included public works, public safety, capital equipment, energy efficiency, and technology improvements as well as various economic development projects.

City of San Saba - For over 20 years, Government Capital has assisted the City of San Saba with providing tailored financing solutions for more than 55 projects. With GCC's support, the city has financed a wide variety of vehicles, equipment, infrastructure improvements, and real estate acquisitions. The city's Economic Development Corporation has also partnered with Government Capital to fund playground and water park projects.

City of Van Horn - Since 2002, GCC has partnered with the City of Van Horn to create various financing solutions that fit the needs of the city. Projects have included numerous vehicle and equipment acquisitions as well as utility improvement projects.

City of Corrigan - Government Capital's relationship with the City of Corrigan began in 2006 and has included funding a variety of acquisitions for police vehicles, technology, and public safety equipment. Most recently, the city financed a water meter replacement project to install radio-read meters to recapture water loss.

City of Hillsboro - Since 2010, the City of Hillsboro and Government Capital have completed numerous projects and acquisitions together. These projects have included public safety vehicle acquisitions, HVAC upgrades, capital equipment procurement, and utility meter updates. Most recently, the city financed hardware and software technology upgrades for the police department.

City of Post - Government Capital has partnered with the City of Post since 2020 to fund projects from heavy equipment acquisitions to water meter replacements. Additionally, GCC has provided multiple refinancings designed to reduce interest costs, allowing the city to reallocate critical funds.

City of La Feria - Since 2005, Government Capital has provided financing solutions to the City of La Feria. Funded projects have included acquiring public safety vehicles and public works equipment. Most recently, GCC funded a city-wide utility meter replacement project.



Partial Listing of Texas City Clients



City of Brady



City of Stephenville



City of Troup



City of Anson



City of Dilley



City of Early



City of Eastland



City of Katy



City of Ralls



City of Poteet



City of Dublin



City of Whitney



Town of Anthony



City of Panhandle



City of Roma



City of Liberty Hill



City of East Tawakoni



Town of Pecos City



City of Dalhart



City of Hidalgo



City of Mineral Wells



City of Chandler



City of Lamesa



City of Canyon



March 11, 2025

Mrs. Megan Antrim
City of Alpine
432-837-3301

Dear Mrs. Antrim,

Thank you for the opportunity to present proposed financing for City of Alpine. I am submitting for your review the following proposed structure:

ISSUER:	City of Alpine, TX	
FINANCING STRUCTURE:	Public Property Finance Contract issued under Local Government Code Section 271.005	
EQUIPMENT COST:	\$ 331,560.00	
TERM:	3 Payments	5 Payments
INTEREST RATE:	5.957%	5.957%
PAYMENT AMOUNT:	\$ 123,941.18	\$ 78,619.37
PAYMENTS BEGINNING:	One year from signing, annually thereafter	

Financing for these projects would be simple, fast and easy due to the fact that:

- ✓ We have an existing relationship with you and have your financial statements on file, expediting the process. Please keep in mind we may also need current year statements.
- ✓ We can provide familiar documentation for your legal counsel.

The above proposal is subject to audit analysis, assumes bank qualification and mutually acceptable documentation. The terms outlined herein are based on current markets. Upon credit approval, rates may be locked for up to thirty (30) days. If funding does not occur within this time period, rates will be indexed to markets at such time.

Our finance programs are flexible and as always, my job is to make sure you have the best possible experience every time you interact with our brand. We're always open to feedback on how to make your experience better. If you have any questions regarding other payment terms, frequencies or conditions, please do not hesitate to call.

With Best Regards,

Stephanie Cates

Stephanie Cates
SVP Client Services
Main: 817-421-5400

RESOLUTION

A RESOLUTION REGARDING A CONTRACT FOR THE PURPOSE OF FINANCING AA **"Asphalt Zipper".**

WHEREAS, City of Alpine (the "Issuer") desires to enter into that certain Finance Contract by and between the Issuer and Government Capital Corporation ("GCC") for the purpose of financing an "Asphalt Zipper". The Issuer desires to designate this Finance Contract as a "qualified tax-exempt obligation" of the Issuer for the purposes of Section 265 (b) (3) of the Internal Revenue Code of 1986, as amended.

NOW THEREFORE, BE IT RESOLVED BY CITY OF ALPINE:

Section 1. That the Issuer will enter into a Finance Contract with GCC for the purpose of financing an "Asphalt Zipper".

Section 2. That the Finance Contract by and between the City of Alpine and GCC is designated by the Issuer as a "qualified tax-exempt obligation" for the purposes of Section 265 (b) (3) of the Internal Revenue Code of 1986, as amended.

Section 3. That the Issuer appoints the City Manager or the City Manager's designee, as the authorized signer of the Finance Contract by and between the City of Alpine and GCC as well as any other ancillary exhibit, certificate, or documentation needed for the Contract.

Section 4. The Issuer will use loan proceeds for reimbursement of expenditures related to the Property, within the meaning of Treasury Regulation § 1.150-2, as promulgated under the Internal Revenue Code of 1986, as amended.

This Resolution has been PASSED upon Motion made by Board Member _____,
seconded by Board Member _____ by a vote of _____ Ayes to _____ Nays and is
effective this _____, 2025.

Issuer: City of Alpine

Witness Signature

Catherine Eaves, Mayor

Geoffrey R. Calderon, CPM, City Secretary

CITY COUNCIL AGENDA ITEM REPORT

April 1, 2025

Agenda Item No. 12A

Department: Office of the City Manager

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Geoffrey R. Calderon, City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approve the first reading of Ordinance 2024-04-02, an 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; 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

- The reasons for this proposed ordinance were briefly discussed at the Planning & Zoning Workshop on January 27, 2025.
- On February 3, 2025, City Administration emailed a draft ordinance regulating alcohol sales to the Planning & Zoning Commission. The proposed ordinance was then forwarded to the City Council for review via email on February 19, 2025.
- On February 24, 2025, the Planning & Zoning Commission held a public hearing on the ordinance and considered making a formal recommendation to the City Council. During the discussion, the Commission proposed amendments specifying the zones where on-premise and off-premise alcohol sales would be permitted. These amendments were sent to the City Council and the City Attorney via email on February 25, 2025.
- On March 18, 2025, the City Council discussed the amended ordinance. During this discussion, the City Attorney recommended further revisions, suggesting that alcohol sales in residential districts be regulated through the zoning ordinance rather than outright prohibited. Additionally, the City Council proposed an amendment requiring a special use permit for C-2 properties directly abutting residential districts.
- The amended ordinance is now being presented for consideration at this meeting.

SUPPORTING MATERIALS

1. Ordinance 2025-04-02 Alcohol Regulations - Amended 3-19-25
2. 2025.0327_Ordinance 2025-04-02 Alcohol Regulations - City Attorney Revision 3-27-25

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 - 3/21/2025
Approved - 3/21/2025
Final Approval - 3/24/2025

ORDINANCE 2025-04-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS 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; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT, ENACTMENT, REPEALER, PENALTY, SAVINGS, SEVERABILITY, PROPER NOTICE AND MEETING, AND EFFECTIVE DATE CLAUSES.

WHEREAS, the City of Alpine, Texas, is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution, and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the City Council of the City of Alpine (“City”) adopted Ordinance No. 2003-2-5 and Ordinance No. 2010-06-02 which implemented the current regulations regarding alcoholic beverages within the city limits; and

WHEREAS, the Planning & Zoning Commission is composed of community members who advise the City Council on policy decisions that affect the health, safety, and character of the City through comprehensive zoning regulations; and

WHEREAS, the Planning & Zoning Commission has recommended amendments to the City Council that would implement and update requirements related to alcoholic beverage zoning regulations within the corporate city limits of Alpine; and

WHEREAS, the amendments recommended by the Planning & Zoning Commission will allow the City to provide a more effective and efficient service to the community and to ensure adequate zoning regulations within the City; and

WHEREAS, Chapter 211 of the Texas Government Code provides for the procedures governing the adoption of zoning regulations and district boundaries; and

WHEREAS, it is deemed by the City Council to be in the best interest of the City to amend the current zoning ordinances as recommended by the Planning & Zoning Commission and that such amendments will serve to protect the health, safety, and welfare of the citizens of the City and are in the best interest of the public.

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 \$500.00. Each day in which any violation occurs, or each occurrence of any violation, shall constitute a separate offense.

SECTION V SAVINGS CLAUSE

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

SECTION VI SEVERABILITY CLAUSE

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

SECTION VII PROPER NOTICE 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 April 15, 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 April 10, 2025.

SECTION VII EFFECTIVE DATE

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

PASSED AND ADOPTED THIS 15TH DAY OF APRIL 2025 BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS.

INTRODUCTION AND FIRST READING
APRIL 1, 2025

SECOND AND FINAL READING
APRIL 15, 2025

APPROVED:

ATTEST:

Catherine Eaves, Mayor

Geoffrey R. Calderon, City Secretary

APPROVED AS TO FORM:

City Attorney

EXHIBIT “A”

EDITOR’S NOTE:

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

The portion of text replaced by the trunkus symbol (***) indicates that the particular portion of the code replaced by the symbol remains unchanged from one section to the next.

ARTICLE IV. ALCOHOLIC BEVERAGES¹

Sec. 22-121. ~~Reserved~~ Definitions.

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

Alcoholic beverages shall mean alcohol or any beverage containing more than one-half of one percent of alcohol by volume, which is capable of use for beverage purposes, either alone or when diluted.

Convenience store shall mean a convenience store as defined by the comprehensive zoning ordinance with the sale of beer and wine for off-premises consumption.

Grocery store shall mean a grocery store as defined by the comprehensive zoning ordinance with the sale of beer and wine for off-premises consumption

"Hotel" shall have the same meaning assigned by the comprehensive zoning ordinance of the city, as amended [appendix A to this Code].

¹Editor's note(s)—Ord. No. 2003-2-5, adopted Mar. 3, 2003, supplied provisions for a new Ch. 99 to be entitled Alcoholic Beverages. At the discretion of the editor, in order to preserve the style of the Code and facilitate use of the information, these provisions have been included herein as Ch. 22, Art. IV, §§ 22-121 and 22-122.

Liquor or package store shall mean an establishment principally for the retail sale of all alcoholic beverages for off-premises consumption.

Major thoroughfare shall mean a roadway classified as a freeway, turnpike, regional arterial, arterial, collector (divided), collector (undivided) or residential collector on the city's master transportation plan as it is currently approved or may be amended.

Minor or secondary street shall mean a roadway classified as a local street on the city's master transportation plan as it is currently approved or may be amended.

Private club shall mean those establishments which hold a private club registration permit or an exempt private club registration permit, as authorized under V.T.C.A., Alcoholic Beverage Code.

Private recreation club shall mean a facility which provides recreation activities and facilities to members. The sale, dispensing or serving of alcoholic beverages shall be strictly incidental to the primary activities of the club.

Restaurant shall mean an establishment engaged primarily in the preparation and sale of food and beverages to the public for on-premises consumption and which receives at least 70 percent of its gross revenue from the sale of food.

Restaurant with curb service shall mean an establishment where food and/or beverage is delivered to a consumer who is in a motor vehicle or otherwise outside the building by a waiter, waitress or carhop, who is also outside the building, with the intent of said food or beverage being consumed on or off the premises.

Sec. 22-122. Penalty.

Except as stated otherwise, violations of this chapter are punishable as provided in section 1-8.

Sec. 22-123. Provisions of chapter controlling.

No alcoholic beverages shall be sold within the corporate limits of the city, and no license or permit shall be issued for the sale or serving of the same, except in areas authorized under this chapter.

Sec. 22-124. Sale of alcohol in residential areas.

The sale of alcohol at any location in the city that is within a residential zoning district or an identified portion of a planned development district restricted to residential uses is governed by the acceptable uses in the city's zoning code, except as allowed by this chapter and the comprehensive zoning ordinance. Absent specific approval in the zoning code, requests for sale of alcohol in any residential area must be approved through the special use permit process.

Sec. 22-125. Sale for off-premises consumption limited to certain zoning districts.

The sale of alcoholic beverages for off-premises consumption shall be permitted only in areas zoned C-1 Neighborhood Commercial District, C-1a Neighborhood Commercial District, and C-2 Business District. Sales are permitted for a hotel when allowed by right or upon the approval of a special permit by the City Council.

Sec. 22-126. Sale for on-premises consumption limited to certain zoning districts.

The sale of alcoholic beverages for on-premises consumption shall be permitted only in areas zoned C-2 Business District, except where the property in question is directly abutting a residential district. Approval of properties in the C-2 Business District that directly abut a residential district must be obtained through the special use permit process. The sale of alcoholic beverages may be allowed in C-1 Neighborhood Commercial District or C-1a Neighborhood Commercial District upon approval of a special use permit by the City Council. Sales are permitted for a hotel when allowed by right or upon the approval of a special permit by the City Council.

Sec. 22-127. Restaurants to submit statement of gross revenue; keep books and records open for inspection.

All restaurants requesting a permit for sale or serving of alcoholic beverages for on-premises consumption shall, upon written request of the city, submit a sworn statement to the city secretary, 60 days prior to renewal of such permit, indicating the total amount of gross revenue received by the establishment for the preceding 12-month period and the amount received from food sales for the same stated period. Such establishment shall also make available to the city or its agents, during reasonable hours, its books and records for inspection if required by the city.

Sec. 22-128. Sale prohibited in curb service restaurants.

The sale of alcoholic beverages shall not be permitted on the premises of a restaurant with curb service.

Sec. 22-129. Sale prohibited in curb service restaurants.

No person may sell alcoholic beverages if the place of business is within:

- (1) Three hundred feet of a church, public or private school or public hospital;
 - (2) One thousand feet of a public school, if the city council by resolution approves a request from the board of trustees of a school district under V.T.C.A., Education Code § 38.007;
 - (3) One thousand feet of a private school, if the city council by resolution approves a request from the governing body of the private school.
- (b) Subsection (a)(1) does not apply to the holder of:
- (1) A license or permit issued by the Texas Alcoholic Beverage Code who also holds a food and beverage certificate issued by the Texas Alcoholic Beverage Commission covering the premises that is located within 300 feet of a private school; or
 - (2) A license or permit covering a premises where minors are prohibited from entering under V.T.C.A., Alcoholic Beverage Code § 109.53, (unaccompanied minor in package liquor store) and that is located within 300 feet of a private school.
- (c) Subsections (a)(2) and (3) do not apply to the holder of:
- (1) A retail on-premises consumption permit or license issued by the Texas Alcoholic Beverage Commission if less than 50 percent of the gross receipts for the premises is from the sale or service of alcoholic beverages;
 - (2) A retail off-premises consumption permit or license issued by the Texas Alcoholic Beverage Commission if less than 50 percent of the gross receipts for the premises, excluding the sale of items subject to the motor fuels tax, is from the sale or service of alcoholic beverages;
 - (3) A wholesaler's, distributor's, brewer's, distiller's and rectifier's, winery, wine bottler's or manufacturer's permit or license, or any other license or permit held by a wholesaler or manufacturer as those words are used and understood in V.T.C.A, Alcoholic Beverage Code ch. 102.
- (d) Subsection (a)(3) does not apply to the holder of:
- (1) A license or permit issued under V.T.C.A, Alcoholic Beverage Code ch. 27 (temporary and special wine and beer retailer's permit), V.T.C.A., Alcoholic Beverage Code ch. 31, (caterer's permit), or V.T.C.A., Alcoholic Beverage Code ch. 72, (temporary licenses) who is operating on the premises of a private school; or
 - (2) A license or permit covering a premises where minors are prohibited from entering under V.T.C.A., Alcoholic Beverage Code § 109.53, and that is located within 1,000 feet of a private school.
- (e) For purposes of this section "private school" means a private school, including a parochial school, that: (1) offers a course of instruction for students in one or more grades from kindergarten through grade 12; and (2) has more than 100 students enrolled and attending courses at a single location.

- (f) The measurement of the distance between the place of business where alcoholic beverages are sold and a church or public hospital shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections. The measurement of the distance between the place of business where alcoholic beverages are sold, and public or private schools shall be: (1) in a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or (2) if the permit or license holder is located on or above the fifth story of a multi-story building, in a direct line from the property line of the public or private school to the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.
- (g) For any dealer who held a license or permit from the Texas Alcoholic Beverage Commission September 1, 1983, the measurement of the distance between the place of business of the dealer and a public school shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections.
- (h) Application of distance requirements.
 - (1) If at the time an original alcoholic beverage permit or license is granted by the Texas Alcoholic Beverage Commission for a premises, the premises satisfies the requirements regarding distance from schools, churches, and other types of premises set forth in this chapter, the premises shall be deemed to satisfy the distance requirements for all subsequent renewals of the license or permit.
 - (2) On the sale or transfer of the premises or the business on the premises in which a new original license or permit is required for the premises, the premises shall be deemed to satisfy any distance requirements as if the issuance of the new original permit or license were a renewal of a previously held permit or license. This subsection does not apply to the satisfaction of the distance requirement prescribed by subsection (a)(2) for a public school, except that on the death of a permit or license holder or a person having an interest in a permit or license [this] subsection does apply to the holder's surviving spouse or child of the holder or person if the spouse or child qualifies as a successor in interest to the permit or license. Subsection (1) does not apply to the satisfaction of the distance requirement prescribed by subsection (a)(2) for a public school if the holder's permit or license has been suspended for a violation occurring after September 1, 1995, of any of the following provisions of V.T.C.A., Alcoholic Beverage Code §§ 11.61(b)(1), (6)—(11), (13), (14), or (20); or §§ 61.71(a)(5)—(8), (11), (12), (14), (17), (18), (22), or (24).

Sec. 22-130. Sales near day-care centers or child-care facility.

- (a) This section applies only to a permit or license holder under V.T.C.A., Alcoholic Beverage Code chs. 25, 28, 32, 69 or 74, who does not have a food and beverage certificate.
- (b) With the exception of subsection 4-11(a)(2), the provisions of section 4-11 relating to a public school also apply to a day care center and a child development facility as those terms are defined by V.T.C.A., Human Resources Code § 42.002.

Sec. 22-131. Hours of operation.

It shall be unlawful for persons to be served alcoholic beverages in any private club or tavern during the following hours:

- (1) On Sundays at anytime between the hours of 2:00 a.m. and 12:00 noon.
- (2) On any other day between the hours of 2:00 a.m. and 7:00 a.m.

(Ord. No. 2003-2-5, 3-3-03)

Sec. 22-123. Sec. 22-132. No smoking policy.

A "no smoking policy" [is] to be instituted in all establishments where beer, wine, and liquor are sold or consumed within the enclosed confines of a building. Outside areas or open air areas are exempted from this provision. Private establishments that require memberships shall be excluded from this provision.

(Ord. No. 2010-06-02, 7-12-10)

Editor's note(s)—Ord. No. 2010-06-02, adopted July 12, 2010 did not specify manner of inclusion. Hence, to facilitate indexing, said provisions have been included as § 22-123.

Sec. 22-133. Permit and license fees.

There is hereby levied a license and permit fee in the amount of one-half of the state license and permit fees for each state permit or license issued for a premises located within the city except for permits or licenses that are exempt from the municipal permit or license fee. The city license and permit fees shall be paid to the city at the same time the state license and permit fees are paid to the state.

Sec. 22-134. Property considered nonconforming use not eligible for permit.

Any use of property considered as a nonconforming use the zoning ordinance of the city [appendix C to this Code] shall not be permitted to apply for a license or permit under provisions of this chapter.

STATE OF TEXAS
CITY OF ALPINE

COUNTY OF BREWSTER

ORDINANCE 2025-04-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS 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; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT, ENACTMENT, REPEALER, PENALTY, SAVINGS, SEVERABILITY, PROPER NOTICE AND MEETING, AND EFFECTIVE DATE CLAUSES.

WHEREAS, the City of Alpine, Texas, is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution, and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the City Council of the City of Alpine ("City") adopted Ordinance No. 2003-2-5 and Ordinance No. 2010-06-02 which implemented the current regulations regarding alcoholic beverages within the city limits; and

WHEREAS, the Planning & Zoning Commission is composed of community members who advise the City Council on policy decisions that affect the health, safety, and character of the City through comprehensive zoning regulations; and

WHEREAS, the Planning & Zoning Commission has recommended amendments to the City Council that would implement and update requirements related to alcoholic beverage zoning regulations within the corporate city limits of Alpine; and

WHEREAS, the amendments recommended by the Planning & Zoning Commission will allow the City to provide a more effective and efficient service to the community and to ensure adequate zoning regulations within the City; and

WHEREAS, Chapter 211 of the Texas Government Code provides for the procedures governing the adoption of zoning regulations and district boundaries; and

WHEREAS, it is deemed by the City Council to be in the best interest of the City to amend the current zoning ordinances as recommended by the Planning & Zoning Commission and that such amendments will serve to protect the health, safety, and welfare of the citizens of the City and are in the best interest of the public.

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 \$500.00. Each day in which any violation occurs, or each occurrence of any violation, shall constitute a separate offense.

**SECTION V
SAVINGS CLAUSE**

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

**SECTION VI
SEVERABILITY CLAUSE**

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

**SECTION VII
PROPER NOTICE 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 April 15, 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 April 10, 2025.

**SECTION VII
EFFECTIVE DATE**

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

PASSED AND ADOPTED THIS 15TH DAY OF APRIL 2025 BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS.

INTRODUCTION AND FIRST READING
APRIL 1, 2025

SECOND AND FINAL READING
APRIL 15, 2025

APPROVED:

ATTEST:

Catherine Eaves, Mayor

Geoffrey R. Calderon, City Secretary

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"

EDITOR'S NOTE:

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

The portion of text replaced by the trunkus symbol (***) indicates that the particular portion of the code replaced by the symbol remains unchanged from one section to the next.

ARTICLE IV. ALCOHOLIC BEVERAGES¹

Sec. 22-121. ~~Reserved~~ Definitions.

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

Alcoholic beverages shall mean alcohol or any beverage containing more than one-half of one percent of alcohol by volume, which is capable of use for beverage purposes, either alone or when diluted.

Convenience store shall mean a convenience store as defined by the comprehensive zoning ordinance with the sale of beer and wine for off-premises consumption.

Grocery store shall mean a grocery store as defined by the comprehensive zoning ordinance with the sale of beer and wine for off-premises consumption

"Hotel" shall have the same meaning assigned by the comprehensive zoning ordinance of the city, as amended [appendix A to this Code].

¹Editor's note(s)—Ord. No. 2003-2-5, adopted Mar. 3, 2003, supplied provisions for a new Ch. 99 to be entitled Alcoholic Beverages. At the discretion of the editor, in order to preserve the style of the Code and facilitate use of the information, these provisions have been included herein as Ch. 22, Art. IV, §§ 22-121 and 22-122.

Liquor or package store shall mean an establishment principally for the retail sale of all alcoholic beverages for off-premises consumption.

Major thoroughfare shall mean a roadway classified as a freeway, turnpike, regional arterial, arterial, collector (divided), collector (undivided) or residential collector on the city's master transportation plan as it is currently approved or may be amended.

Minor or secondary street shall mean a roadway classified as a local street on the city's master transportation plan as it is currently approved or may be amended.

Private club shall mean those establishments which hold a private club registration permit or an exempt private club registration permit, as authorized under V.T.C.A., Alcoholic Beverage Code.

Private recreation club shall mean a facility which provides recreation activities and facilities to members. The sale, dispensing or serving of alcoholic beverages shall be strictly incidental to the primary activities of the club.

Restaurant shall mean an establishment engaged primarily in the preparation and sale of food and beverages to the public for on-premises consumption and which receives at least 70 percent of its gross revenue from the sale of food.

Restaurant with curb service shall mean an establishment where food and/or beverage is delivered to a consumer who is in a motor vehicle or otherwise outside the building by a waiter, waitress or carhop, who is also outside the building, with the intent of said food or beverage being consumed on or off the premises.

Sec. 22-122. Penalty.

Except as stated otherwise, violations of this chapter are punishable as provided in section 1-8.

Sec. 22-123. Provisions of chapter controlling.

No alcoholic beverages shall be sold within the corporate limits of the city, and no license or permit shall be issued for the sale or serving of the same, except in areas authorized under this chapter.

Sec. 22-124. Sale of alcohol in residential areas.

The sale of alcohol at any location in the city that is within a residential zoning district or an identified portion of a planned development district restricted to residential uses is governed by the acceptable uses in the city's zoning code, except as allowed by this chapter and the comprehensive zoning ordinance. Absent specific approval in the zoning code, requests for the sale of alcohol in any residential area must be is not authorized unless approved through the special use permit process.

Sec. 22-125. Sale for off-premises consumption limited to certain zoning districts.

The sale of alcoholic beverages for off-premises consumption shall be permitted only in areas zoned C-1 Neighborhood Commercial District, C-1a Neighborhood Commercial District, and C-2 Business District. Sales are permitted for a hotel when allowed by right or upon the approval of a special permit by the City Council.

Sec. 22-126. Sale for on-premises consumption limited to certain zoning districts.

The sale of alcoholic beverages for on-premises consumption shall be permitted only in areas zoned C-2 Business District, except where the property in question is directly abutting a residential district. Approval The sale of alcohol ofon properties in the C-2 Business District that directly abut a residential district must be obtained is not authorized unless approved through the special use permit process. The sale of alcoholic beverages may be allowed in C-1 Neighborhood Commercial District or C-1a Neighborhood Commercial District upon approval of a special use permit by the City Council. Sales are permitted for a hotel when allowed by right or upon the approval of a special permit by the City Council.

Sec. 22-127. Restaurants to submit statement of gross revenue; keep books and records open for inspection.

All restaurants requesting a permit for sale or serving of alcoholic beverages for on-premises consumption shall, upon written request of the city, submit a sworn statement to the city secretary, 60 days prior to renewal of such permit, indicating the total amount of gross revenue received by the establishment for the preceding 12-month period and the amount received from food sales for the same stated period. Such establishment shall also make available to the city or its agents, during reasonable hours, its books and records for inspection if required by the city.

Sec. 22-128. Sale prohibited in curb service restaurants.

The sale of alcoholic beverages shall not be permitted on the premises of a restaurant with curb service.

Sec. 22-129. Sale prohibited in curb service restaurants.

No person may sell alcoholic beverages if the place of business is within:

- (1) Three hundred feet of a church, public or private school or public hospital;
 - (2) One thousand feet of a public school, if the city council by resolution approves a request from the board of trustees of a school district under V.T.C.A., Education Code § 38.007;
 - (3) One thousand feet of a private school, if the city council by resolution approves a request from the governing body of the private school.
- (b) Subsection (a)(1) does not apply to the holder of:
- (1) A license or permit issued by the Texas Alcoholic Beverage Code who also holds a food and beverage certificate issued by the Texas Alcoholic Beverage Commission covering the premises that is located within 300 feet of a private school; or
 - (2) A license or permit covering a premises where minors are prohibited from entering under V.T.C.A., Alcoholic Beverage Code § 109.53, (unaccompanied minor in package liquor store) and that is located within 300 feet of a private school.
- (c) Subsections (a)(2) and (3) do not apply to the holder of:
- (1) A retail on-premises consumption permit or license issued by the Texas Alcoholic Beverage Commission if less than 50 percent of the gross receipts for the premises is from the sale or service of alcoholic beverages;
 - (2) A retail off-premises consumption permit or license issued by the Texas Alcoholic Beverage Commission if less than 50 percent of the gross receipts for the premises, excluding the sale of items subject to the motor fuels tax, is from the sale or service of alcoholic beverages;
 - (3) A wholesaler's, distributor's, brewer's, distiller's and rectifier's, winery, wine bottler's or manufacturer's permit or license, or any other license or permit held by a wholesaler or manufacturer as those words are used and understood in V.T.C.A., Alcoholic Beverage Code ch. 102.
- (d) Subsection (a)(3) does not apply to the holder of:
- (1) A license or permit issued under V.T.C.A., Alcoholic Beverage Code ch. 27 (temporary and special wine and beer retailer's permit), V.T.C.A., Alcoholic Beverage Code ch. 31, (caterer's permit), or V.T.C.A., Alcoholic Beverage Code ch. 72, (temporary licenses) who is operating on the premises of a private school; or
 - (2) A license or permit covering a premises where minors are prohibited from entering under V.T.C.A., Alcoholic Beverage Code § 109.53, and that is located within 1,000 feet of a private school.
- (e) For purposes of this section "private school" means a private school, including a parochial school, that: (1) offers a course of instruction for students in one or more grades from kindergarten through grade 12; and (2) has more than 100 students enrolled and attending courses at a single location.

- (f) The measurement of the distance between the place of business where alcoholic beverages are sold and a church or public hospital shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections. The measurement of the distance between the place of business where alcoholic beverages are sold, and public or private schools shall be: (1) in a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or (2) if the permit or license holder is located on or above the fifth story of a multi-story building, in a direct line from the property line of the public or private school to the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.
- (g) For any dealer who held a license or permit from the Texas Alcoholic Beverage Commission September 1, 1983, the measurement of the distance between the place of business of the dealer and a public school shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections.
- (h) Application of distance requirements.
- (1) If at the time an original alcoholic beverage permit or license is granted by the Texas Alcoholic Beverage Commission for a premises, the premises satisfies the requirements regarding distance from schools, churches, and other types of premises set forth in this chapter, the premises shall be deemed to satisfy the distance requirements for all subsequent renewals of the license or permit.
- (2) On the sale or transfer of the premises or the business on the premises in which a new original license or permit is required for the premises, the premises shall be deemed to satisfy any distance requirements as if the issuance of the new original permit or license were a renewal of a previously held permit or license. This subsection does not apply to the satisfaction of the distance requirement prescribed by subsection (a)(2) for a public school, except that on the death of a permit or license holder or a person having an interest in a permit or license [this] subsection does apply to the holder's surviving spouse or child of the holder or person if the spouse or child qualifies as a successor in interest to the permit or license. Subsection (1) does not apply to the satisfaction of the distance requirement prescribed by subsection (a)(2) for a public school if the holder's permit or license has been suspended for a violation occurring after September 1, 1995, of any of the following provisions of V.T.C.A., Alcoholic Beverage Code §§ 11.61(b)(1), (6)—(11), (13), (14), or (20); or §§ 61.71(a)(5)—(8), (11), (12), (14), (17), (18), (22), or (24).

Sec. 22-130. Sales near day-care centers or child-care facility.

- (a) This section applies only to a permit or license holder under V.T.C.A., Alcoholic Beverage Code chs. 25, 28, 32, 69 or 74, who does not have a food and beverage certificate.
- (b) With the exceptions provided for in ~~sub~~section 4-11(a)(2)22-129, the provisions of ~~section 4-11~~this Ordinance relating to a public school also apply to a day care center and a child development facility as those terms are defined by V.T.C.A., Human Resources Code § 42.002.

Commented [CT1]: Revised this section to reference the exceptions from the previous sections.

Sec. 22-131. Hours of operation.

It shall be unlawful for persons to be served alcoholic beverages in any private club or tavern during the following hours:

- (1) On Sundays at anytime between the hours of 2:00 a.m. and 12:00 noon.
- (2) On any other day between the hours of 2:00 a.m. and 7:00 a.m.

(Ord. No. 2003-2-5, 3-3-03)

Sec. 22-123. Sec. 22-132. No smoking policy.

A "no smoking policy" [is] to be instituted in all establishments where beer, wine, and liquor are sold or consumed within the enclosed confines of a building. Outside areas or open air areas are exempted from this provision. Private establishments that require memberships shall be excluded from this provision.

(Ord. No. 2010-06-02, 7-12-10)

Editor's note(s)—Ord. No. 2010-06-02, adopted July 12, 2010 did not specify manner of inclusion. Hence, to facilitate indexing, said provisions have been included as § 22-123.

Sec. 22-133. Permit and license fees.

There is hereby levied a license and permit fee in the amount of one-half of the state license and permit fees for each state permit or license issued for a premises located within the city except for permits or licenses that are exempt from the municipal permit or license fee. The city license and permit fees shall be paid to the city at the same time the state license and permit fees are paid to the state.

Sec. 22-134. Property considered nonconforming use not eligible for permit.

Any use of property considered as a nonconforming use the zoning ordinance of the city [appendix C to this Code] shall not be permitted to apply for a license or permit under provisions of this chapter.

CITY COUNCIL AGENDA ITEM REPORT

April 1, 2025

Agenda Item No. 12B

Department: Office of the City Manager

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Geoffrey R. Calderon, City Secretary

Staff Recommendation: Approve



AGENDA ITEM

Approve the first reading of Ordinance 2025-04-04, an ordinance authorizing the vacation, abandonment, and sale of the unimproved portions of Saltillo Avenue, Monterey Avenue, Tuluco Avenue, and Morilos Ave; 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

- On November 19, 2025, the City Council reviewed Ordinance 2024-11-01, which proposed the sale of city property to Mike McCarson. However, the ordinance was tabled.
- On December 3, 2025, the City Council withdrew the item from consideration to allow the property owner to be present for discussion.
- On January 7, 2025, the Council approved the first reading of the ordinance. However, on January 21, 2025, the item was postponed due to concerns about the City's need to retain Avenue C for ingress and egress.
- The original appraisal for the requested properties, including Avenue C, was \$30,000. After removing Avenue C from the valuation, City Administration recalculated the market value at \$27,587.20.

SUPPORTING MATERIALS

1. Ordinance 2024-04-04 M. McCarson ROW Sale Amended 3-18-25

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 - 3/20/2025
Approved - 3/21/2025
Final Approval - 3/24/2025

ORDINANCE 2025-04-04

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 MORILOS AVE; 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, and Tuluco Avenue, all situated within Blocks One (1) through Six (6), Colima Addition to the City of Alpine, Brewster County, Texas; and

WHEREAS, the original request included Avenue "C" to be sold, but the City Council considered the request on January 21, 2025, and postponed the item due to Avenue "C" being a significant area of ingress/egress to the area; and

WHEREAS, the original 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), with a portion of Avenue "C" being included in the property; and

WHEREAS, City Administration calculated the market value of the property without the portion of Avenue "C" being included, and determined the updated value to be Twenty Thousand, Five Hundred and Eighty Seven Dollars and Twenty Cents (\$27,587.20); 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, and Tuluco Avenue, 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 **Twenty Thousand, Five Hundred and Eighty Seven Dollars and Twenty Cents (\$27,587.20).**

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 15th DAY
APRIL 2025 BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS.**

INTRODUCTION AND FIRST READING
APRIL 1, 2025

SECOND AND FINAL READING
APRIL 15, 2025

APPROVED:

Catherine Eaves, Mayor

ATTEST:

Geoffrey R. Calderon, City Secretary

APPROVED AS TO FORM:

Cynthia Trevino, City Attorney
Bojorquez Law Firm

CITY COUNCIL AGENDA ITEM REPORT

April 1, 2025

Agenda Item No. 12C

Department: Office of the City Manager

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Geoffrey R. Calderon, City Secretary

Staff Recommendation: None



AGENDA ITEM

Approve Special Use Permit 2025-04-01, a special use permit allowing the applicant, Holland Four Yucca, LLC, to obtain the following licenses/permits from the Texas Alcoholic Beverage Commission: 1) Late Hours Certificate (LH) to allow open hours until 2:00 A.M. 2) Mixed Beverage (MB) Permit to allow liquor sales, and a Food and Beverage Certificate (FB). The subject property is located at 209 W. Holland Avenue. The property owner of record is Holland Investors LLC. The Parcel ID of the subject property is 11836. 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)

EXECUTIVE SUMMARY

- The Holland is applying for a TABC permit due to a change in ownership. Previously, the Century Bar and Grill operated at this location.
- Under the proposed ordinance changes recommended by the Planning & Zoning Commission, this permit would qualify for automatic approval. However, since the ordinance has not yet been approved, the application is being processed under the existing regulations.

SUPPORTING MATERIALS

1. SUP 2025-04-01 HOLLAND YUCCA LLC_Redacted
2. L-CERT HH_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 - 3/21/2025
Approved - 3/21/2025
Final Approval - 3/24/2025



CONDITIONAL/SPECIAL USE PERMIT APPLICATION

City of Alpine Building Services Department
309 W. Sul Ross Av., Alpine Texas, 79830
432.837.3281

*Please complete one application per property. Application must be completely filled out.

SECTION 1: APPLICANT INFORMATION (applicant/agent/company/contact)		
Name Holland Four Yucca, LLC		
Address 209 W. Holland Ave.		City, State, Zip Alpine, TX 79830
Primary Telephone Number	Email Address	
SECTION 2: PROPERTY INFORMATION		
Street Address of public property 209 W. Holland Ave., Alpine, TX 78930		
LEGAL DESCRIPTION OF SUBJECT PROPERTY (meets and bounds must be described on 8 1/2 x 11 sheet)		
Lot LOT 1 W/1.35' OF 1 AND ALL OF 2,3,4	Block 6	Addition
Square footage of property 21,843.90	Acres 0.50	Present zoning classification C-2 Business District
Proposed use of the property unique operating characteristics (on-premises consumption of alcoholic beverages)		
Zoning ordinance provision requiring a conditional use (in-depth description & hours of operation) General Zoning		
SECTION 3: PROPERTY OWNER INFORMATION		
Name of current property owner Holland Investors, LLC		
Address 209 W. Holland Ave.		City, State, Zip Alpine, TX 79830
Primary Telephone Number	Email Address	

Submit a letter describing the proposed conditional use and note the request on the site plan document in the same letter.

1. Describe or show on the site plan, and conditional requirements or conditions imposed upon the particular conditional use by applicable district regulations (example: buffer yards, distance between users).
2. Describe whether the proposed conditional use will, or will not cause substantial harm to the value, use, or enjoyment of the other property in the neighborhood.
3. Describe how the proposed conditional use will add to the value, use or enjoyment of other property in the neighborhood.



PAID

CR# 12743

TNV# 25-007920 02/24/25

**SIGNATURE TO AUTHORIZE CONDITIONAL USE REQUEST AND PLACE
A CONDITIONAL USE REQUEST SIGN ON THE SUBJECT PROPERTY**

Holland Four Yucca, LLC

Print Applicant Name

By: KC Bibb
Applicant signature **Collin Bibb, Manager**

The State Of TEXAS

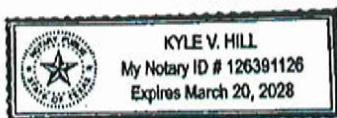
County Of TRAVIS

Before Me Kyle V Hill on this day personally appeared Collin Bibb
Notary Applicant

Known to me (or proved to me on the oath of card of other documents) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of the office this 21st day of February, A.D. 2025

Seal.



KV Hill
Notary in and for the State of Texas

Holland Investors, LLC

Print Property Owners Name

By: KC Bibb
Property Owners Signature
Collin Bibb, Manager

The State Of TEXAS

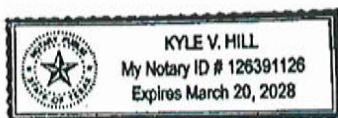
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Seal

Given under my hand and seal of the office this 21st day of February, A.D. 2025



KV Hill
Notary in and for the State of Texas

ACKNOWLEDGEMENT

All conditional Use and Special Use Applications must be completed when filed and will be placed on the agenda.

All public hearings will be opened, and testimony given by the applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.

After approval, changes to a conditional use or special use permit (no matter how minor or major) can only be approved by city council through the public hearing process.

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES

I have read and understand all of the requirements as set forth by the application for conditional use or special use permit and acknowledge that all requirements of this application have been met at the time of submittal

Holland Four Yucca, LLC

By: 
Owner/ Agent Signature

Collin Bibb, Manager
Printed Name

2/21/2025
Date

ILLUMINATION PLAN

An illumination plan to include a site photometric (including illuminated signs) and all fixture details shall be submitted as part of the site plan review process.

Applications will not be accepted without this requirement.

[Chapter 18 - BUILDINGS AND BUILDING REGULATIONS | Code of Ordinances | Alpine, TX | Municode Library](#)
"Outdoor Lighting Ordinance."

I hereby acknowledge that an illumination plan has been included as part of this submittal, or will be reviewed with hotel
Holland Four Yucca, LLC as a condition of approval.

By: 
Owner/ Agent Signature

Collin Bibb, Manager
Printed Name

2/21/2025
Date

PLATTING VERIFICATION

This verification statement must be signed prior to the submittal of this conditional use application.

☐ It has been determined that the property described below does require platting or replatting and the applicant has been instructed on this procedure.

☒ It has been determined that the property described below is currently platted or does not require platting or replatting at this time.

209 W. Holland Ave., Alpine, TX 79830

Address of subject property

LOT 1 W/1.35' OF 1 AND ALL OF 2,3,4; BLOCK 6, OT

Legal description of subject property

Verify by:



Name *Building Services Department*

Signature

02/24/25

Date



Alpine, Texas

February 21, 2025

Attn: City of Alpine

Re: Holland Four Yucca, LLC dba Holland Hotel - Special Use Permit

To whom it may concern,

Holland Four Yucca, LLC and Alexa Management are excited to be a part of the Alpine community and the renovation of Holland Hotel and Century Bar & Grill.

We're asking the city council to consider our Special Use Permit to allow us to apply for a TABC Mixed Beverage permit at the hotel. Below is more information about the property, our operation, and how we'd like to serve alcoholic beverages at the hotel.

- The Holland Hotel consists of 27 rooms, along with a communal lobby Century Bar & Grill.
- We envision nearly 100% of our mixed beverage sales will be directly to guests of the hotel, and as such, we have adequate parking to negate any potential traffic concerns.
- Guests will be able to purchase mixed beverages in the lobby to consume in their rooms or in the surrounding open amenity areas on the hotel property.
- Our hours of operation for service are under review pending completion of operations but will likely be 10a – 11a, 7 days a week.
- Private events/special events will be able to be hosted at the property.

We very much look forward to meeting with the planning and zoning commission and city council in the coming weeks, and that you in advance for your consideration.

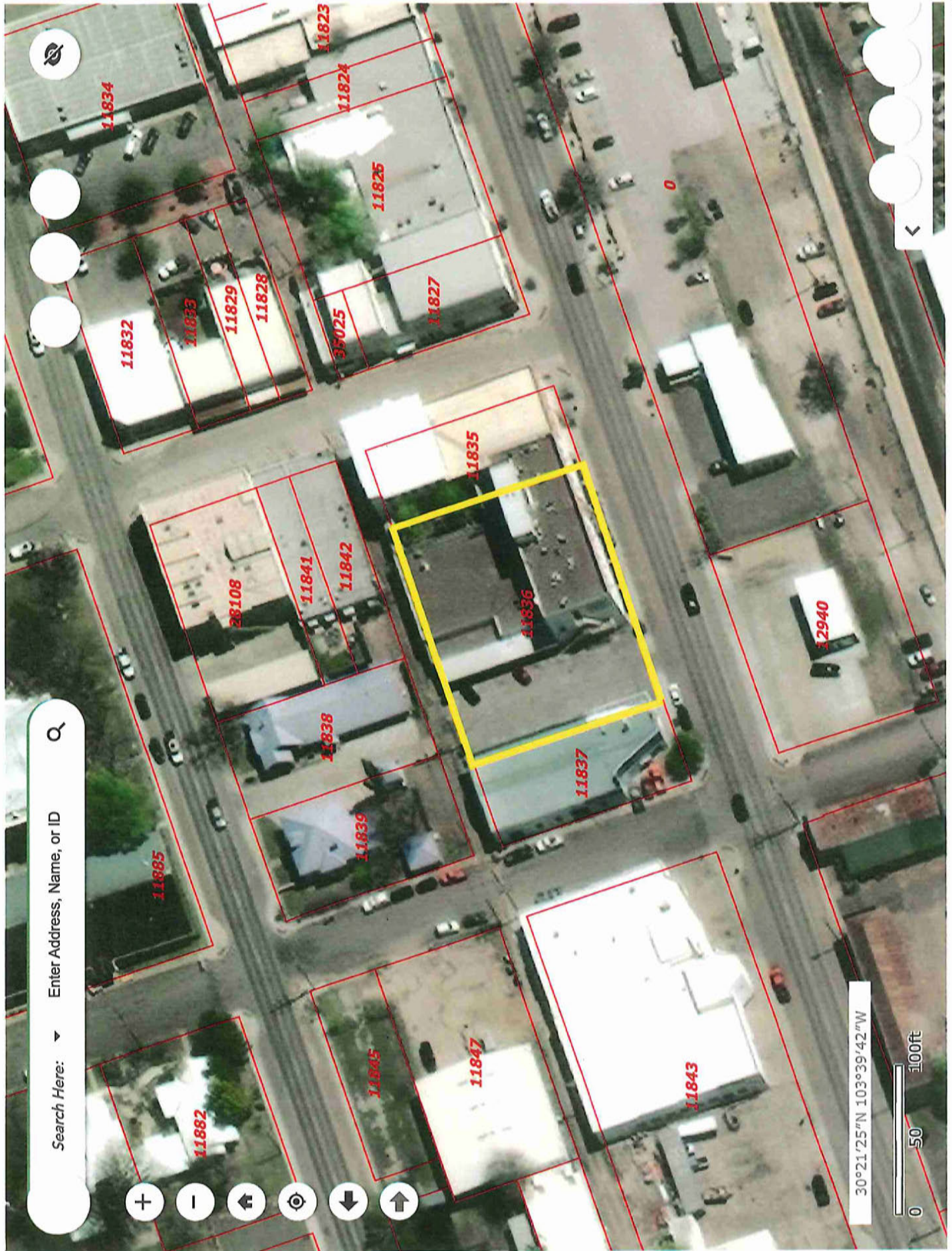
Best,

Collin Bibb

Holland Four Yucca, LLC, Manager



Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies, Map data ©2025 Google 50 ft





**TEXAS ALCOHOLIC
BEVERAGE COMMISSION**
Texans Helping Businesses & Protecting Communities

**Required
Certifications**

Join TABC in the fight against human trafficking

L-CERT (7/2022)

Submit this form to the proper officials to obtain certification for the type of license/permit for which you are applying as required by TX Alc. Bev. Code, Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13. This Required Certifications form must be submitted with your Initial Application form.

Contact your local TABC office for assistance.

LOCATION INFORMATION

1. Trade Name of Location (Name of restaurant, bar, store, etc.) Holland Hotel			
2. Owner of Business/Applicant (Name of Corporation, LLC, etc.) Holland Four Yucca, LLC			
3. Type of Owner ☐ Corporation ☒ Limited Liability Company ☐ Partnership ☐ Limited Partnership ☐ Limited Liability Partnership ☐ Other: _____			
4. Location Address 209 W. Holland Ave.			
City Alpine		County Brewster	State TX Zip Code 79830
5. Mailing Address 209 W. Holland Ave.			
City Alpine		County Brewster	State TX Zip Code 79830
6. Business Telephone Number pending		Alternate Telephone Number	E-mail Address
7. Application for:			
☒ Original	☐ Reinstatement License/Permit Number	☐ Reinstatement and Change of Trade Name License/Permit Number	
	☐ Change of Location License/Permit Number	☐ Change of Location and Trade Name License/Permit Number	
8A. Type of Off-Premise Retailer License/Permit:			
☐ BF Retail Dealer's Off-Premise License	☐ E Local Cartage Permit	☐ P Package Store Permit	
☐ BQ Wine and Malt Beverage Retail Dealer's Off-Premise Permit	☐ ET Third-Party Local Cartage Permit	☐ Q Wine Only Package Store	
☐ LP Local Distributor's Permit			
8B. Type of On-Premise Retailer License/Permit			
☐ BE Retail Dealer's On-Premise License	☐ E Local Cartage Permit	☒ MB Mixed Beverage	
☐ BG Wine and Malt Beverage Retail Dealer's On-Premise Permit	☒ FB Food and Beverage Certificate	☐ WP Waterpark Permit	
☐ BP Brewpub License	☒ LH Late Hours Certificate		
8C. Type of Wholesaler's, Distributor's, or Manufacturer's License/Permit			
☐ BB General Distributor's License	☐ D Distillers and Rectifiers Permit - allows on-premise consumption	☐ S Nonresident Seller's Permit	
☐ BC Branch Distributor's License	☐ DS Out-of-State Winery Direct Shipper's Permit	☐ SD Brewer's Self-Distribution License	
☐ BN Nonresident Brewer's License	☐ G Winery - allows on-premise consumption	☐ W Wholesaler's Permit	
☐ BW Brewer's License	☐ J Bonded Warehouse	☐ X General Class B Wholesaler Permit	
☐ JD Bonded Warehouse (Dry Area)			
9. For On or OFF-Premise Applicants, Indicate Primary Business Type at this Location			
☐ Bar	☐ Grocery/Market	☐ Package Store	☐ Sexually Oriented
☐ Civic Center	☒ Hotel	☐ Public Entertainment Fac. (PEF as defined in Sec. 108.73)	☐ Sporting Arena
☐ Convenience Store	☐ Motel	☐ Racetrack	
☐ Delivery Company	☐ Movie Theater	☐ Restaurant	

Trade Name: _____ Holland Hotel

Location Address: 209 W. Holland Ave. City: Alpine County: Brewster

Off-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the city secretary...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary: P, Q, BF, BQ

TX Alc. Bev. Code, Section 11.37 & 61.37

☐ CHECK HERE IF NOT IN CITY LIMITS

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought as the place of business is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
☐ BF	The legal sale of malt beverages for off-premise consumption only ☐ greater than 5% alcohol by volume OR ☐ 5% or less alcohol by volume
☐ BF, BQ, Q	The legal sale of malt beverages and wine for off-premise consumption only
☐ BF, BQ, Q, P	The legal sale of all alcoholic beverages for off-premise consumption only

OR

☐ I hereby refuse on this _____ day of _____, 20____ to certify this location.

SIGN

HERE _____, _____, TEXAS
City Secretary/Clerk City

SEAL

On-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the city secretary...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary (FOR MB, MB/FB, BG, BG/FB, BE, & BE/FB)

TX Alc. Bev. Code, Section 11.37 & 61.37

I hereby certify on this _____ day of _____, 20____, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
☐ MB	Mixed Beverage Permit
☐ MB/FB	Mixed Beverage Restaurant Permit with required Food and Beverage Certificate
☐ BG*	Wine and Malt Beverage Retail Dealer's On-Premise Permit
☐ BG/FB*	Wine and Malt Beverage Retail Dealer's On-Premise Permit with required Food and Beverage Certificate
☐ BE*	Retail Dealer's On-Premise License
☐ BE/FB*	Retail Dealer's On-Premise License with required Food and Beverage Certificate
*Mark box on right for BE and/or BE/FB	☐ greater than 5% alcohol by volume OR ☐ 5% or less alcohol by volume
*Mark box on right for any of the following license or permit types BG, BG/FB BE, BE/FB	Election for given location was held for: ☐ legal sale of malt beverage/wine (17%) on-premise AFTER Sept. 1, 1999 OR ☐ legal sale of malt beverage/wine (14%) on-premise BEFORE Sept. 1, 1999

SIGN

HERE _____, _____, TEXAS
City Secretary/Clerk City

SEAL

Certification for Late Hours Certificate (LH)

TX Alc. Bev. Code, Chapters 29 & 70 et seq.

I hereby certify on this _____ day of _____, 20____, that one of the below is correct:

☐	The governing body of this city or county has by ordinance or order authorized the sale of mixed beverages between midnight and 2:00 A.M.;
OR	
☐	The governing body of this city or county has by ordinance or order authorized the sale of malt beverage between midnight and _____ A.M.;
OR	
☐	The population of the city or county where premises are located was 500,000 or more according to the 24 th Decennial Census of the United States as released by the Bureau of the Census on April 1, 2020;
OR	
☐	The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2020).

SIGN

HERE _____, _____, TEXAS
City Secretary/Clerk City

SEAL

Trade Name: Holland Hotel

Location Address: 209 W. Holland Ave. City: Alpine County: Brewster

Wholesaler, Distributor or Manufacturer Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the city secretary...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary for: J

☐ CHECK HERE IF NOT IN CITY LIMITS

I hereby certify on this ____ day of _____, 20__, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

S E A L

Certificate of City Secretary for Winery (G) Applicants

Per Sec. 16.011, "A winery permit may be issued for premises in an area in which the sale of wine has not been authorized by a local option election..."

I hereby certify on this ____ day of _____, 20__, that this location address ☐ is ☐ is not in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

☐ I hereby refuse on this ____ day of _____, 20__ to certify this location.

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

S E A L

Certificate of City Secretary for: BW & D

I hereby certify on this ____ day of _____, 20__, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, and

☐ does ☐ does not allow for on-premise consumption and

☐ does ☐ does not allow for off-premise consumption in accordance with 501.035 of the Election Code.

OR

☐ I hereby refuse on this ____ day of _____, 20__ to certify this location.

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

S E A L

Certificate of City Secretary for: BB, BC, W & X

Applicants Per Sec. 251.79 "a wholesaler's permit, general class B wholesaler's permit, or a general or branch distributor's license may be issued and licensed premises maintained in any area where the sale of any alcoholic beverage is legal."

I hereby certify on this ____ day of _____, 20__, that this location address ☐ is ☐ is not in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

I hereby refuse on this ____ day of _____, 20__ to certify this location.

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

S E A L

Trade Name: _____ Holland Hotel _____

Location Address: 209 W. Holland Ave. _____ City: Alpine _____ County: Brewster _____

Off-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the county clerk...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by any valid order....

Certificate of County Clerk: P, Q, BF, BQ

TX Alc. Bev. Code, Section 11.37 & 61.37

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SIGN

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County Clerk

SEAL

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*Mark box on right for BE and/or BE/FB	☐ greater than 5% alcohol by volume OR ☐ 5% or less alcohol by volume
*Mark box on right for any of the following license or permit types BG, BG/FB BE, BE/FB	Election for given location was held for: ☐ legal sale of malt beverage/wine (17%) on-premise AFTER Sept. 1, 1999 OR ☐ legal sale of malt beverage/wine (14%) on-premise BEFORE Sept. 1, 1999

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County Clerk

SEAL

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OR	
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OR	
☐	The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2020).

SIGN

HERE _____, _____ County
County Clerk

SEAL

Trade Name: Holland Hotel

Location Address: 209 W. Holland Ave. city: Alpine County: Brewster

Wholesaler, Distributor or Manufacturer Certifications

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SIGN

HERE _____, _____ County
County Clerk

S E A L

Certificate of County Clerk for Winery (G) Applicants

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OR

☐ I hereby refuse on this ____ day of _____, 20____ to certify this location.

SIGN

HERE _____, _____ County
County Clerk

S E A L

Certificate of County Clerk for: BW & D

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☐ does ☐ does not allow for on-premise consumption and

☐ does ☐ does not allow for off-premise consumption in accordance with 501.035 of the Election Code.

OR

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SIGN

HERE _____, _____ County
County Clerk

S E A L

Certificate of County Clerk for: BB & BC, W & X

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OR

I hereby refuse on this ____ day of _____, 20____ to certify this location.

SIGN

HERE _____, _____ County
County Clerk

S E A L

Trade Name: Hotel Limpia

Location Address: 101 Memorial Square City: Fort Davis County: Jeff Davis

**Publisher's Affidavit for All Applicants Except BN, DS, S
TX Alc. Bev. Code, Section 11.39 and 61.38**

Name of newspaper		ATTACH PRINTED COPY OF THE NOTICE HERE Click here to see example of newspaper publication
City, County		
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)		
<i>Publisher or designee certifies attached notice was published in newspaper stated on dates shown.</i>		
Signature of publisher or designee		
Sworn to and subscribed before me on this date (MM/DD/YYYY)		
Signature of Notary Public		
SEAL		

Comptroller of Public Accounts Certificate for All Applicants

TX Alc. Bev. Code, Section 11.46 (b) & 61.42 (b)

This is to certify on this 25th day of March, 2024, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit and that none of the persons making this application are indebted to the State of Texas.

Sales Tax Permit Number 32093301987 Outlet Number 00001

Print Name of Comptroller Employee Garrett Ford

Print Title of Comptroller Employee Tax Compliance Officer

SIGN HERE Garrett Ford FIELD OFFICE Austin 2H17 **SEAL**



CITY COUNCIL AGENDA ITEM REPORT

April 1, 2025

Agenda Item No. 12D

Department: Animal Services

Sponsor: Megan Antrim, City Manager

Memo Prepared By: Megan Antrim, City Manager

Staff Recommendation: Approve



AGENDA ITEM

Approval of Animal Permit 2025-04-01, a horse permit to be issued to Robert Gates to house two (2) horses at 1902 W. Ave E, Alpine, Texas. (M. Antrim, City Manager)

EXECUTIVE SUMMARY

In accordance with the City of Alpine, Texas Code of Ordinances, Chapter 10 – Animals, any resident wishing to keep large livestock—including horses—within city limits must first obtain a permit issued by the City. The ordinance outlines specific criteria for such permits, including the location, containment, shelter, sanitation, and neighbor notification requirements.

Mr. Robert Gates has submitted a request for a large livestock (horse) permit for his property located at 1902 W Avenue E, Alpine, Texas. As part of the permit process, Alpine Animal Services has conducted a site inspection and documented the property with photographs to assess its compliance with city regulations.

Key details from the inspection include:

- The designated area for the horses is at the back of the property, accessible via a private drive.
- A horse pen is in the process of being set up. Panels are on-site, but the shelter has not yet been constructed as of March 12, 2025.
- Mr. Gates plans to compost horse manure as part of his waste management strategy.
- Neighboring properties appear to be owned by the same individual, and the neighbor directly adjacent to the proposed pen location has been informed.
- Mr. Gates has communicated a need to move the horses immediately due to the current boarding location (outside city limits) requesting their removal.

Animal Services recommends approving the permit, as long as shelter is provided.

SUPPORTING MATERIALS

1. Animal Control - Horse Permit - Gates

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 - 3/24/2025

Approved - 3/24/2025

Final Approval - 3/24/2025



City of Alpine, Texas

Animal Permit

Date: _____ Permit number: _____

Name: Robert Gates

Address: 1902 W Ave E

Phone number: 432-425-0014

Type of animal: Horses

Name of animal: Paint and Buckskin

Location of animal: 1902 W Ave E

Large Animal Permit

Area of pen: _____

Small Animal Permit

Number of animals: 2

Kind of animal: Horses

Type of enclosure: Pen with Panels

Received from Robert Gates \$ 25.00

Owner

City Official

To whom it may concern,

I am attaching this write up to further explain what is being shown in each photo included with the horse permit for Mr. Robert Gates of 1902 W Ave E Alpine, TX 79830. I would also like to mention that Mr. Gates plan for the manure is to compost.

Sincerely,

Jennifer Stewart

Alpine Animal Services

Picture 1: To the right is Mr. Gates carport and home. The road pictured is a drive to the back part of the property where the horses will be kept.

Picture 2: Picture of the area the horse pen will be set up. Also pictured is the neighbor who is located immediately behind Mr. Gates property and that will be next to the horse pen. From my understanding, both homes are owned by the same individual and the neighbor is aware that the horses are being moved to the property.

Picture 3: Taken at the corner near the neighbor's fence closest to M. Gates home. Pictured is where the pen is being built.

Picture 4: Home to the left and right are Mr. Gates neighbors, center is Mr. Gates home.

Picture 5: Image taken approximately northwest of where the pen will be located.

Picture 6: Front of Mr. Gates home

Picture 7: Mr. Gates carport and road to back part of the home where the horses will be located.

Picture 8: Taken with my back to Mr. Gates home. Pictured is where the horses will be located. Fence to the right is the neighbor's fence.

Picture 9: Panels being used to build pen and increase area of pen.

Picture 10: Taken from more northern corner of neighbor's yard.

Picture 11: Taken from more southern corner of neighbor's yard.

Picture 12: Taken with back facing the railroad tracks. Fence to the left is the neighbor's yard.

Picture 13: Taken with back facing the railroad tracks. Fence to the left is the neighbor's yard.

Picture 14: Taken with back facing the railroad tracks. Homes to the left and right are neighbors, center home is Mr. Gates.

Picture 15: Picture of the pen that will be moved to the property

Picture 16: Picture of the pen that will be moved to the property.

As of today 3/12/25, Horses have not been moved to Mr. Gates property, the pen has not been set up and the shelter has not been built. Mr. Gates was planning on going today to find supplies to build the shelter. Images of the shelter will be provided as soon as it is complete. Mr. Gates has informed us that he is under a time constraint and needs his horses moved to his property immediately. The property owners where the horses are being kept are asking that they be moved. They are currently outside of city limits. Mr. Gates cannot move the pen until the horses can also be moved.



Picture 1



Picture 2



Picture 3



Picture 4



Picture 5



Picture 6



Picture 7



Picture 8



Picture 9



Picture 10



Picture 11



Picture 12



Picture 13



Picture 14



Picture 15



Picture 16